

# THRUWAY PLAZA LAND DEVELOPMENT

2195 Harlem Road

Buffalo (Cheektowaga), NY 14225

*Up to 10.98 Acres Available—Will Subdivide*



**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- Up to 10.98 Acres for sale or lease (will subdivide)
- Last developable site in Thruway Plaza (GLA 440,284 SF)
- Asking Price: \$1,350,000

## PROPERTY HIGHLIGHTS

- Site within largest concentration of retail in the Greater Buffalo Region
- Unique parcel of this size within established retail center
- General Commercial Zoning: Ideal for retail, hotel, storage, office, etc. (Town would consider mixed use, multi-family & motor services)
- Strong traffic counts (Walden Ave: 27,703; Harlem Dr: 22,756)
- Less than 1 mile from NYS Thruway (I-90)



2815 Monroe Avenue  
Rochester, NY 14618

[www.VentureBrokerageGroup.com](http://www.VentureBrokerageGroup.com)

**Janell Vanegas** | Licensed Real Estate Broker  
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*Information is correct to be the best of our knowledge but is not guaranteed for accuracy.*



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## SITE PLAN



### CURRENT TENANTS

U-20	The Home Depot	132,332 SF	8	Firestone	11,735 SF	15	Value City Furniture	49,872 SF
2	Dollar Tree	10,000 SF	9	Burger King	3,000 SF	17	M&T Bank	22,542 SF
3-4	CSL Plasma	9,978 SF	10	Tops Market	55,400 SF	19	IHOP	4,022 SF
5	Lovely Nails	3,450 SF	11	Gamestop	1,884 SF	100A	Planet Fitness	25,000 SF
6	Villa Join the Movement	6,616 SF	13	Rainbow Apparel	9,000 SF	100E	Citi Trends	12,000 SF
			14	Fallas	22,000 SF			



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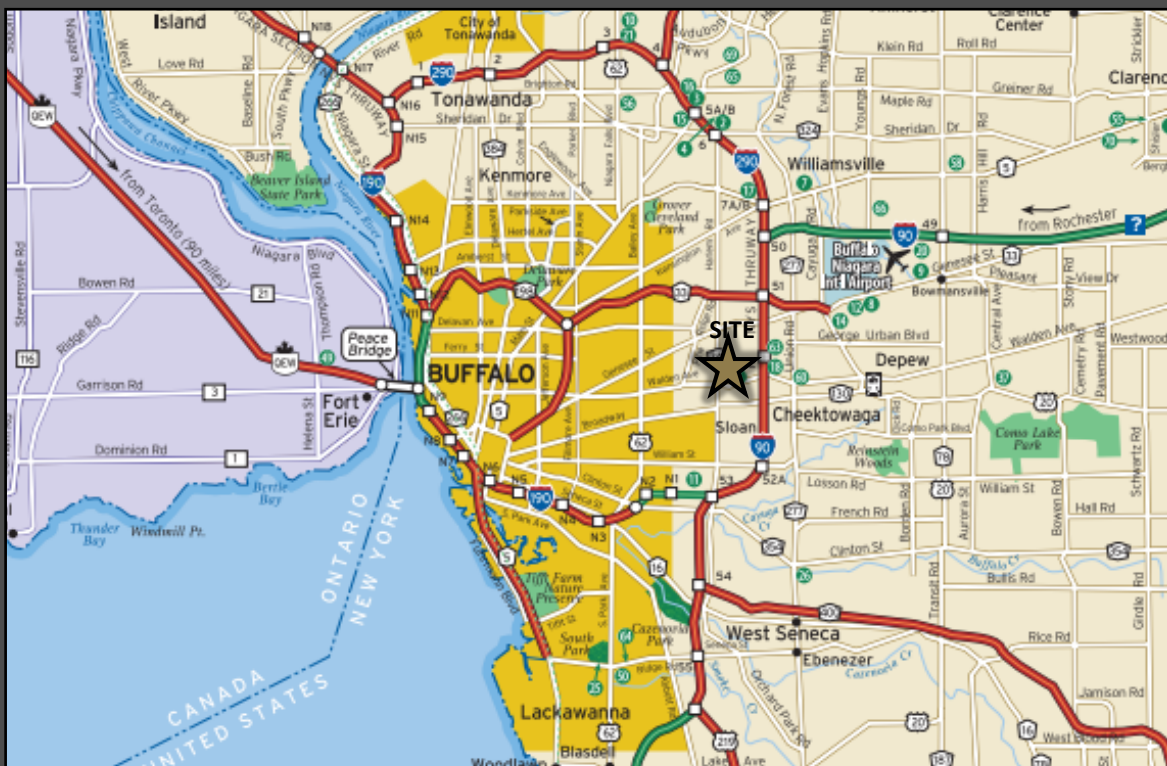


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## SITE LOCATION



## MARKET AERIAL



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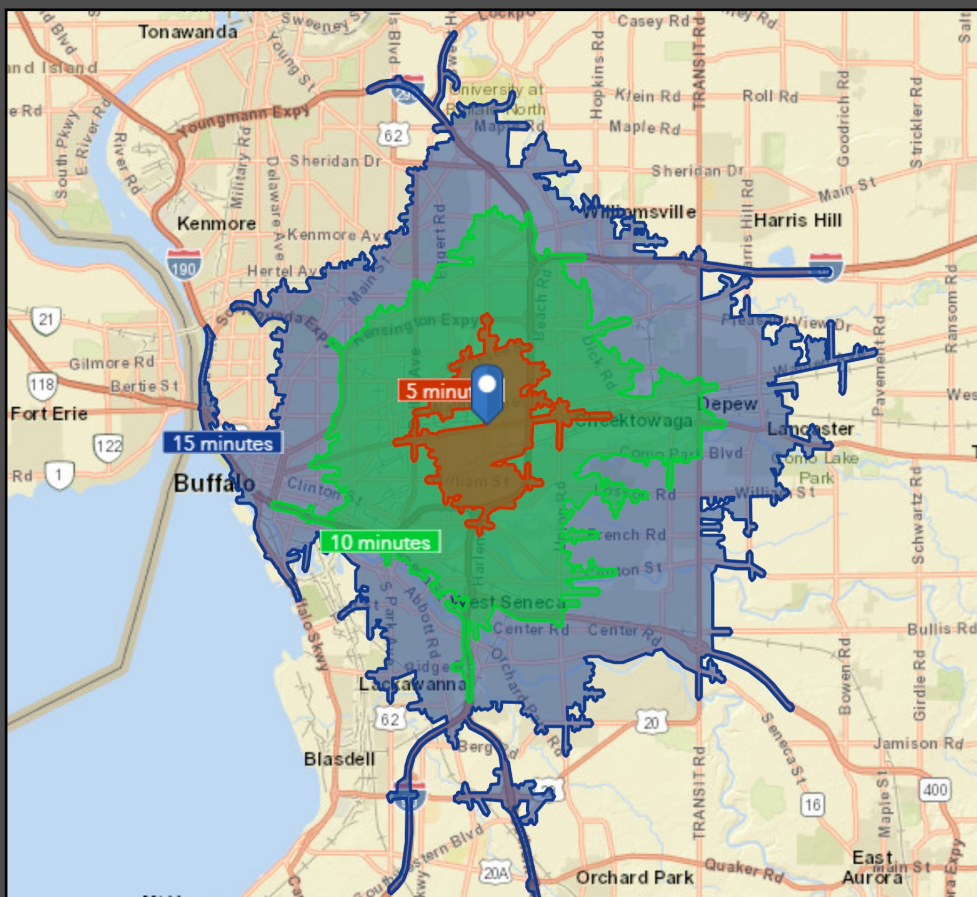
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## DRIVE TIME MAP



## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	9,201	112,831	332,339
Daytime Population	9,432	108,760	356,076
Households	4,159	49,962	148,470
Average Household Income	\$57,715	\$51,272	\$63,555



**3,089**  
Businesses



**48,690**  
Employees



**\$82,415**  
Median Home Value



**40.3**  
Median Age

3-Mile Demographics



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