## **FOR LEASE** 1551 Harlem Road

Cheektowaga, New York

## 3,417 SF RETAIL / RESTAURANT WITH DRIVE-THRU

#### HARLEM ROAD NORTHEAST CORNER WILLIAM STREET

#### **BUILDING FEATURES Total Building Size** 3,417 + Sq. Ft. Lot Size .82 + Acres Parking Surface Lot Zoning C - Commercial

### **Property Highlights**

- · Historically successful restaurant location available for lease
- Hard corner signalized intersection with 350 feet of street frontage
- Densely populated area
- Centrally located with easy access to NYS Thruway I-90

- · Very well maintained and recently renovated
- Drive-thru
- Fully equipped kitchen
- Building and Pylon signage
- Ideal for: QSR with drive-thru, corner redevelopment



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,743	106,724	301,600
Average Household Income	\$52,614	\$50,437	\$56,351

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TRAFFIC COUNTS	
Harlem Road	22,833 AADT
William Street	14,931 AADT

For more information, contact:

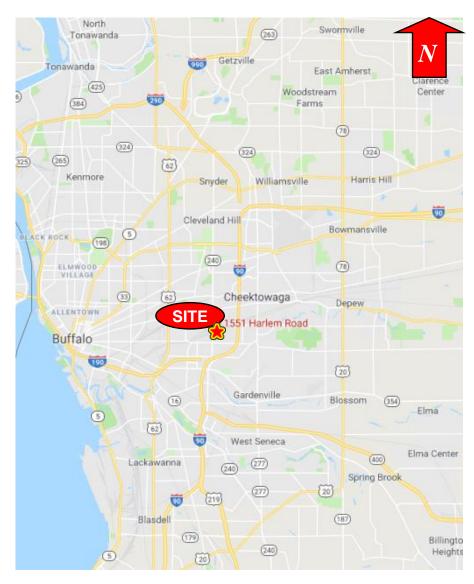
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Location Map Site Aerial