

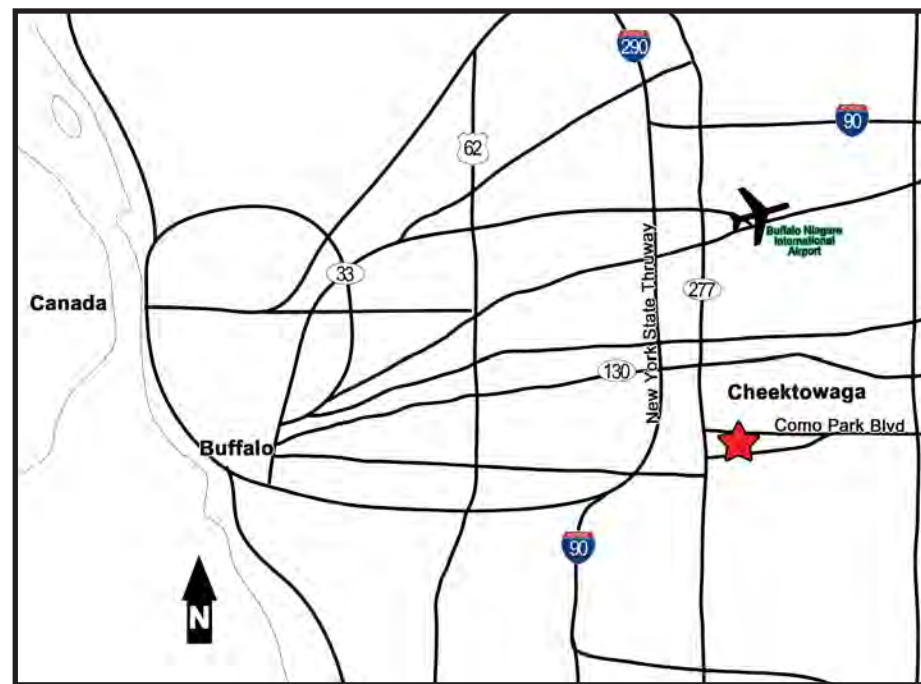


# APPLETREE BUSINESS PARK

Cheektowaga, NY



- ❖ Convenience and attractive amenities put AppleTree Business Park at the top of the office space desirability list in the Cheektowaga area.
- ❖ Affordable office spaces, ranging from 600 - 100,000 square feet, surround spacious common area spaces with a beautiful fountain and relaxed sitting areas.
- ❖ AppleTree Business Park offers abundant free parking, NFTA bus stops and is located five minutes or less from the Post Office, Airport, NYS Thruway and the Town of Cheektowaga Municipal Building.
- ❖ Building Amenities include: child daycare, a physical fitness center, a deli and a gift and newsstand.



Demographics: 2016 Summary	Total Rental Area Size:	400,000 + SF	
1 Mile Population	6,321	Total Number of Units:	44 Units + 3 pads
Avg. Household Income	\$50,759	Key Tenants:	IRS, Time Warner Cable & Empire State College
3 Mile Population	88,626	Traffic:	31,800 VPD
Avg. Household Income	\$55,709		
5 Mile Population	271,424		
Avg. Household Income	\$55,578		

**AmCap**  
INCORPORATED

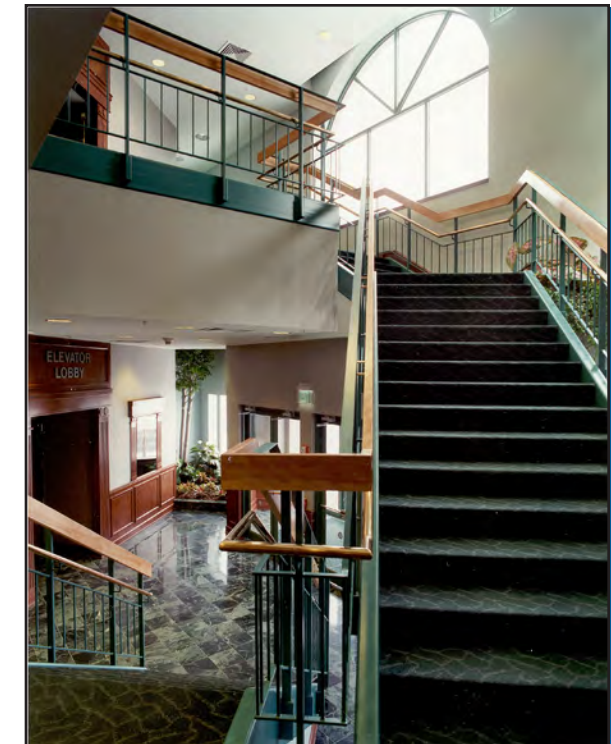
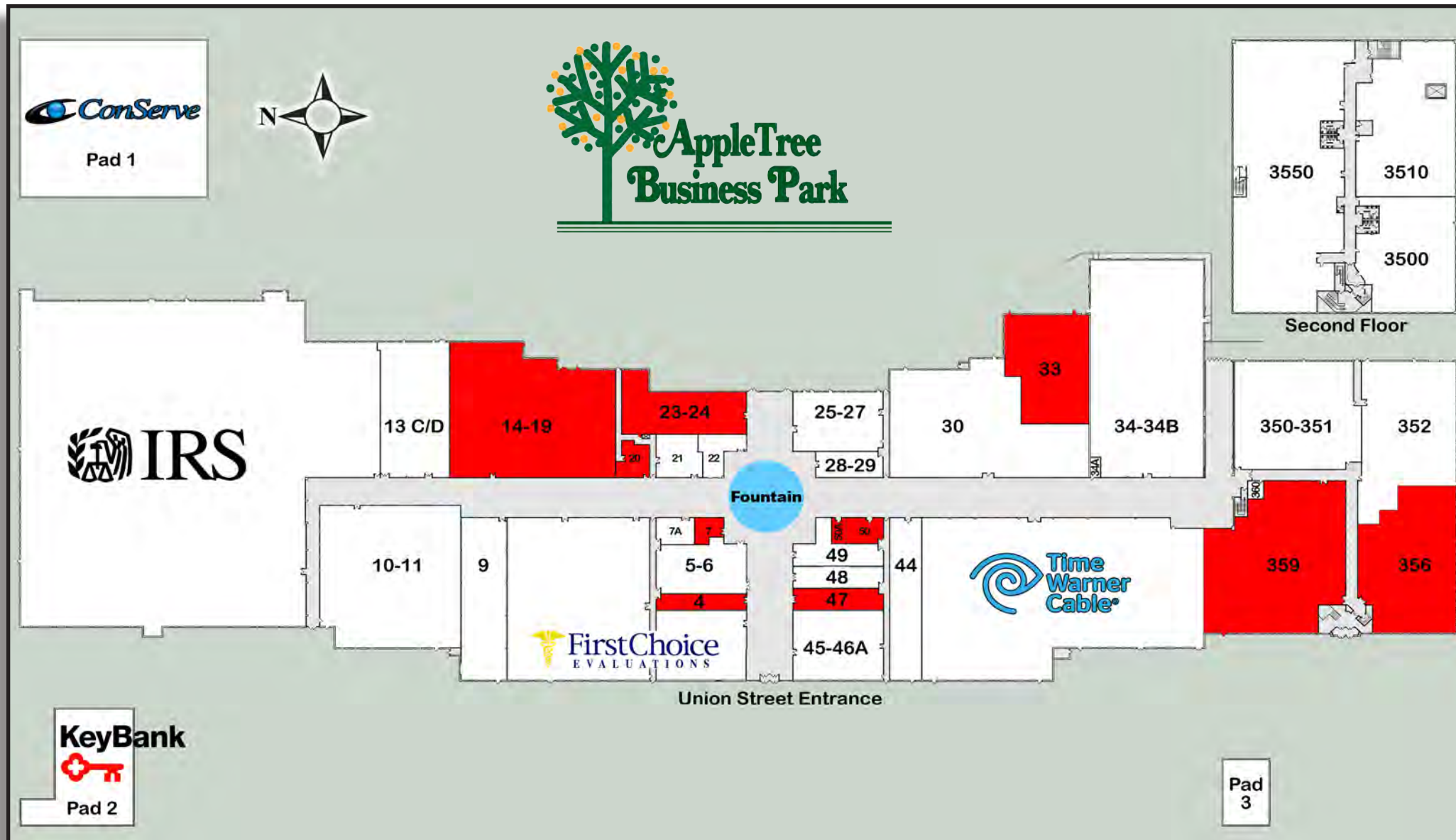
Corporate Headquarters  
1281 East Main Street  
Stamford, CT 06902  
203-327-2001

Business Park Office  
2875 Union Road  
Cheektowaga, NY 14227  
716-683-8585

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

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TENANT:	SUITE ID:	TENANT:	SUITE ID:
ConServe	Pad 1	Center for Hospice and Palliative Care	30
Key Bank	Pad 2	<b>AVAILABLE</b>	<b>33</b>
Time Warner Cable	Pad 3	Level 3	34A
<b>AVAILABLE</b>	<b>4</b>	Empire State College	34 - 34B
Apple's Deli	5 - 6	Time Warner Cable	37-38; 39-43
Cheektowaga Chamber of Commerce	7A	National Fuel	44
<b>AVAILABLE</b>	<b>7</b>	South Ranch, Inc.	45 - 46A
First Choice Evaluations	8	<b>AVAILABLE</b>	<b>47</b>
Greenwich Associates	9	Wellness Through FMMA	48
Yellow Roadway	10 - 11	Cheektowaga Central Federal Credit Union	49
IRS	12A - 13B	<b>AVAILABLE</b>	<b>50-50A</b>
U.S. Renal Care	13C/D	Wellness Through Fitness	350 - 351
<b>AVAILABLE</b>	<b>14-19</b>	AT&T Mobility	352
<b>AVAILABLE</b>	<b>20</b>	<b>AVAILABLE</b>	<b>356</b>
Buffalo Financial Group	21	<b>AVAILABLE</b>	<b>359</b>
Management Office	22	Security Office	360
<b>AVAILABLE</b>	<b>23-24</b>	Veteran's Administration	3500
Creative Play Learning	25 - 27	Special Funds Conservation Committee	3510
Buffalo Service Credit Union	28 - 29	M&T Bank	3550

