



High Traffic Intersection

- 3425 Union Rd., Cheektowaga, NY 14225 -

Extended Information Packet

Presented by:

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HIGH TRAFFIC INTERSECTION - MILTON'S

3425 Union Rd., Cheektowaga, NY 14225

OVERVIEW SUMMARY



PROPERTY HIGHLIGHTS

- **Signalized Intersection with Strong Traffic Counts**
- **Vibrant Retail Area**
- **Easy Accessibility From Two Streets**
- **CM Zoning-General Commercial District**
- **2900 SF Restaurant Currently on Site**
- **Plenty of Parking**
- **.30 Acre Site**



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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

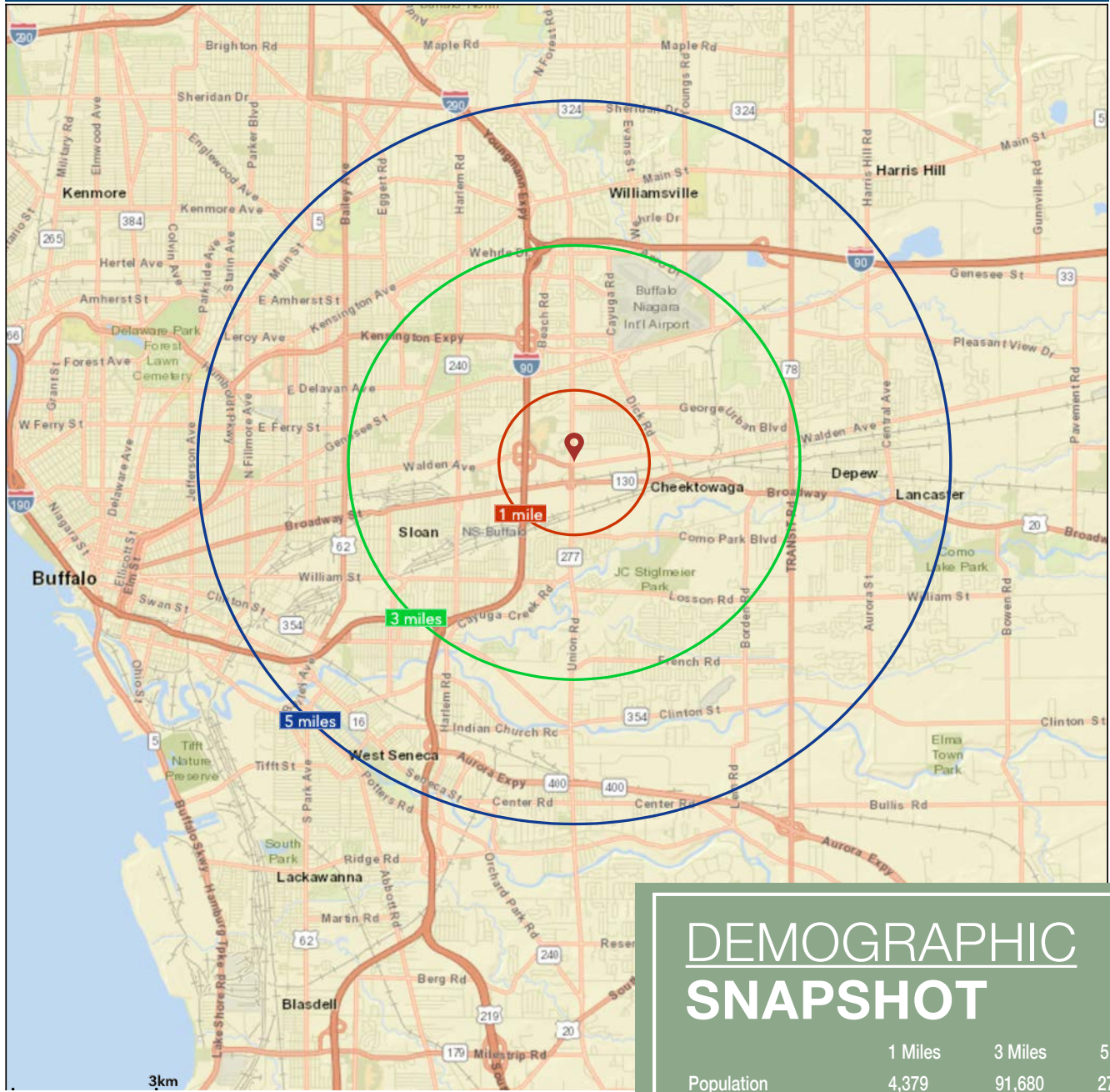


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1-3-5 MILE RADIUS MAP



DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	4,379	91,680	277,442
Households	2,008	41,121	120,918
Median HH Income	\$54,316	\$48,875	\$49,093
Average HH Income	\$64,526	\$61,132	\$65,440
Daytime Population	10,301	90,150	275,992



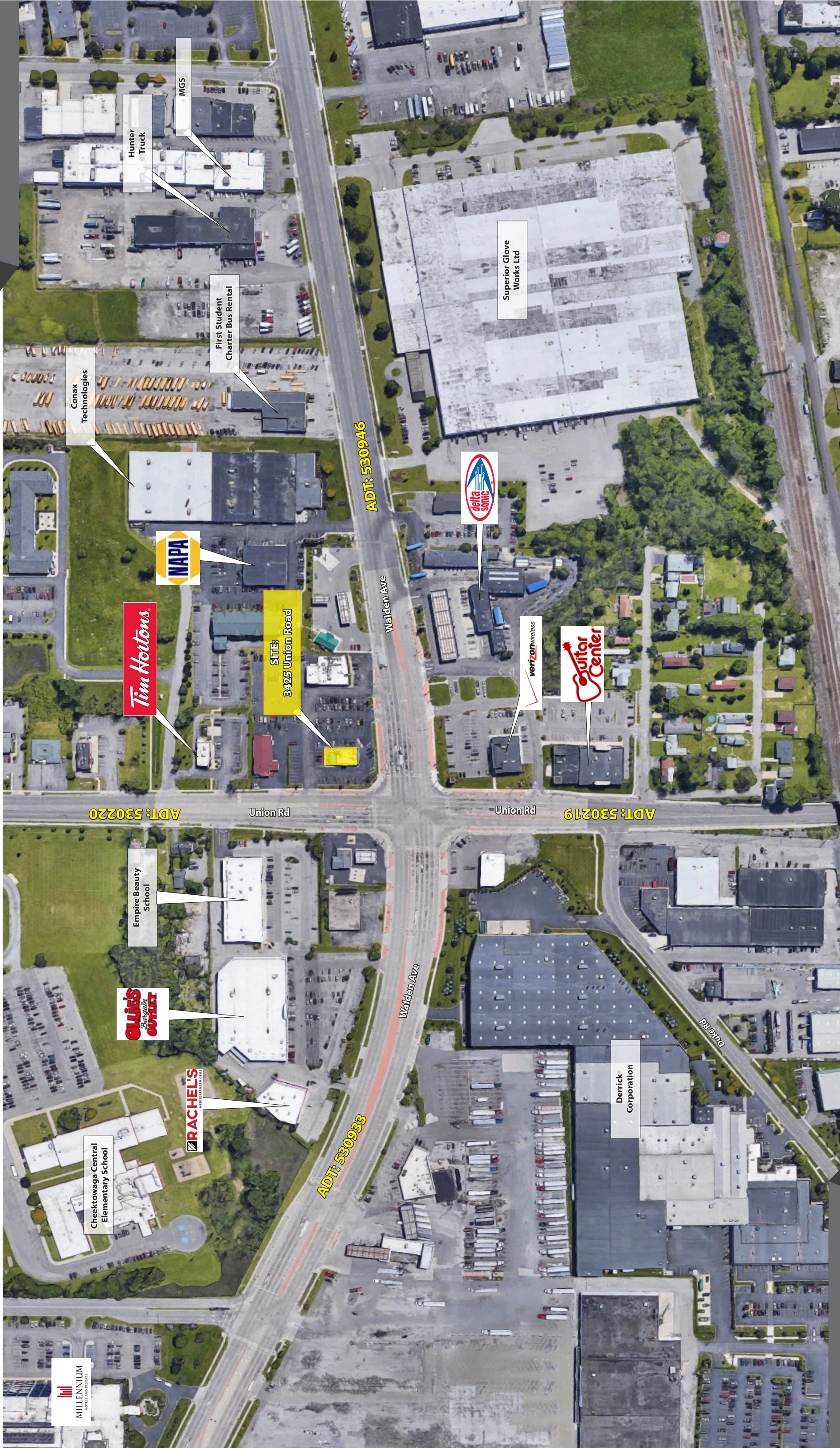
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