

For Lease

2875 Union Road- AppleTree
Cheektowaga, NY 14227

For more info please contact:

Chadd Soto

(716) 829-1562

csoto@mcguiredevelopment.com

www.mcguiredevelopment.com



- AppleTree Business Park is Western New York's Unique One-Stop Campus! ●
- Suites Ranging from 12,600 SF, Up To 25,500 SF Contiguous Space Available
- 24/7 Access to Building with Full Time Security
- Professional Office Park Campus with Many On-Site Amenities Such As: Deli, Full Service Gym, Federal Credit Union, Bank, Free WiFi in Common Areas, Free Ample Parking, Day Care Center, Close Proximity to On/Off NYS I-90 Ramps

McGuireDevelopment Co

455 Cayuga Road, Suite 100, Buffalo, NY 14225
See the difference at mcguiredevelopment.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offering information provided herein is subject to change without notice and McGuire Development Company encourages each recipient to independently verify the accuracy of information provided.

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WE ARE MORE THAN TRANSACTION FACILITATORS

Our focus is **CLIENT ADVOCACY**- always delivering the highest value to our clients

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DAILY TRAFFIC COUNT:

22,144 vehicle count

PUBLIC TRANSPORTATION:

- AppleTree features an NFTA Bus Park and Ride Hub, with routes 1 & 69 continually servicing downtown exclusively. Day Fare Pass: \$5, 30-Day Pass: \$75
- Buses run from 7 AM-9:10PM
- Ride Hail Pickup Availability

DISTANCE TO:

1. BUFFALO NIAGARA AIRPORT

8 minutes via Union Rd

2. I-90-

4 minutes via William St Exit

3. NY 33-

7 minutes via I-90E

4. 400 EXPRESSWAY-

7 minutes via I-90W

5. ROUTE 5-

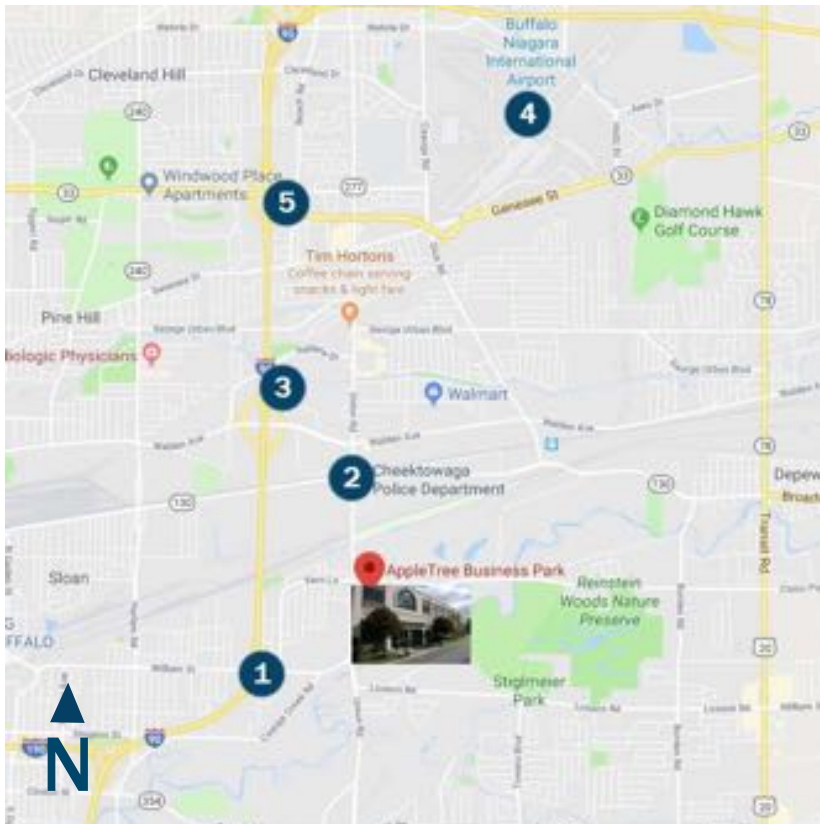
14 minutes via 190-N

6. 290-

12 minutes via I-90E

7. DOWNTOWN BUFFALO

13 minutes via 190-N



1. NYS I-90 Entrance

2. Cheektowaga Court & Police Department

3. Walden Galleria Mall

4. Buffalo Niagara International Airport

5. NYS-33 Access

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APPLETREE LOCAL AMENITIES

1. SUBWAY
2. TIM HORTONS
3. MCDONALD'S
4. CHICK-N-PIZZA WORKS
5. POLISH VILLA
6. DUNKIN DONUTS & SUBWAY
7. MILTON'S & ALTON'S RESTAURANTS
8. PIZZA HUT
9. ZHANG'S BUFFET
10. MIGHTY TACO
11. PLAZA INCLUDING:
PANERA BREAD, OLIVE GARDEN, LONGHORN STEAKHOUSE, QDOBA MEXICAN EATS
12. PLAZA INCLUDING:
APPLEBEE'S, STARBUCKS
13. TGI FRIDAYS
14. CHIPOTLE
15. 29 RESTAURANTS AT THE WALDEN GALLERIA MALL
16. DAVE'S KITCHEN

