

CENTRALLY LOCATED RETAIL SPACE IN NEIGHBORHOOD PLAZA FOR LEASE

RETAIL SPACE ON CHEEKTOWAGA/BUFFALO BORDER

BUILDING FEATURES

GLA	175,000 ± Sq. Ft.
Availability	<ul style="list-style-type: none"> • 50,000 + Sq.Ft. • 5,400 ± Sq. Ft. • 5,000 ± Sq. Ft. • 2,800 ± Sq. Ft.
Lot Size	16 ± Acres
Zoning	Commercial
Parking	Ample

Property Highlights

- Multiple Suites Available in 175,000sf Neighborhood Plaza
- Build-to-Suit Outparcel Opportunity Also Available
- Features Include: High Visibility, Pylon Signage, Ample Parking
- Good Demographics and Traffic Counts
- Dense Residential Backup
- Immediate NYS Thruway I-190/I-90 Access
- Central Western New York Location
- Co-Tenants Include: Valu Home Center, Save-a-Lot, Car Quest Auto Parts, Fantastic Sam's, Dollar General, H & R Block, Key Liquor Store, Heart of the Game, Double Eagle Custom Apparel, Fontana's Restaurant, Pott's Deli & Restaurant,
- Ideal For: Traditional Retail Use, Medical User, Professional Office

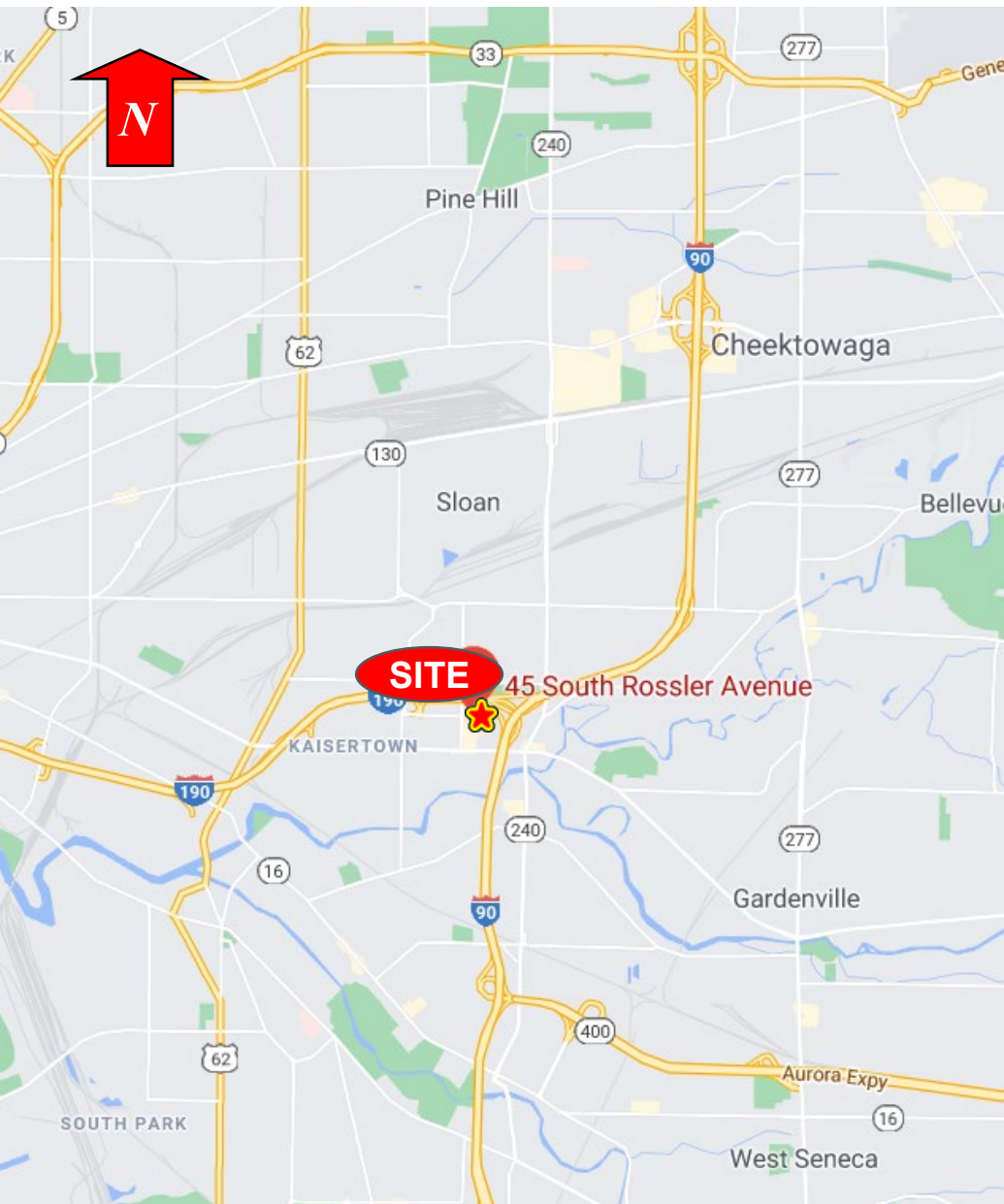


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,066	108,464	285,063
Avg Household Income	\$59,195	\$54,977	\$57,768

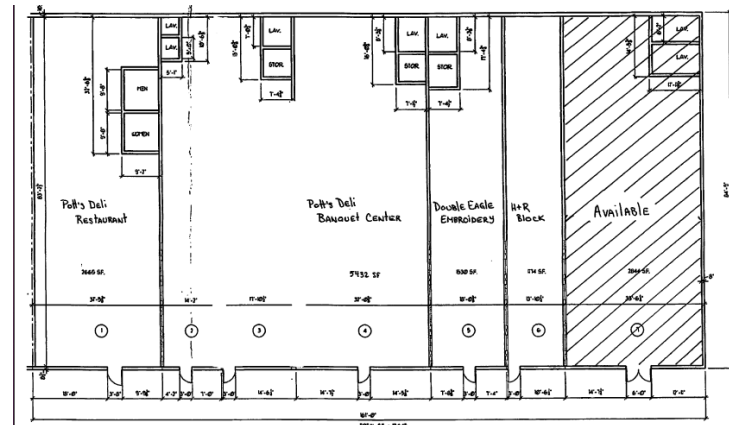
TRAFFIC COUNTS	
Clinton Street	19,333 AADT
S Rossler Avenue	4,966 AADT
NYS I-190	79,039 AADT

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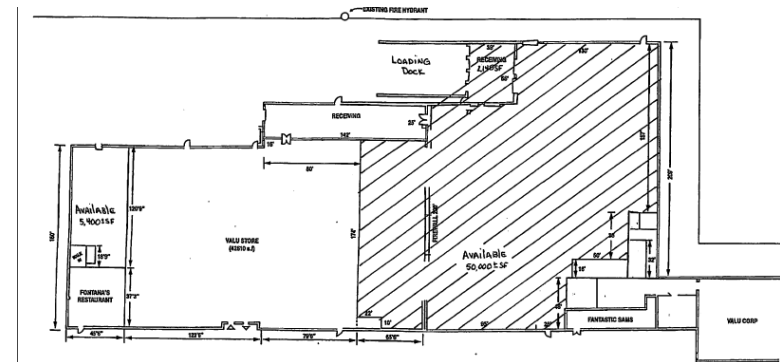
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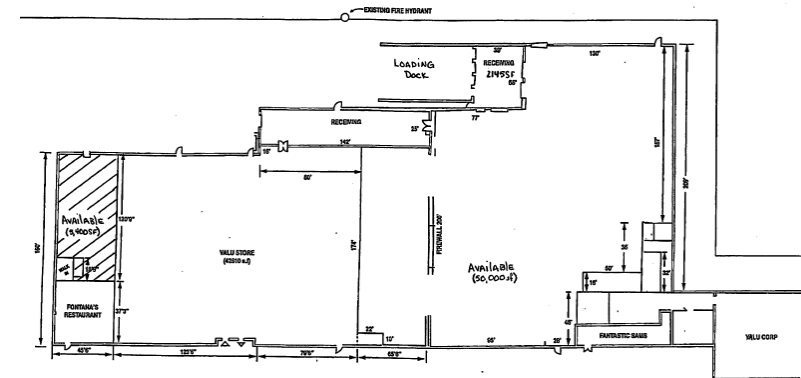
Location Map



Site Plan- 2,844sf Space



Site Plan- 50,000sf Space



Site Plan- 5,400sf Space