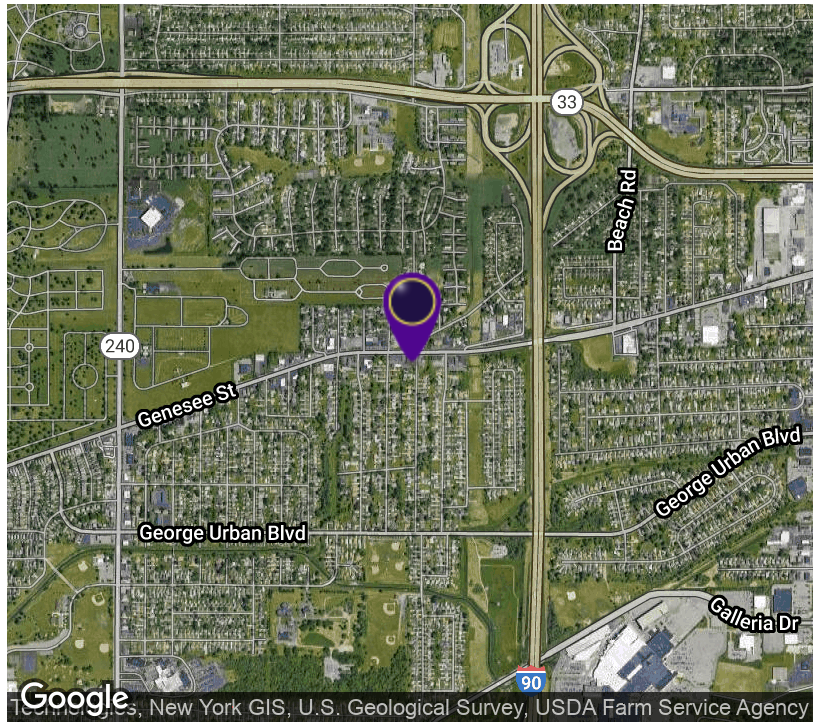


# Office/Retail Space Available

3035 Genesee Street, Cheektowaga, NY 14225



## OFFERING SUMMARY

Available SF: 880 - 1,530 SF

Lease Rate: \$900.00 - 1,700.00  
per month (Gross)

Building Size: 11,030 SF

Zoning: commercial

## PROPERTY OVERVIEW

Office/retail space available. Both 880+/- SF and 1,530+/- SF ready for lease. Each space has individual heating and cooling as well as a restroom facility. The owner is willing to update the space with new floors, paint, and basic updates. Multiple other tenants in the plaza include Value Vision, Shades Unlimited, Luv Liv Hair, Delicatessen, and Mayback's Pizza/Subs & more.

## LOCATION OVERVIEW

Located on Genesee Street between Harlem Road and Union Road. Easily accessible to the NYS Thruway I-90 and the Kensington Expressway Route 33. Close proximity to the Buffalo-Niagara International Airport, Walmart Super Center, Tops Supermarket, Wegmans, Sams Club, Restaurant Depot, Cabellas, multiple hotels, Target, Starbucks, Shop Rite, Office Depot, Ruby Tuesdays, TGIF, Thruway Mall, Taco Bell, KFC, McDonald's, Tim Horton, the Galleria Mall, and many more which attracts visitors from many surrounding areas including Canada.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Reasonably Priced
- Easy Access to NYS I-90 & Kensington Expressway Route 33



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ADDITIONAL PHOTOS

# Office/Retail Space Available

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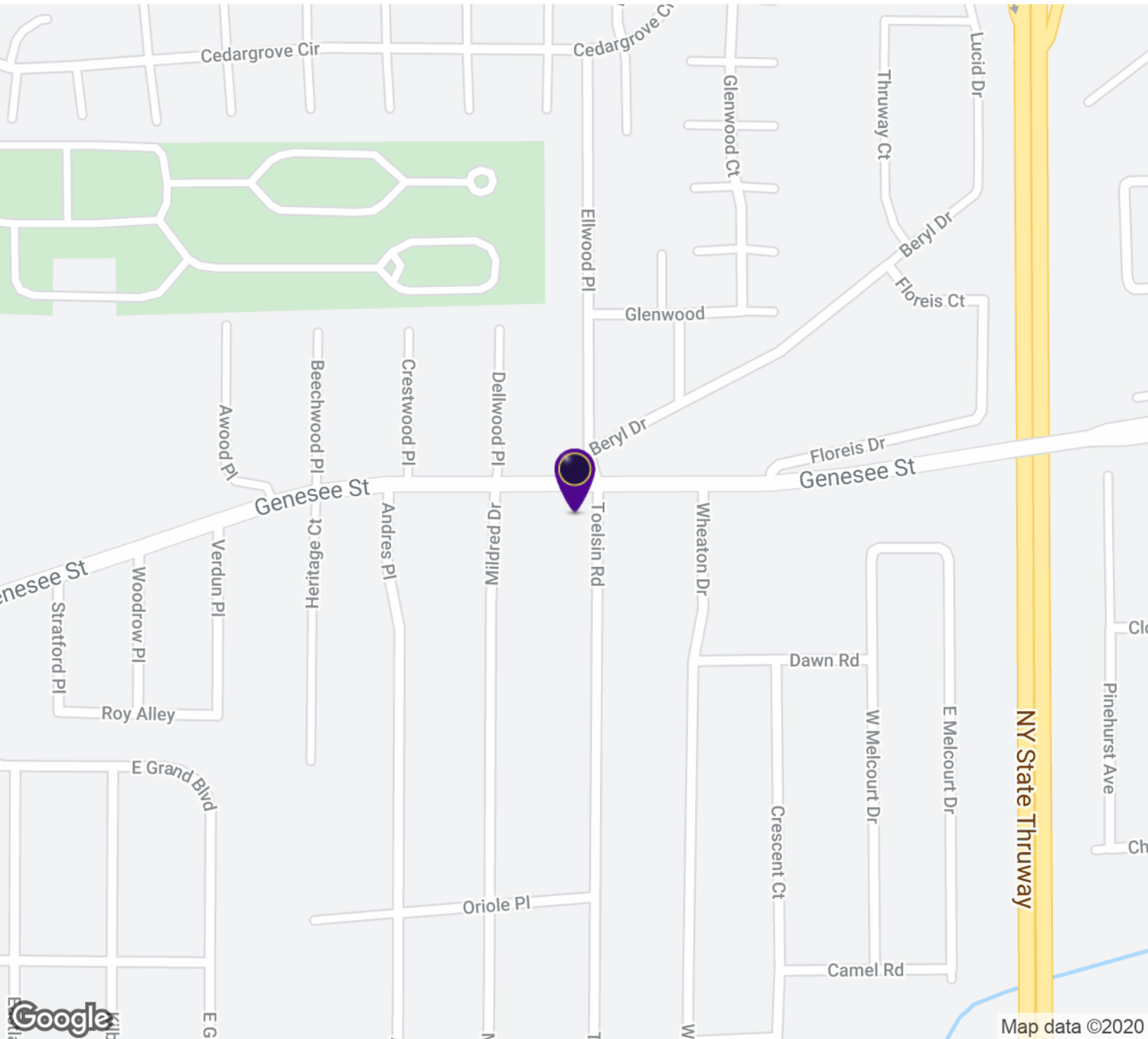


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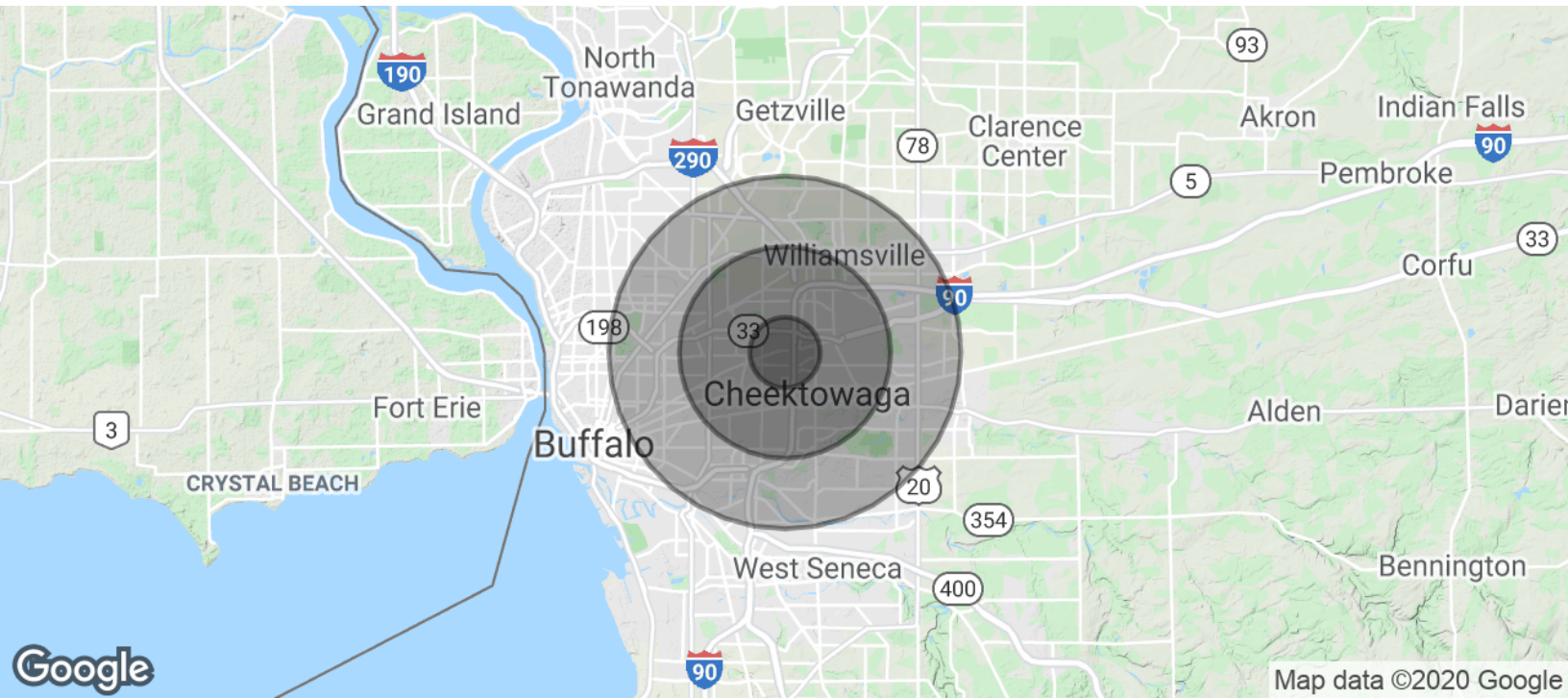


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# Office/Retail Space Available

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,925	116,677	307,356
Average age	39.5	38.0	38.5
Average age (Male)	39.0	35.3	35.9
Average age (Female)	38.5	39.8	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,253	48,616	129,206
# of persons per HH	2.3	2.4	2.4
Average HH income	\$50,837	\$53,420	\$54,019
Average house value	\$96,934	\$87,839	\$110,102

\* Demographic data derived from 2010 US Census



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