

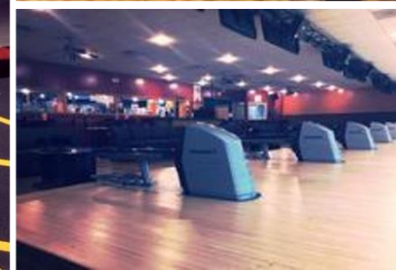
OPERATIONAL BOWLING ALLEY / BAR / RESTAURANT

12,420 ± SQ. FT. OPPORTUNITY

BUILDING FEATURES	
Total Building Size	12,420 ± Sq. Ft.
Lot Size	1.25 ± Acres
Zoning	C

Property Highlights

- 12,420 ± Sq. Ft. successful bowling center with lots of amenities
- Operational restaurant and bar
- Long standing bowling leagues with more than 600 bowlers
- Ample parking on site
- Well maintained
- On-site pro shop, shoe rental, vending machines and games
- Long history of celebrating birthday parties, corporate parties, graduations and banquets
- Newly installed pinsetters from 2020
- Newly installed synthetic lanes from 2016
- Strong history of high net operating income
- Fully accessible to all of WNY, providing convenient commute for most employees
- Close proximity to the William Street Exit of the NYS Thruway
- Many nearby amenities
- Numerous restaurants and shopping opportunities in the immediate vicinity
- Ideal for: bowling operator looking for great return on investment



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,862	92,228	293,216
Average Household Income	\$69,329	\$72,591	\$71,661

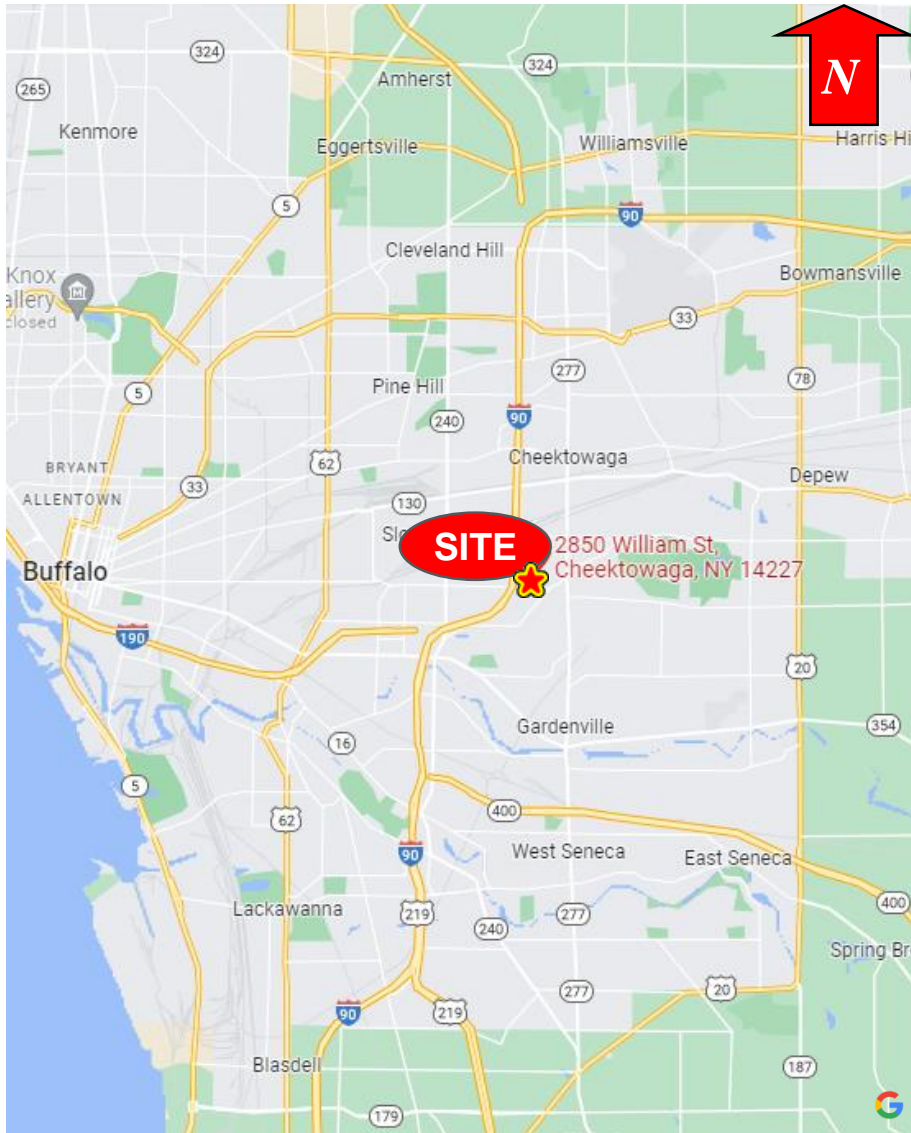
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SPARE TIME BOWLING SITE
2850 William Street
Cheektowaga, New York



Location Map

Aerial