

4837 & 4839 Union Road

Cheektowaga, New York 14225



Retail strip center consisting of two buildings — 6,335 sq. ft. (4837 Union) and 6,705 sq. ft. (4839 Union) — on a 0.66-acre site offered for lease or purchase near the intersection of Union Road and Cleveland Drive.

The site offers excellent visibility with more than 130' of frontage along Union Road (13,340 AADT) with pylon and façade signage opportunities.

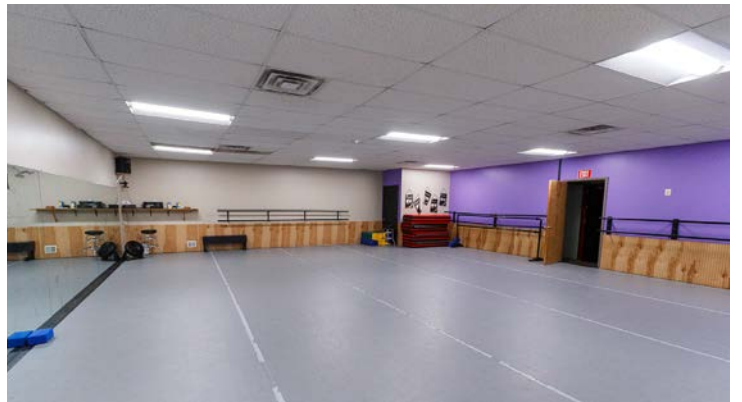
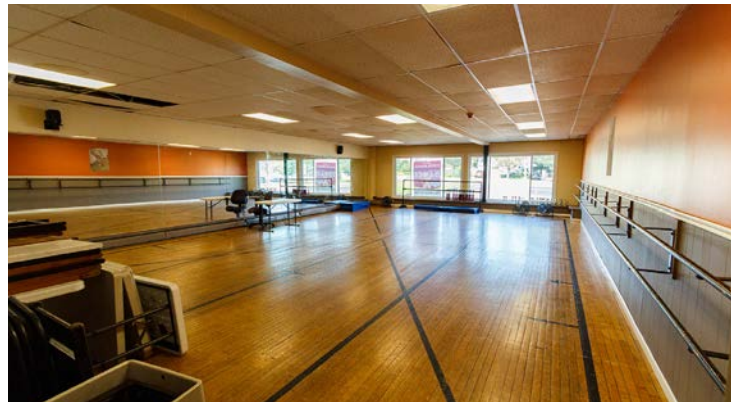
Area Demographics	3 mi.	5 mi.	7 mi.
Total Population	94,630	291,836	542,320
Avg. Household Income	\$103,647	\$99,068	\$100,672
Median Household Income	\$76,976	\$72,153	\$72,692

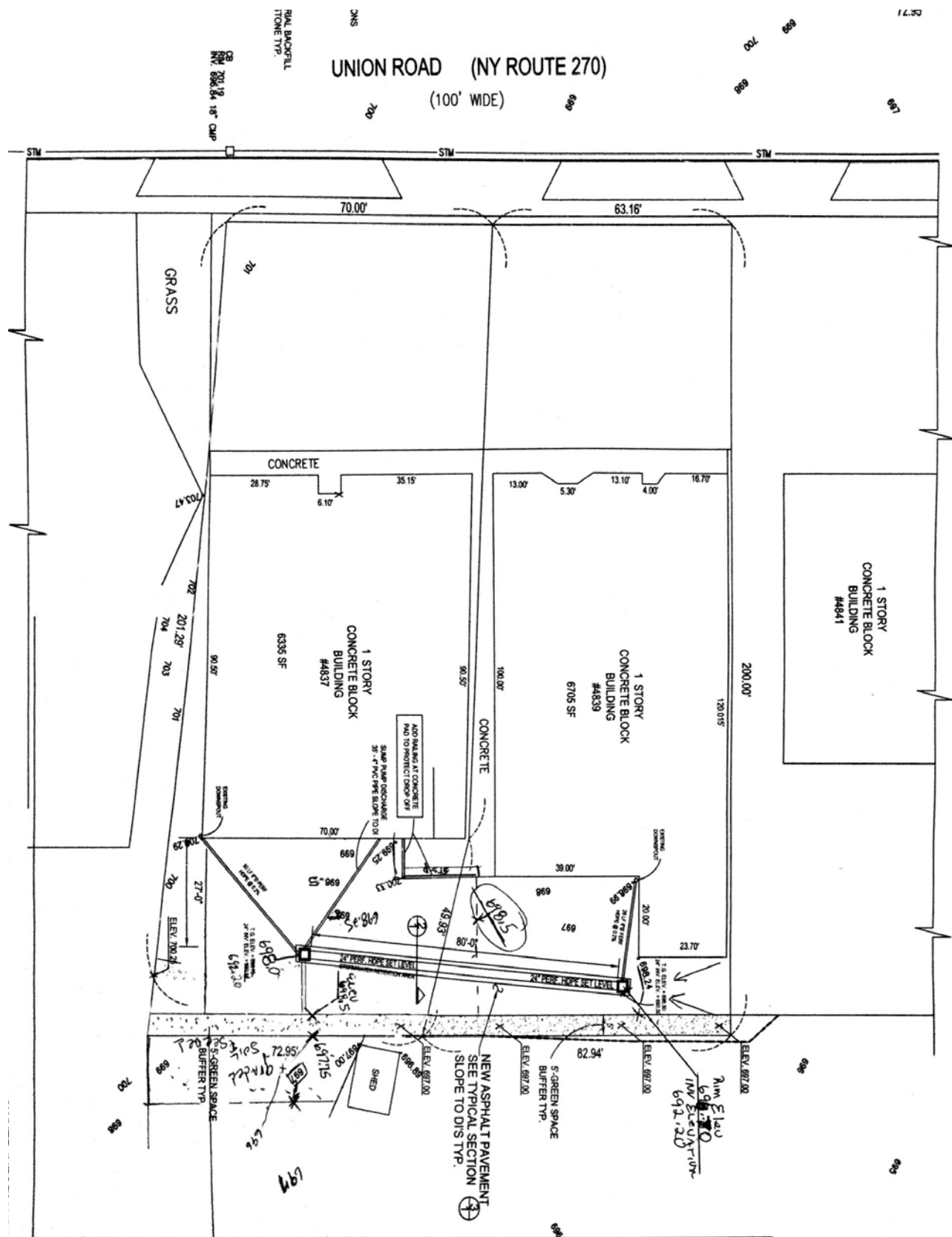
Property Highlights

- + 6,335 sq. ft. and 6,705 sq. ft. buildings that can be divided into multiple suites
- + ±133' of frontage along Union Road
- + Pylon and façade signage available
- + Parking for 35 cars
- + Zoning: C-Retail Business District (Town of Cheektowaga)
- + Recently replaced roofs (2024 & 2022)
- + 0.7 mi. to I-90 westbound (Cleveland Dr.), 1.6 mi. to I-90 eastbound (via Rt. 33)

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Available

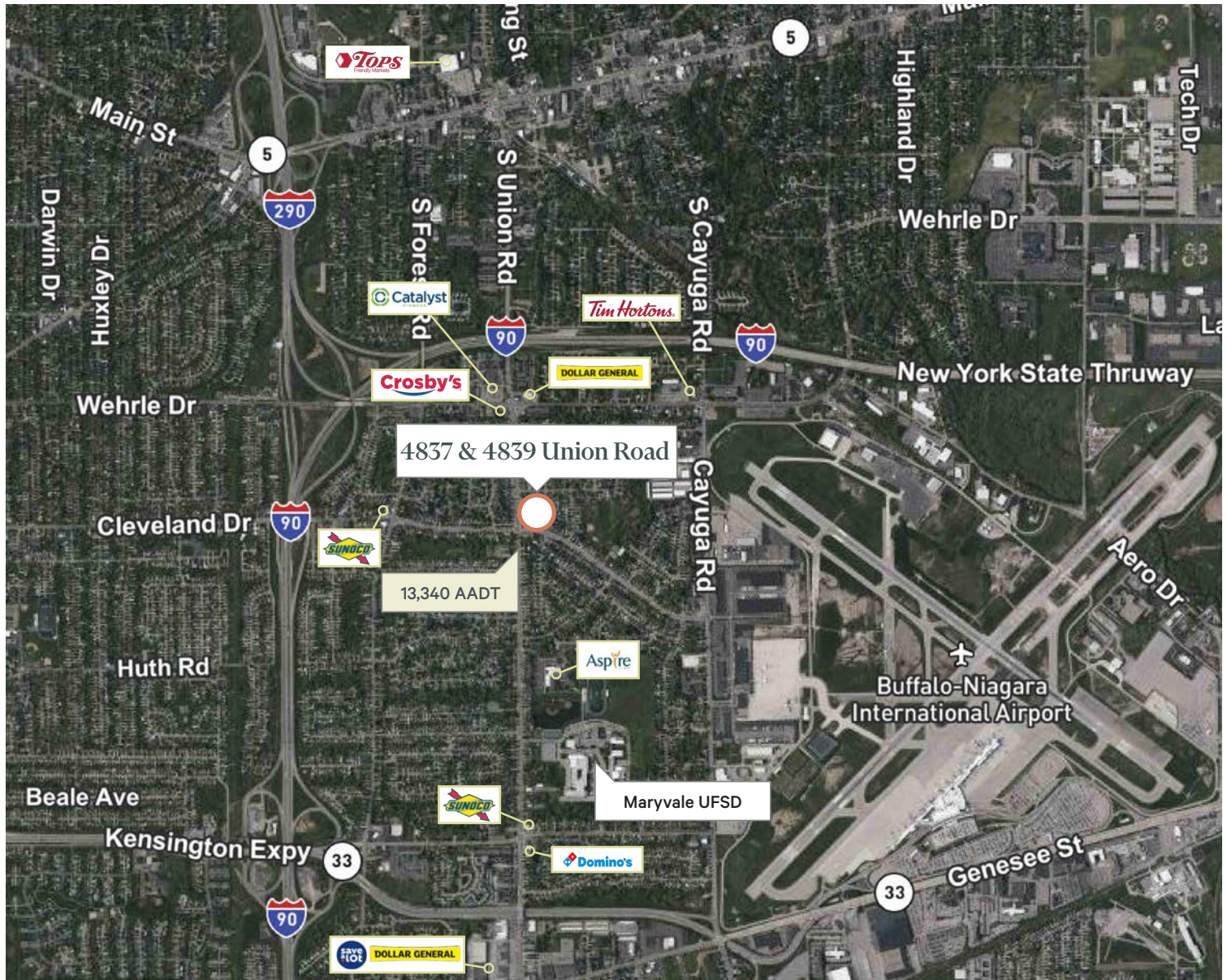




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Available



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