

### **RETAIL FLEX FOR LEASE** 3898 Broadway

Cheektowaga, New York

### **CENTRALLY LOCATED RETAIL FLEX SPACE FOR LEASE**

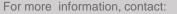
**BUILDING FEATURES Total Availability** 10,000 + Sq. Ft. Lot Size .76 + Acres Zoning M-1 Parking Ample

#### **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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## CHEEKTOWAGA AREA

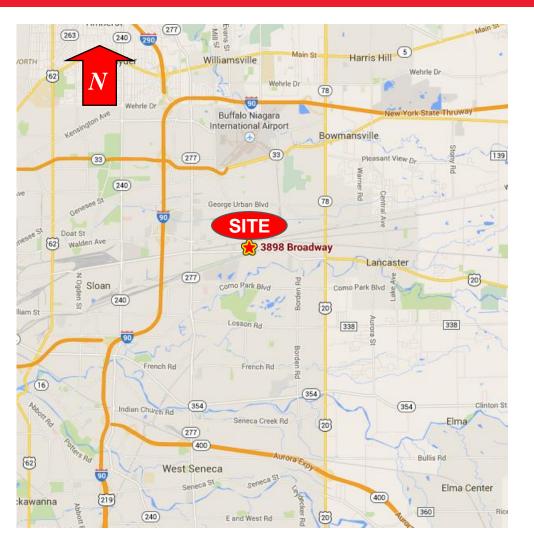


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Aerial

Location Map

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