

## 4,050 SF + 1,560 SF RETAIL / WAREHOUSE

## CHEEKTOWAGA / WEST SENECA AREA

### BUILDING FEATURES

Building Size	4,050 ± Sq. Ft. (Vacant) 1,560 ± Sq. Ft. (Leased Restaurant)
Lot Size	1.1 ± Acres
Parking	Surface Lot
Zoning	M-1

### Property Highlights

- Freestanding retail / warehouse building
- Open Clearspan space ready for finishing
- Rooftop heating / air conditioning
- Corner location at traffic signal
- One (1) grade level loading door
- Located on French Road, just east of the intersection of Union Road
- Dense residential backup
- Proximate to area businesses and industrial parks
- Easy Thruway and Expressway access



For more information, contact:

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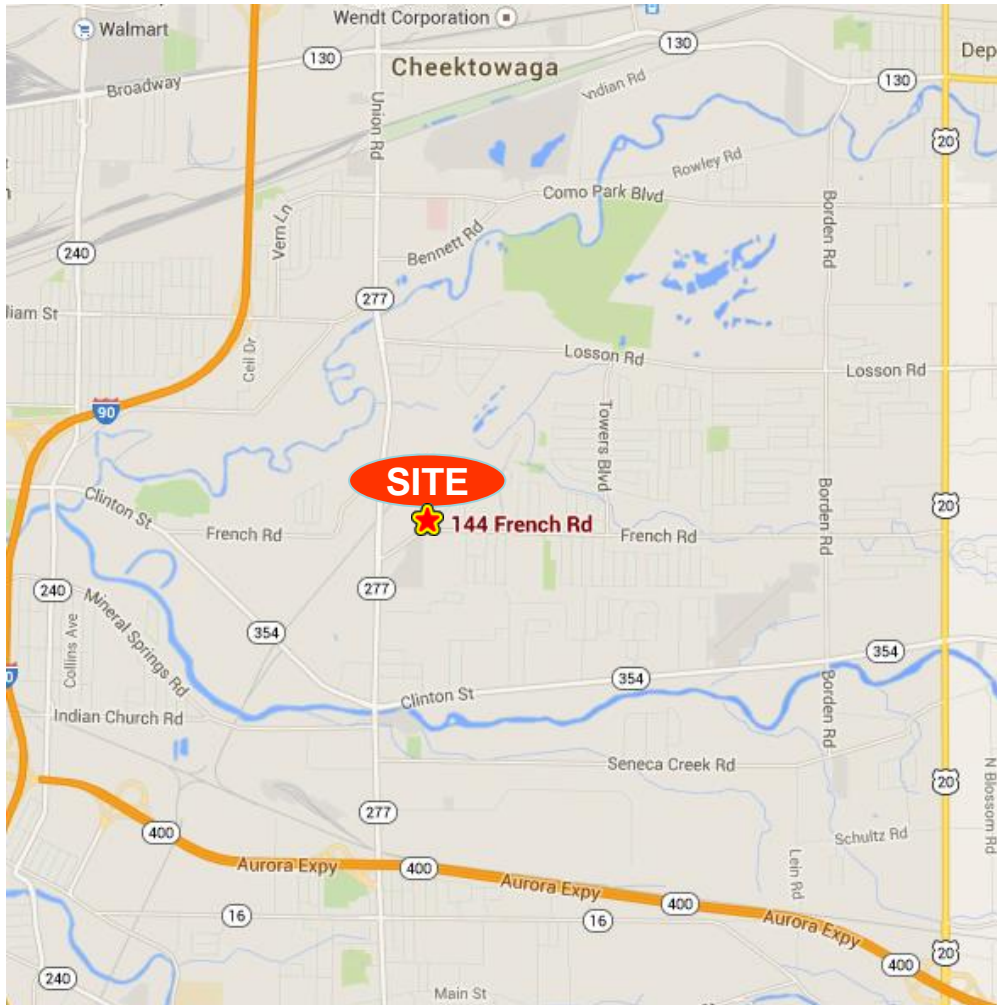
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	9,863	71,648	229,284
Median Income	\$50,386	\$47,727	\$43,556

TRAFFIC COUNTS	
French Road	13,863 AADT
Union Road	26,956 AADT

**RETAIL FOR SALE / LEASE**  
**142-144 French Road**  
Cheektowaga, New York



Location Map



Aerial