

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 cafe and banking.

Total Rental Area Size:	400,000 + SF	Traffic Counts:	
Total Number of Units:	44 + 3 pads	Union Road	30,000 VPD
Anchor Tenants:		Bennett Road	6,000 VPD
	IRS, Spectrum, Erie County Offices & Empire State College		

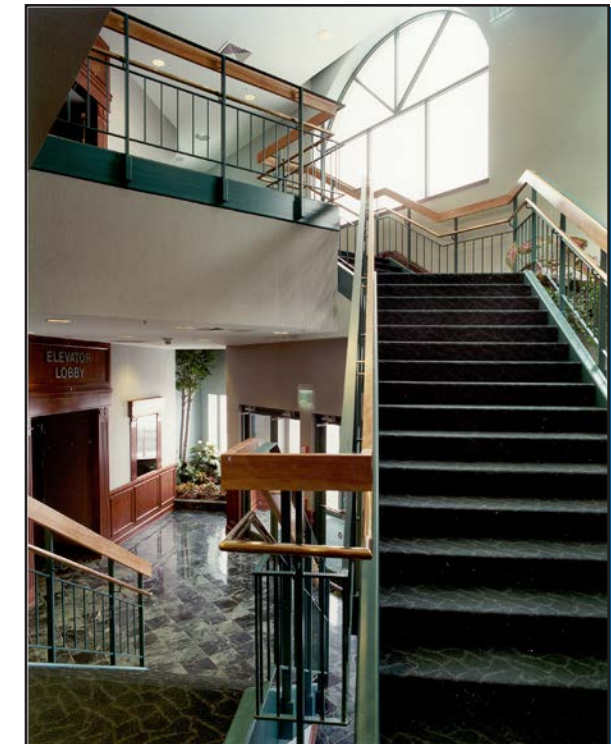
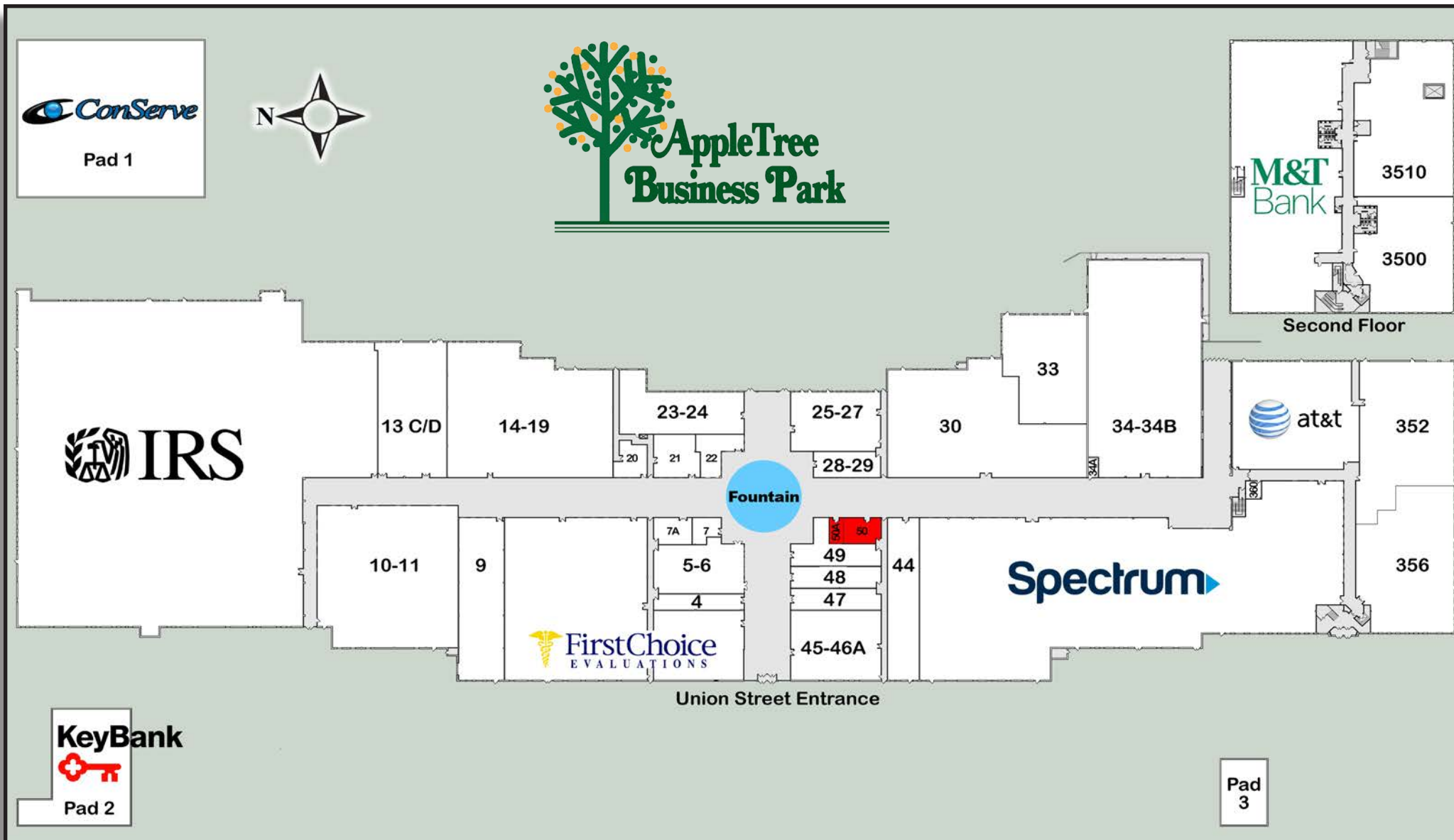
Primary Demographics:	1 Mile	3 Mile	5 Mile
2018 Population	6,751	84,536	265,021
2018 AHI	\$59,386	\$62,107	\$62,505

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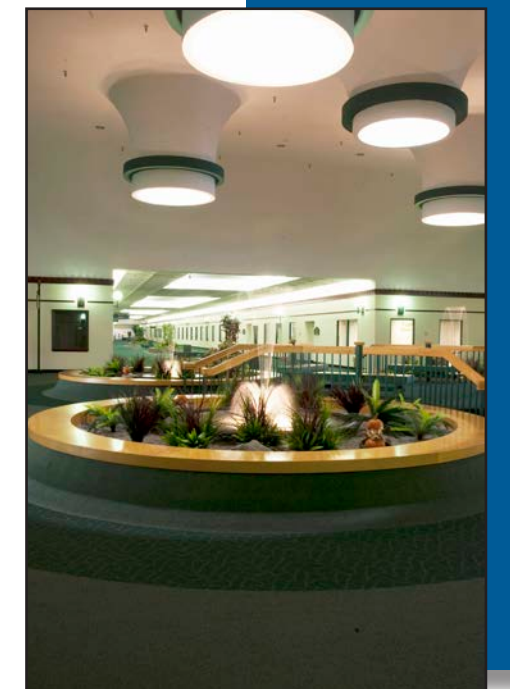
Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902
203-327-2001

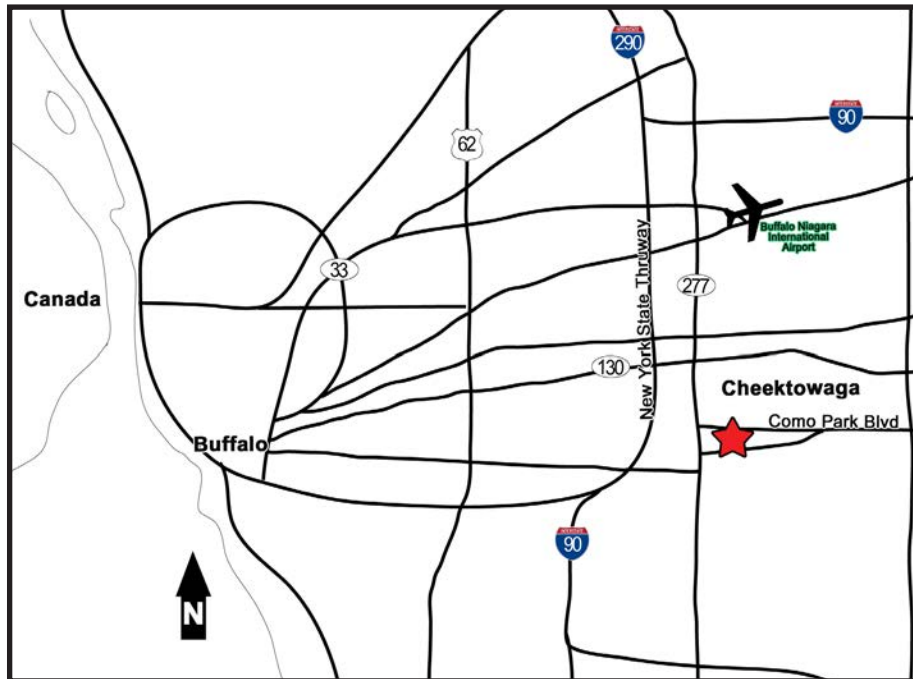
Business Park Office
2875 Union Road
Cheektowaga, NY 14227
716-683-8585

www.AmCap.com



TENANT:	SUITE ID:	TENANT:	SUITE ID:
ConServe	Pad 1	Buffalo Service Credit Union	28 - 29
Key Bank	Pad 2	Level 3	34A
Spectrum	Pad 3	Empire State College	34 - 34B
First Choice Evaluations	1-3; 8 & 8A	Spectrum	37-38; 39-43; 359
Fitness Center	4	National Fuel	44
Queen City Cafe	5 - 6	South Ranch, Inc.	45 - 46A
Cheektowaga Chamber of Commerce	7A	Catholic Charities	47-48
County of Erie Department of Social Services	7,9, 14-20, 23-24, 30-33	Cheektowaga Central Federal Credit Union	49
Yellow Roadway	350-351, 356	AVAILABLE	50-50A
IRS	10 - 11	Wellness Through Fitness	350 - 351
U.S. Renal Care	12A - 13B	AT&T Mobility	352 & 362
Buffalo Financial Group	13C/D	Security Office	360
Management Office	21	Veteran's Administration	3500
Carousel Academy	22	Special Funds Conservation Committee	3510
	25 - 27	M&T Bank	3550





We obtained the information contained herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All marks displayed on this document are the property of their respective owners.

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