

**CENTRALLY LOCATED RETAIL FLEX SPACE FOR LEASE**

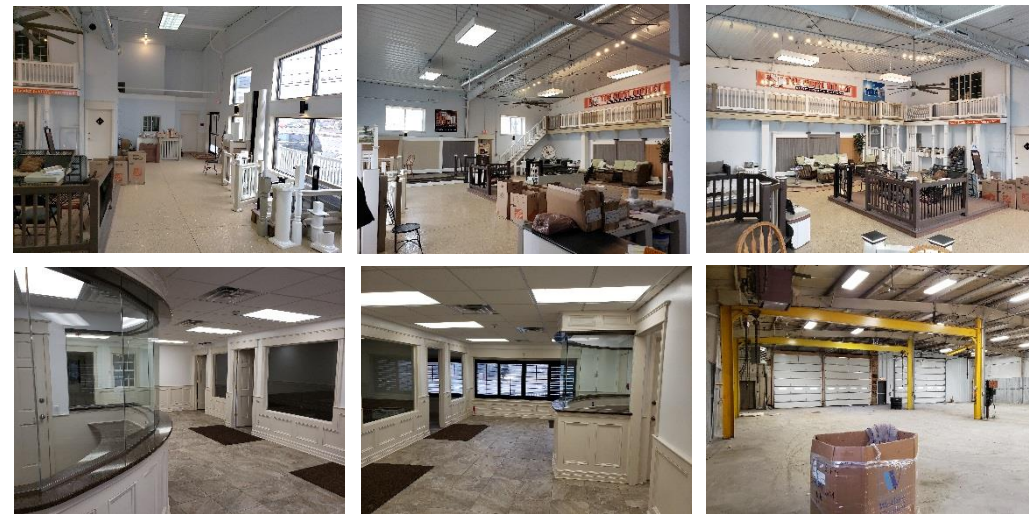
**CHEEKTOWAGA AREA**

| BUILDING FEATURES  |                  |
|--------------------|------------------|
| Total Availability | 10,000 ± Sq. Ft. |
| Lot Size           | .76 ± Acres      |
| Zoning             | M-1              |
| Parking            | Ample            |

**Property Highlights**

- Centrally Located Industrial Building
- Completely Renovated in 2017/2018
- Office, Warehouse and Showroom Capability
- Three (3) Grade Level Doors
- One (1) Raised Loading Door
- 12-14' ceiling heights
- Easily Accessible
- Ample On-Site Parking
- Partial roof replacement in 2016
- Property includes fenced-in yard
- Ideal For: metal shop, machine shop, wood working shop, small manufacturing

| DEMOGRAPHIC          | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------------|----------|----------|----------|
| Population           | 3,925    | 78,596   | 219,334  |
| AVG Household Income | \$68,561 | \$64,967 | \$67,075 |



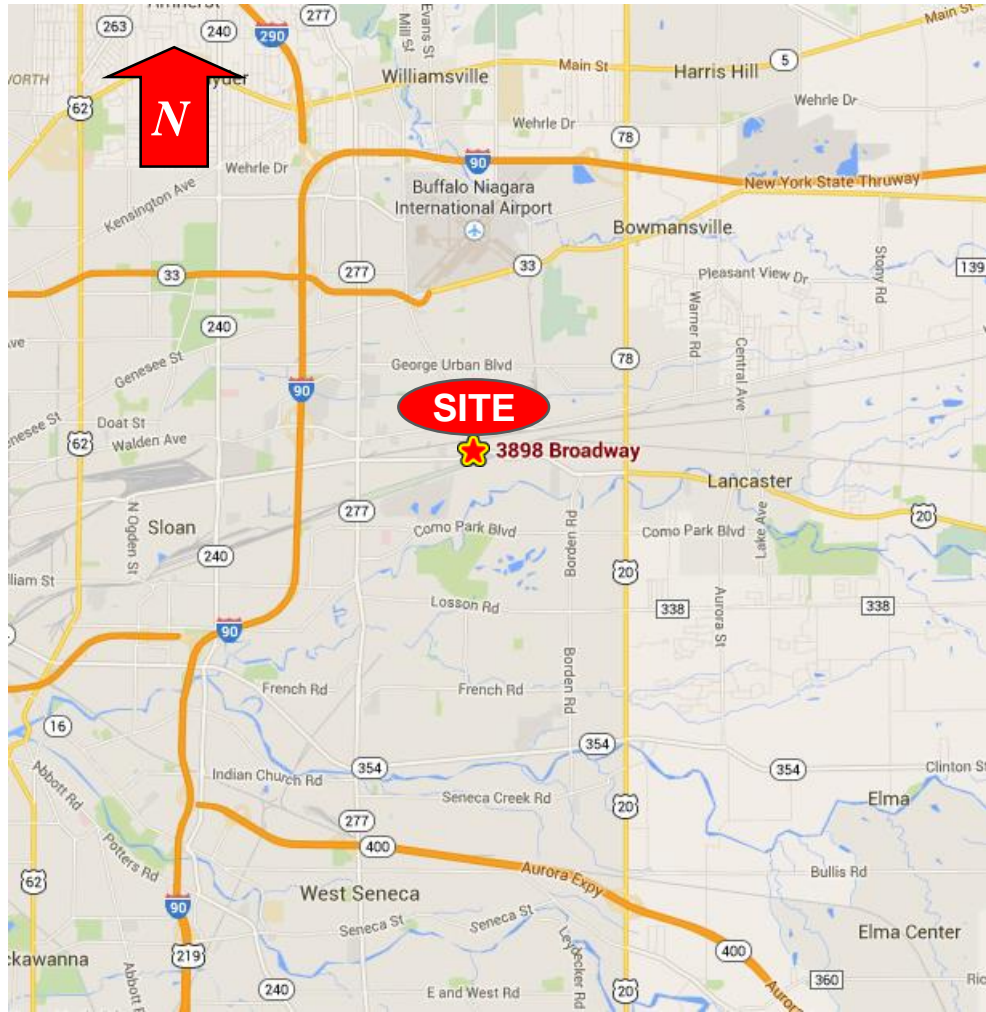
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**INDUSTRIAL FOR LEASE**  
**3898 Broadway**  
Cheektowaga, New York



Location Map



Aerial