

# 3150 UNION ROAD

CHEEKTOWAGA, NY

# AVAILABLE



## 12.20 Acres of Shovel Ready M-1 Land on Union Road in Cheektowaga

### Prominent Market Location!

This 12.20 acre, shovel ready site can accommodate up to 250,000 square feet of commercial development and is centrally located within one of Western New York's premier commercial and retail markets. Located on Union Road near Walden Avenue this property is in close proximity to the NYS Thruway, Walden Galleria Mall and the Buffalo Niagara International Airport.

### Property Highlights:

- Will build to suit.
- Prominent market location within strong regional and commercial retail corridor.
- Less than one mile from the NYS Thruway.
- Close proximity to the region's premier Walden Galleria Mall.
- Located directly across from the Town of Cheektowaga Municipal Campus.
- Excellent visibility and access along Union Road.
- Site can accommodate up to 250,000 SF of development.
- Zoned Light Industrial M-1.

### DEMOGRAPHICS

3 Miles	5 Miles
Population: 97,569	Population: 282,649
Households: 45,997	Households: 139,088
Avg HH Income: \$51,767	Avg HH Income: \$54,463



716.633.2096 | [leasing@iskalo.com](mailto:leasing@iskalo.com) | [iskalo.com](http://iskalo.com)

Harbinger Square, 5166 Main Street, Williamsville, NY 14221