

# THRUWAY PLAZA LAND DEVELOPMENT

2195 Harlem Road | Buffalo (Cheektowaga), NY 14225  
**10.98 Acres Available**



## FOR SALE/LEASE



## EXCLUSIVE LISTING

### AVAILABLE OPPORTUNITY

10.98 Acres for sale or lease  
Last developable site in Thruway Plaza (GLA 440,284 SF)

### 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)



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**VENTURE**  
BROKERAGE GROUP

## 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			

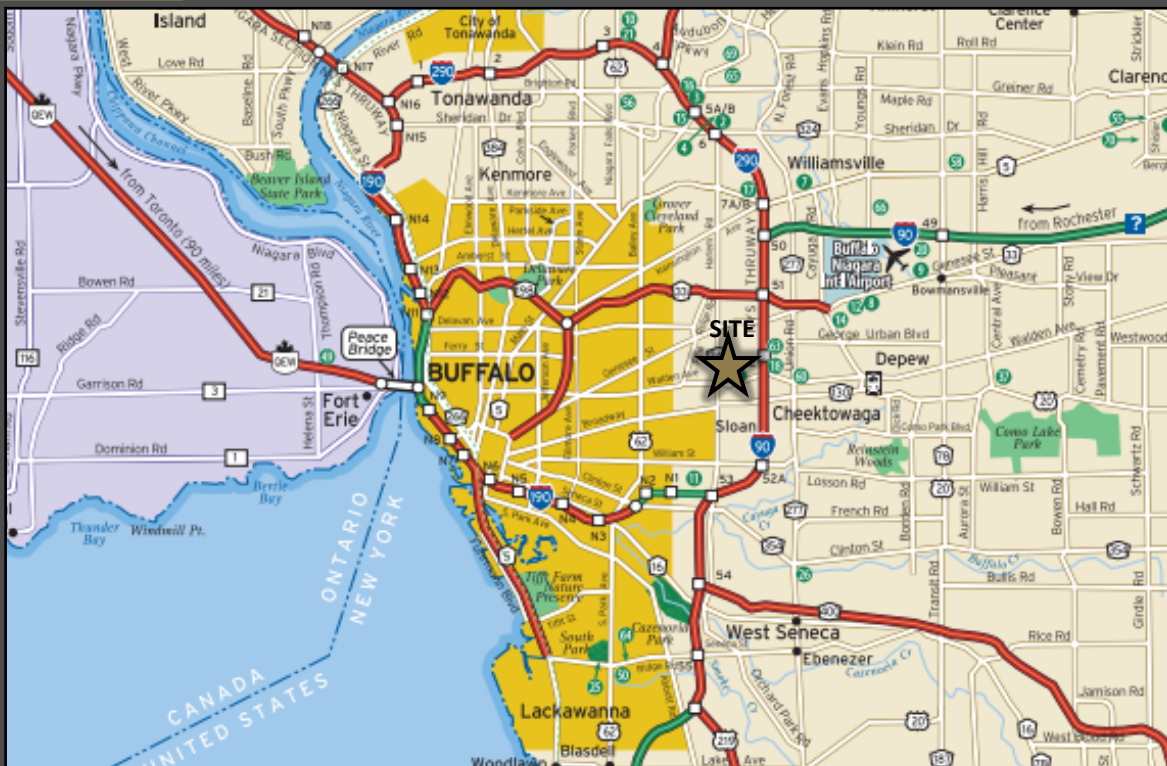


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## Site Location



## Market Aerial



2815 Monroe Avenue  
Rochester, NY 14618  
VentureBrokerageGroup.com

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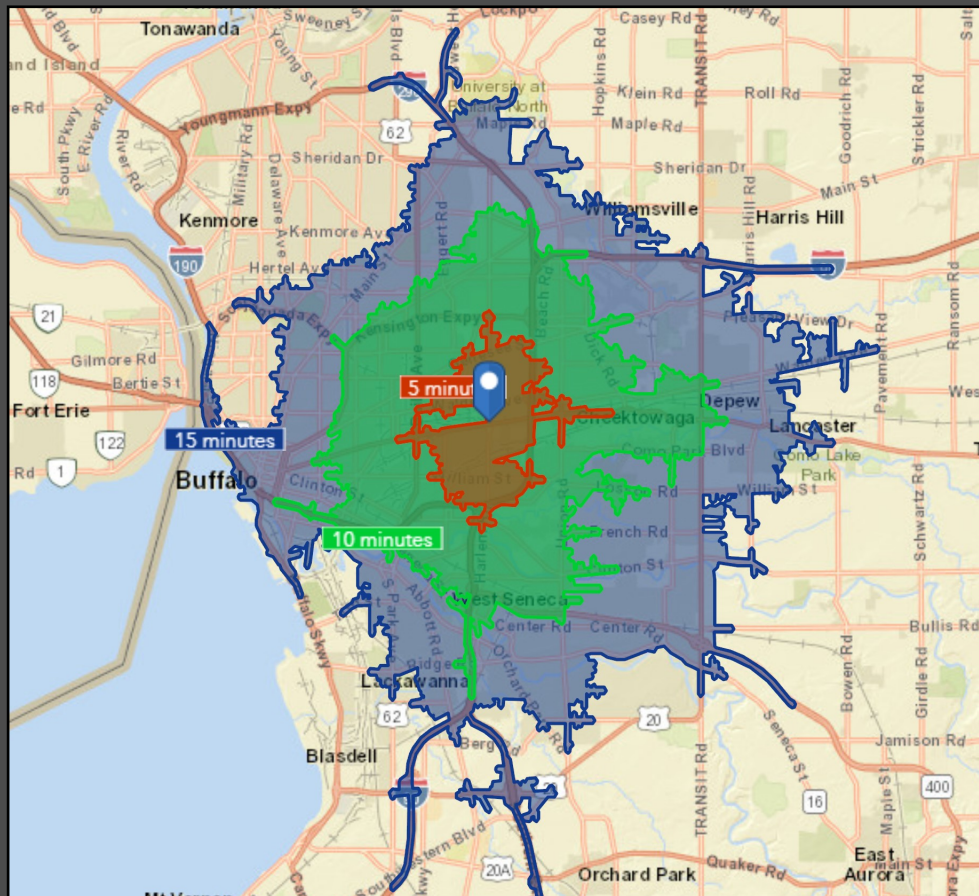
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## Drive Time Map



## Demographics (2018)

	1 Mile	3 Miles	5 Miles
<b>Population</b>	9,310	112,809	331,910
<b>Daytime Population</b>	11,142	122,742	387,661
<b>Households</b>	4,164	49,418	146,582
<b>Families</b>	2,371	27,887	78,305
<b>Average Household Size</b>	2.22	2.25	2.20
<b>Owner Occupied Housing Units</b>	2,751	27,999	81,212
<b>Renter Occupied Housing Units</b>	1,412	21,419	65,370
<b>Median Age</b>	41.2	40.0	39.7
<b>Median Household Income</b>	\$39,891	\$35,740	\$41,991
<b>Average Household Income</b>	\$50,763	\$48,686	\$60,806
<b>Median Home Value</b>	\$77,488	\$79,612	\$102,884