

# Retail Plaza

2675 & 2715 Union Road, Cheektowaga, NY 14227



**LEASE RATE**      **CALL FOR MORE DETAILS**

**OFFERING SUMMARY**

Available SF:                      2,000 - 9,500 SF

Lease Rate:                      Call For More Details

Lot Size:                              1.5 Acres

Year Built:                              2021

Building Size:                      23,372 SF

Zoning:                              Commercial

**PROPERTY OVERVIEW**

This 9,500 +/- SF space can be sub-divided from 2,000+/- SF up to 9,500+/-SF. Plenty of parking, excellent visibility, building & pylon signage. Traffic signal access with extremely high traffic counts approximately 62,671 +/- cars daily from Williams St to Bennett Rd along Union Rd. 100% renovated 2022 including a remodeling of the exterior and interior. Also available is an 1 - 1.5 +/- acres out parcel adjacent to the north. Close proximity to major retailers & Appletree business office park, Galleria Mall, Walmart, any national restaurants.

**LOCATION OVERVIEW**

Located at the intersection of Union Road & William Street. Minutes off the New York State Thruway I-90 William Street Exit. Minutes from the Walden Galleria Mall, Downtown Buffalo, and the Buffalo-Niagara International Airport.

**PROPERTY HIGHLIGHTS**

- Extremely High Traffic Counts: 62,671 +/- cars daily from Williams St to Bennett Rd along Union Rd
- Well Established Retail Location
- Traffic Signal Access
- Lot Size: 254' x 207'
- Parking for Over 150 +/- Spaces
- Close proximity to Galleria Mall, Walmart, Major Retailers and Industrial Office Parks
- 1.5 +/- Acre Outparcel Also Available

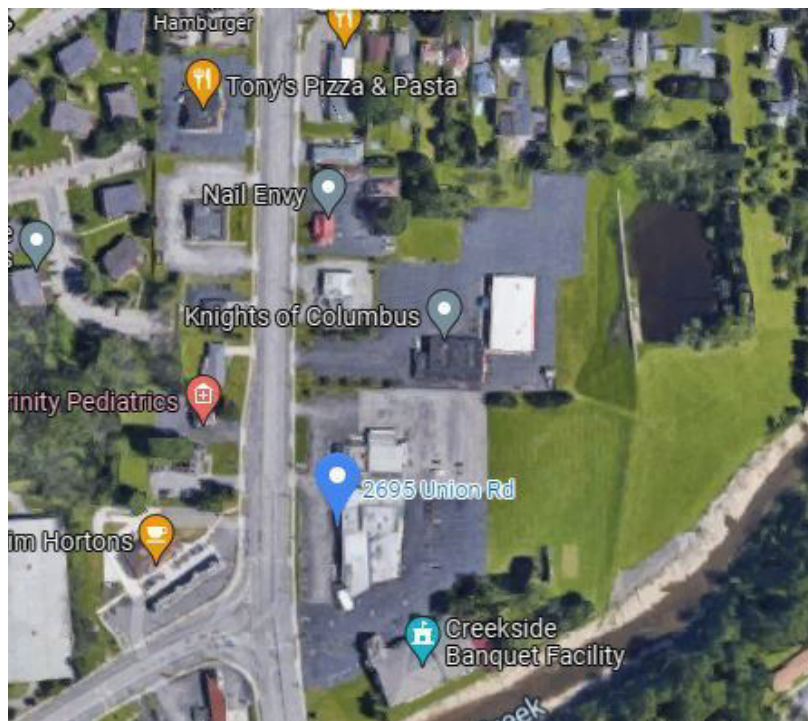
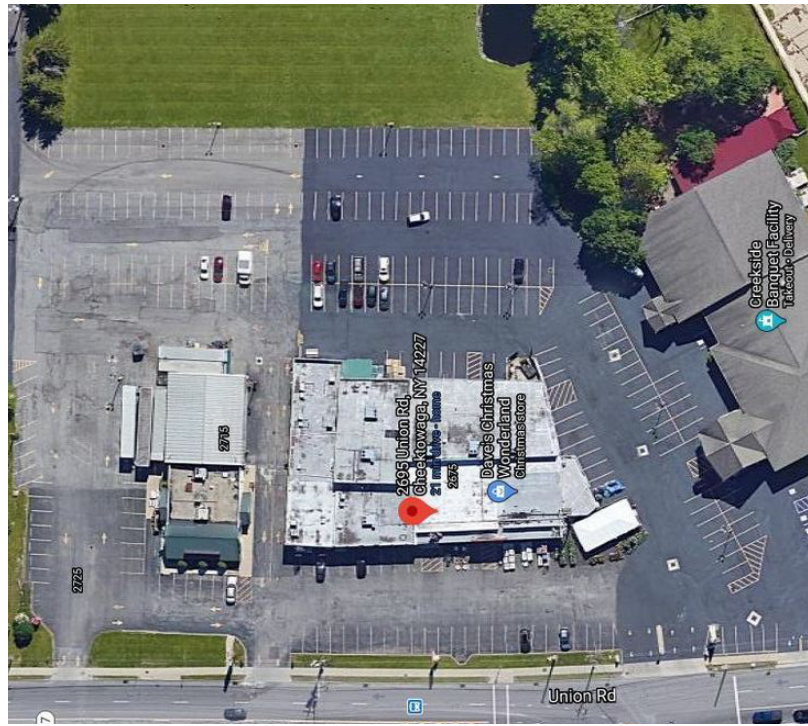


**RICK RECCKIO**  
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 Williamsville NY 14221

ADDITIONAL PHOTOS

# Retail Plaza

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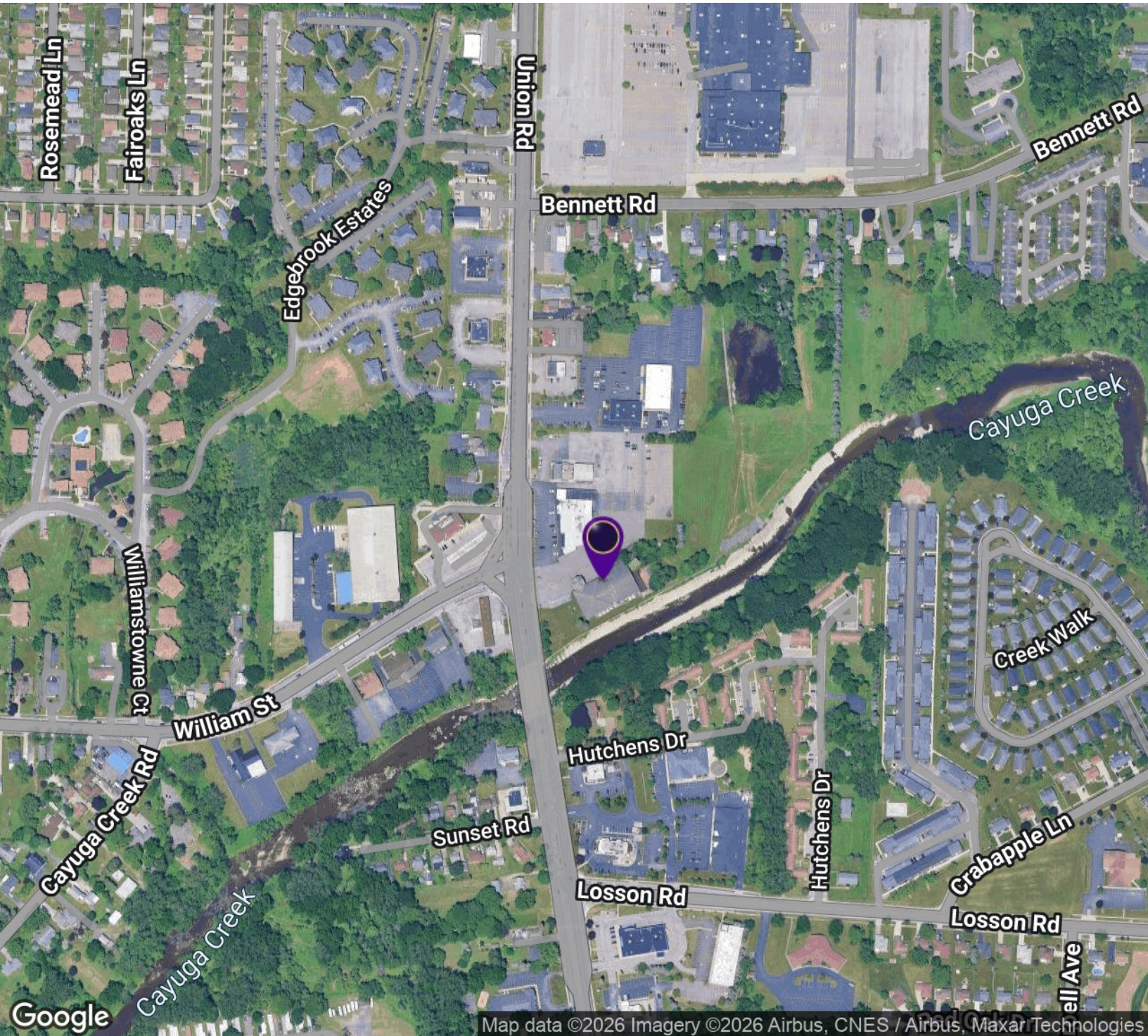
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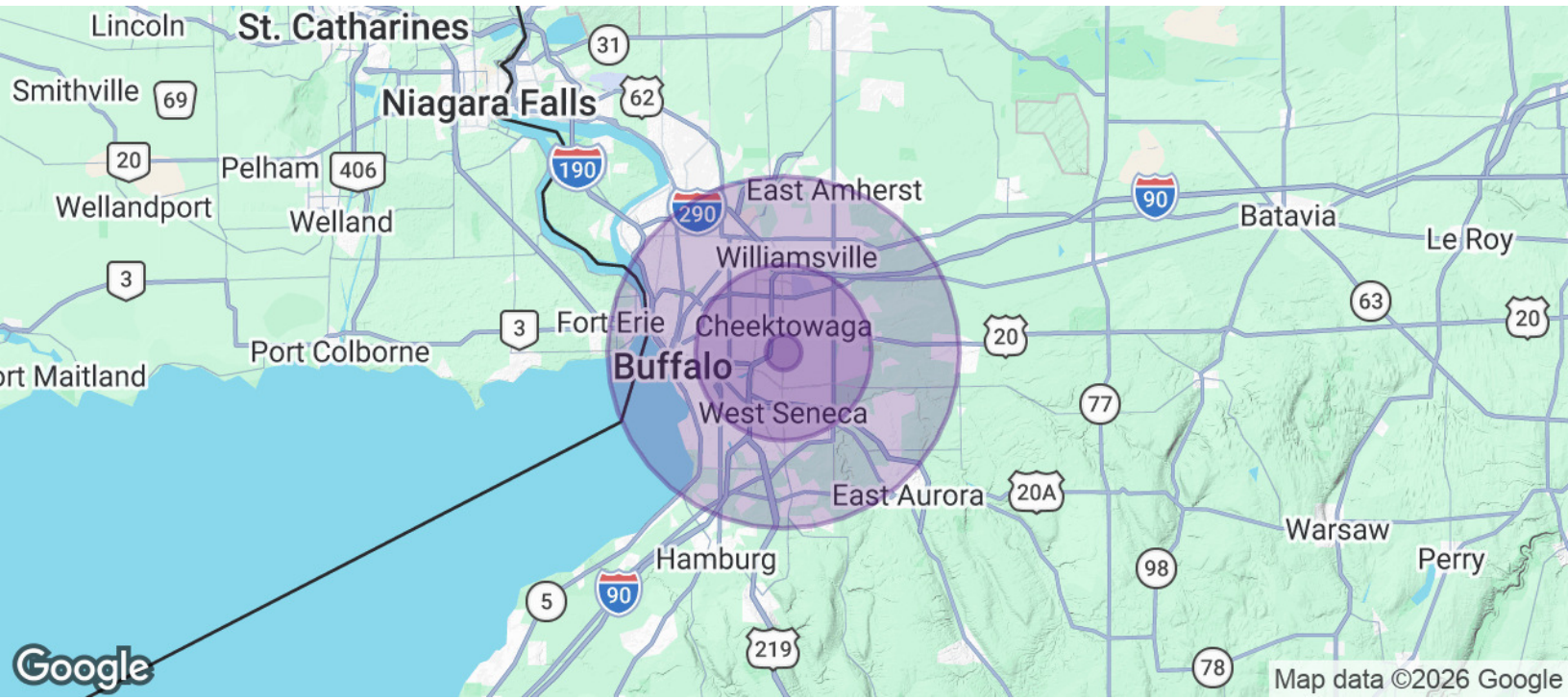
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,431	272,589	728,411
Average Age	53.8	40.7	40.4
Average Age (Male)	51.9	39.1	38.9
Average Age (Female)	55.8	42.3	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,393	118,880	316,841
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$66,556	\$77,096	\$90,099
Average House Value	\$181,486	\$183,402	\$236,696

\* Demographic data derived from 2020 ACS - US Census



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