

FOR SALE OR LEASE

2355 Union Road
Cheektowaga, NY 14227



Medical/Professional Office Building Available

Building Features

Total Building Size	13,608 _± Sq. Ft.
Space Available	6,500 _± Sq. Ft.
Lot Size	0.60 _± Acres

Property Highlights

- Medical/professional office building for sale or lease in premier location on Union Road (TC: 25,586 AADT)
- Excellent co-tenancy with Rheumatology Wellness Care and Shurmatz Counseling
- Approximately 6,500 SF available, with flexible configurations down to 650 SF to suit tenant needs
- Overhead door access, heated garage/warehouse, and on-site backup generator
- Easy access to NYS I-90 and located on a bus line for convenient transportation
- Plenty of free on-site parking
- Ideal for: professional and medical office users, non-profit organizations, health and wellness users, and investors

Demographics	1 Mile	3 Miles	5 Miles
Population	9,656	75,080	260,875
Average H.H. Income	\$74,946	\$84,003	\$80,867

Source: ESRI Business Analyst 2024



Medical/Professional Office Building



Contact

RICHARD RYALL LEDYARD
Real Estate Salesperson
+1 716 796 7204
rledyard@pyramidbrokerage.com

RICHARD J. SCHECHTER
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR SALE OR LEASE

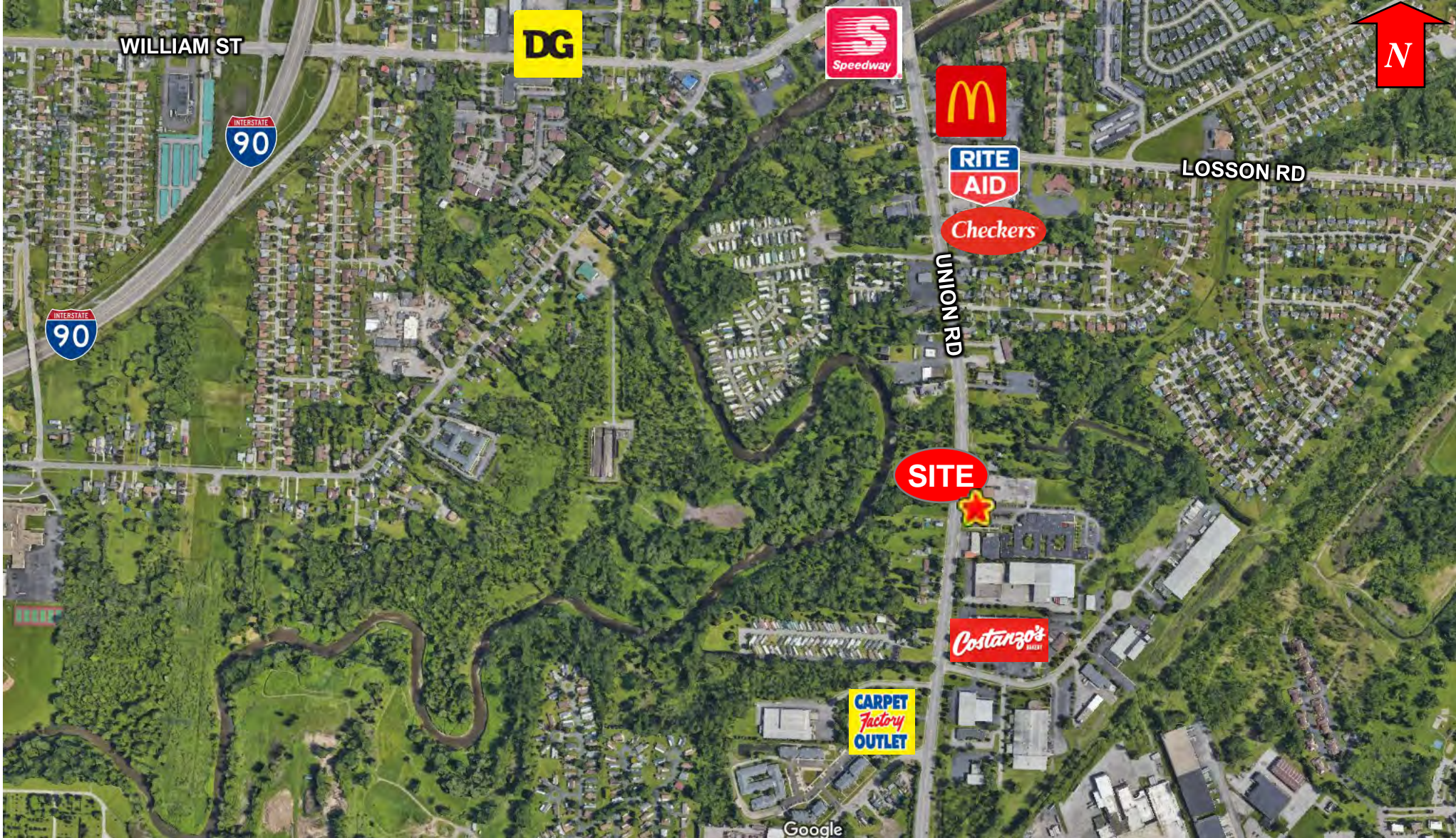
2355 Union Road | Cheektowaga, NY



Aerial

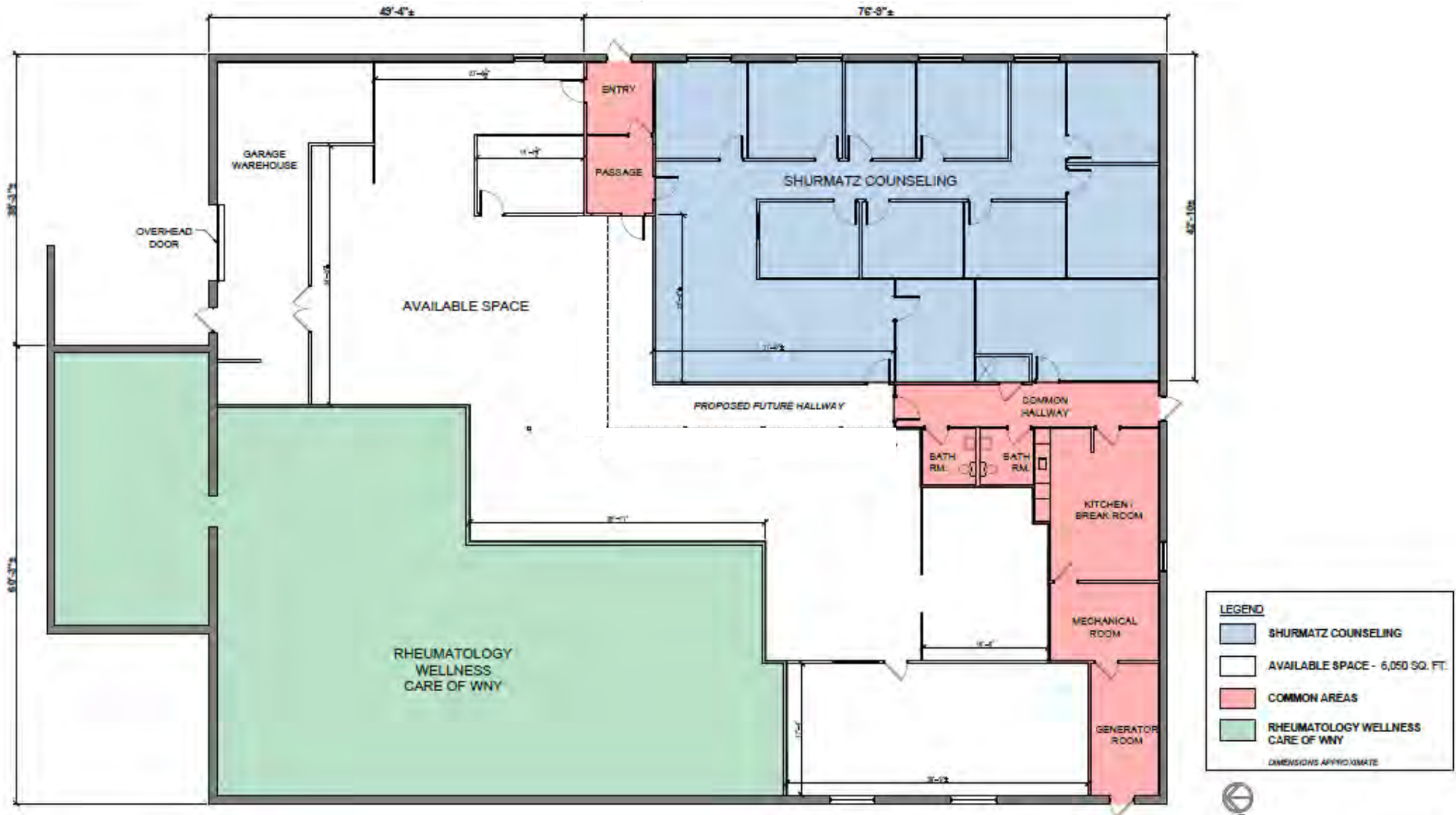
FOR SALE OR LEASE

2355 Union Road | Cheektowaga, NY



Location Overview

FOR SALE OR LEASE
2355 Union Road | Cheektowaga, NY



Floor Plan

FOR SALE OR LEASE

2355 Union Road | Cheektowaga, NY



Property Photos