

UNION CONSUMER SQUARE

3733-3735 Union Road
CHEEKTOWAGA, NEW YORK



THE LOCATION

Dense Population

3-mile, 5-mile, and 10-mile populations total 97,700 people, 295,500 people and 766,900 people.

Corresponding average household incomes are \$73,300, \$78,700 and \$87,800.

Heavily Trafficked

Moments from the heavily trafficked intersection of Interstate 90 (136,400 VPD) and Walden Avenue (35,500 VPD).

More specifically, the asset is prominently located at the junction of Union Road (30,900 VPD) and Galleria Drive (13,000 VPD), where it shares signalized access with Walden Galleria mall.

Super-Regional Retail Destination

Highly visible location within the heart of Cheektowaga, Greater Buffalo's premier big box retail destination.

Situated directly across from Walden Galleria mall, which is one of the top 20% most-visited super regional malls in the United States with 8.6 million visitors in the last 12 months, according to Placer.ai.



PROPERTY PHOTOS



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RENT ROLL

Tenant	Sqft	Unit
Fun City Adventure Park	54,804	A
LA Fitness	37,000	B
Sam's Club	137,742	C
Ming 99 Cent City	8,135	D
Ross	29,505	E
Ulta	10,608	F
Marshalls	32,000	G
Di Lusso Salon & Spa	1,000	H
Puff City Smoke Shop	1,491	I
Sally Beauty	1,658	J
Painting with a Twist ²	2,995	K
Abbas Apparel	2,470	L
Sam's Auto Center	1,973	M
Pet Supplies Plus	9,300	N
Mattress Firm ³	9,980	O
Kirkland's Home	8,000	P
Great Clips	1,500	Q
Waikiki Poke & Grill	1,782	R
Available	8,500	S
Available	5,000	T
Nail Salon	4,000	U
Available	3,177	V
Available	2,255	W
Available	2,773	X
Available	7,500	Y

