

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

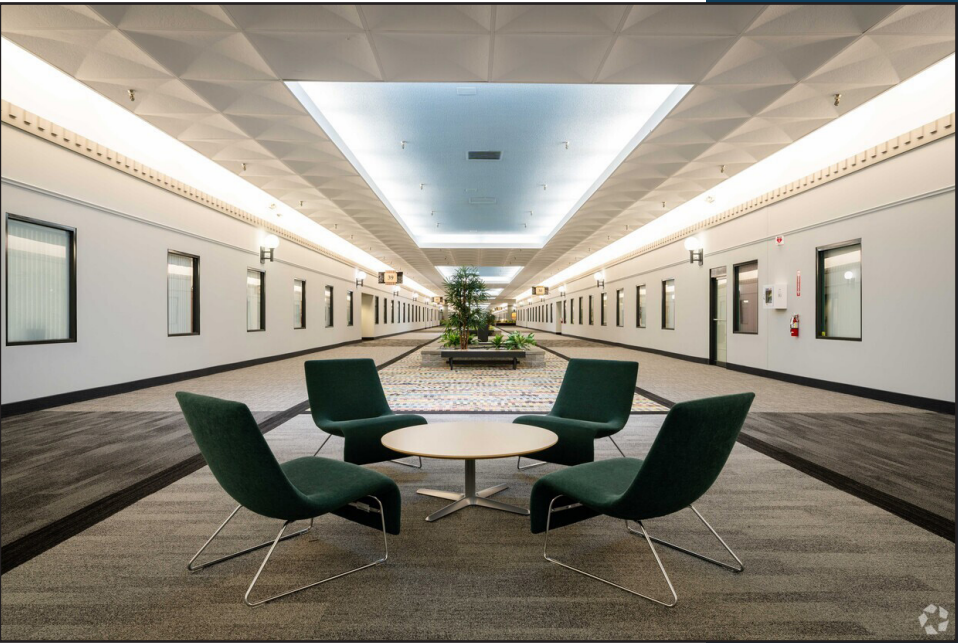
Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	6,724	87,956	276,198
2022 Average Household Income	\$56,043	\$65,093	\$67,948

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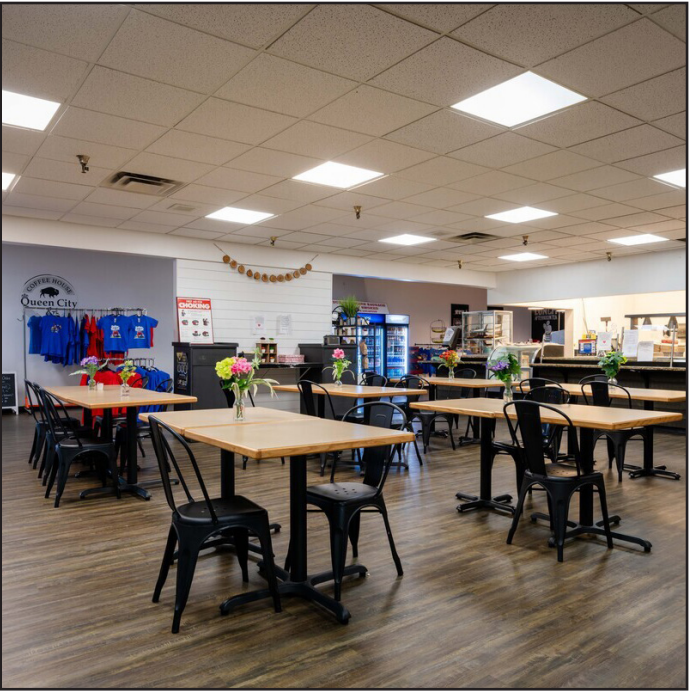
Corporate Headquarters
 333 Ludlow Street
 South Tower, 8th Floor
 Stamford, CT 06902
 203-327-2001

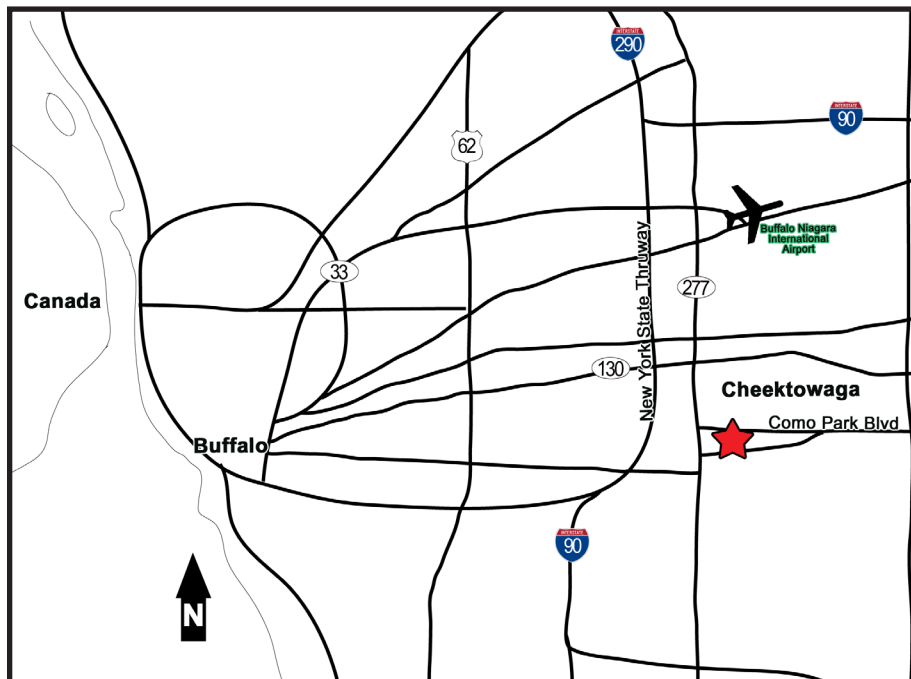
Business Park Office
 2875 Union Road
 Cheektowaga, NY 14227
 716-683-8585

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
Held's Janitorial Services	7A	Catholic Charities	47-48
Government Lease	7,9, 14-24	AVAILABLE	49
	30-33, 350-351	AVAILABLE	50-50A
County of Erie Dept. of Social Svcs.	356	Wellness Through Fitness	350 - 351
Yellow Roadway	10 - 11	AVAILABLE	352
GSA	12A - 13B	Security Office	360
U.S. Renal Care	13C/D	Veteran's Administration	3500 & 3510
Buffalo Financial Group	21	AVAILABLE	3505
Management Office	22	AVAILABLE	3550
AVAILABLE	25 - 27		





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