

6495 Transit Road Bowmansville (Buffalo), New York 14026 ♦ Phone (716) 684-9000 ♦ Fax (716) 684-9098

AVAILABLE FOR SUBLEASE

**JoAnn's Store
Union Consumer Square
3761 Union Road
Cheektowaga, New York**

Site Information

- 25,000 Square Foot space available in the high demand, super regional Walden Galleria area
- Union Consumer Square is well located and is anchored by Marshalls, Sam's Club, Office Max, Dress Barn, Famous Footwear, Bed Bath & Beyond, Catherine's and others
- Area retailers include Tops Market, Harbor Freight, Dollar Tree, Blockbuster Video, Target, Best Buy, Borders, Rosa's Furniture, Salsaritas and PetSmart
- Sublease available thru January 31, 2015
- Asking Rent is \$8.00 per square foot net
- Net Charges: \$3.62 per square foot

Demographics*

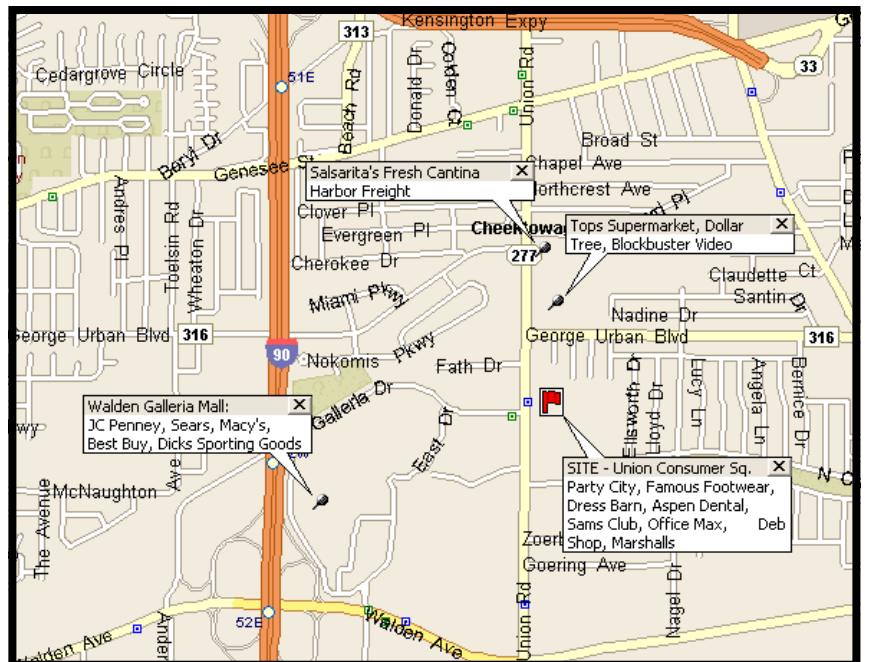
	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population:	8,571	35,499	95,877
Avg. Household Income:	\$49,039	\$46,502	\$44,870

*ScanUS 2003 Estimates

Traffic Counts*

Approximately 34,330 Vehicles pass this location on a daily basis

*Traffic Counts 2003 Erie County Traffic Volumes & Classification Map



**For more information please contact
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