

Highly Visible Retail Available

FOR LEASE

UP TO 3,600+ SF OF HIGHLY VISIBLE RETAIL SPACE

Property Highlights

- Highly visible retail space at the signalized corner of Harlem Road and George Urban Blvd
- High visibility and excellent signage opportunities
- 23,000+ vehicles per day along Harlem Road
- Open box floor plan allows for many configurations from 1,200 SF to 3,600 SF
- 20+ parking spaces
- Centrally located in Western New York within minutes of NYS Thruways
- Close to major retail destinations, including the Walden Galleria Mall
- Ideal For: general retail, professional office, or medical office users

Building Features

Space Available	1,200+ Sq. Ft. - 3,600+ Sq. Ft.
Total Building Size	6,102+ Sq. Ft.
Lot Size	0.34+ Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	14,936	143,093	358,029
Average H.H. Income	\$71,825	\$72,949	\$83,249

Source: ESRI Business Analyst 2025

Traffic Counts

Harlem Road	23,475 AADT
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Source: GBNRTC

EXCLUSIVE CONTACT

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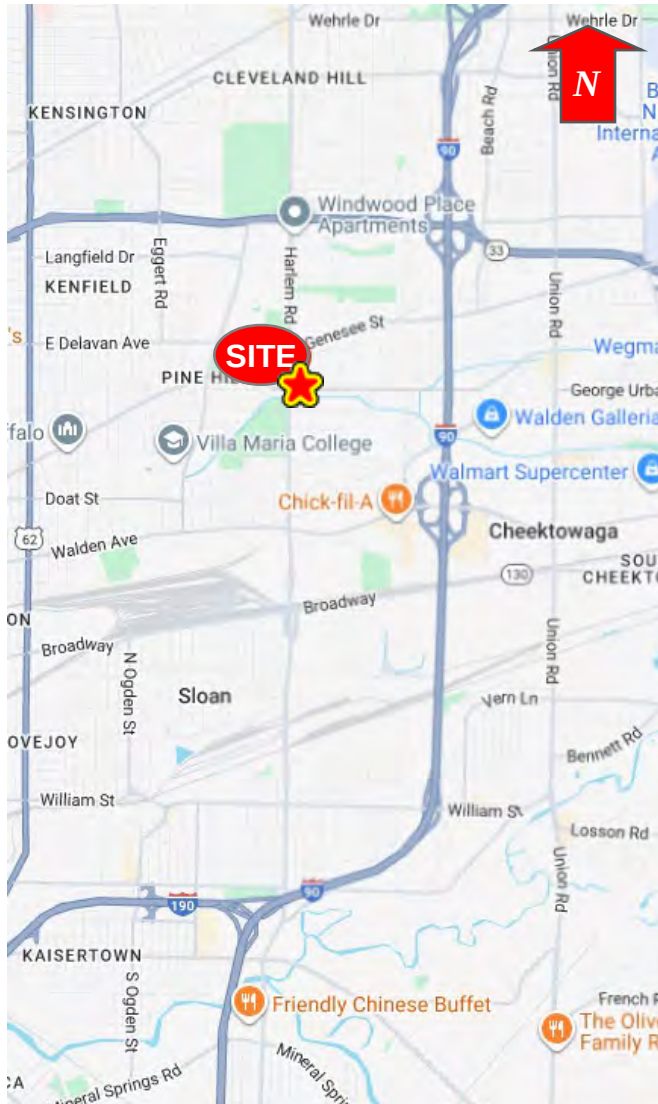


**CUSHMAN &
WAKEFIELD**



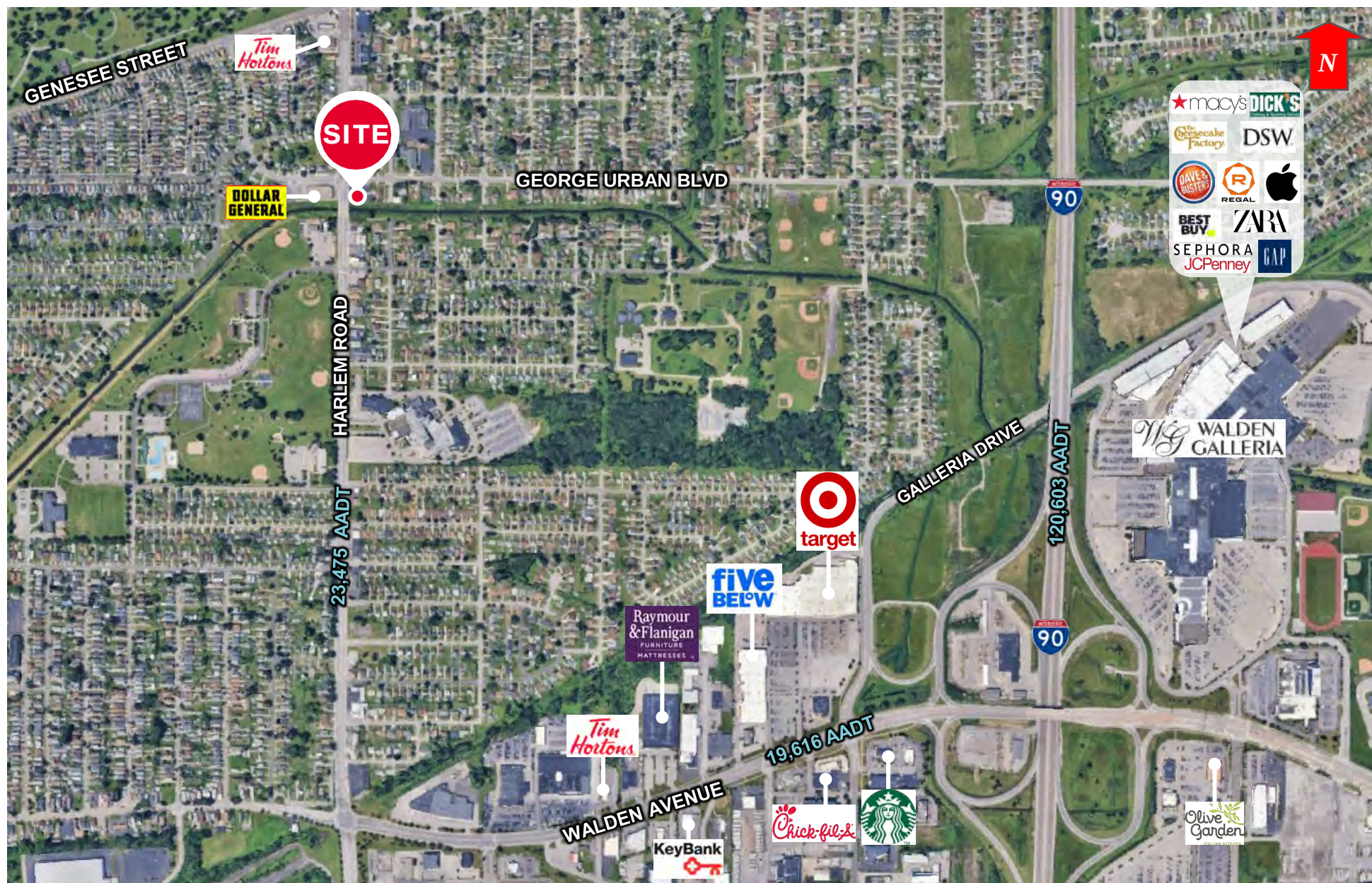
**Pyramid Brokerage
Company**

**2755 Harlem Road
Cheektowaga, New York**



Location Map

Property Photos



Aerial