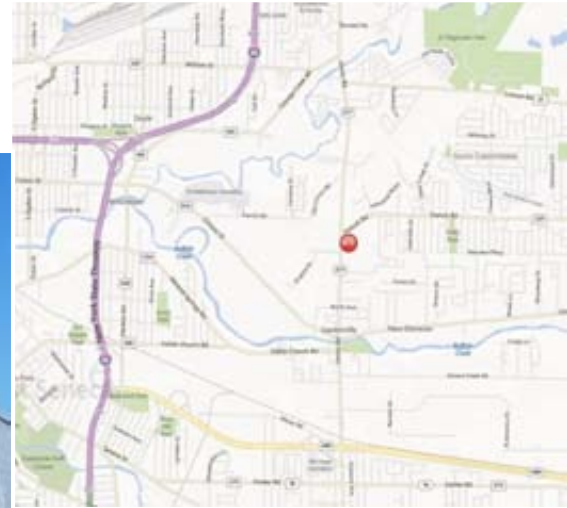


**25 French Road, Cheektowaga, NY 14227**  
**Goodyear Tire & Auto Center**



**Type:** Retail for Sale or Lease  
**Building Size:** ± 6,080 Sq.Ft.  
**Lot Size:** ± .27 Acres (70' x171')  
**Zoning:** MS – Motor Service  
**Asking Price:** Call for details

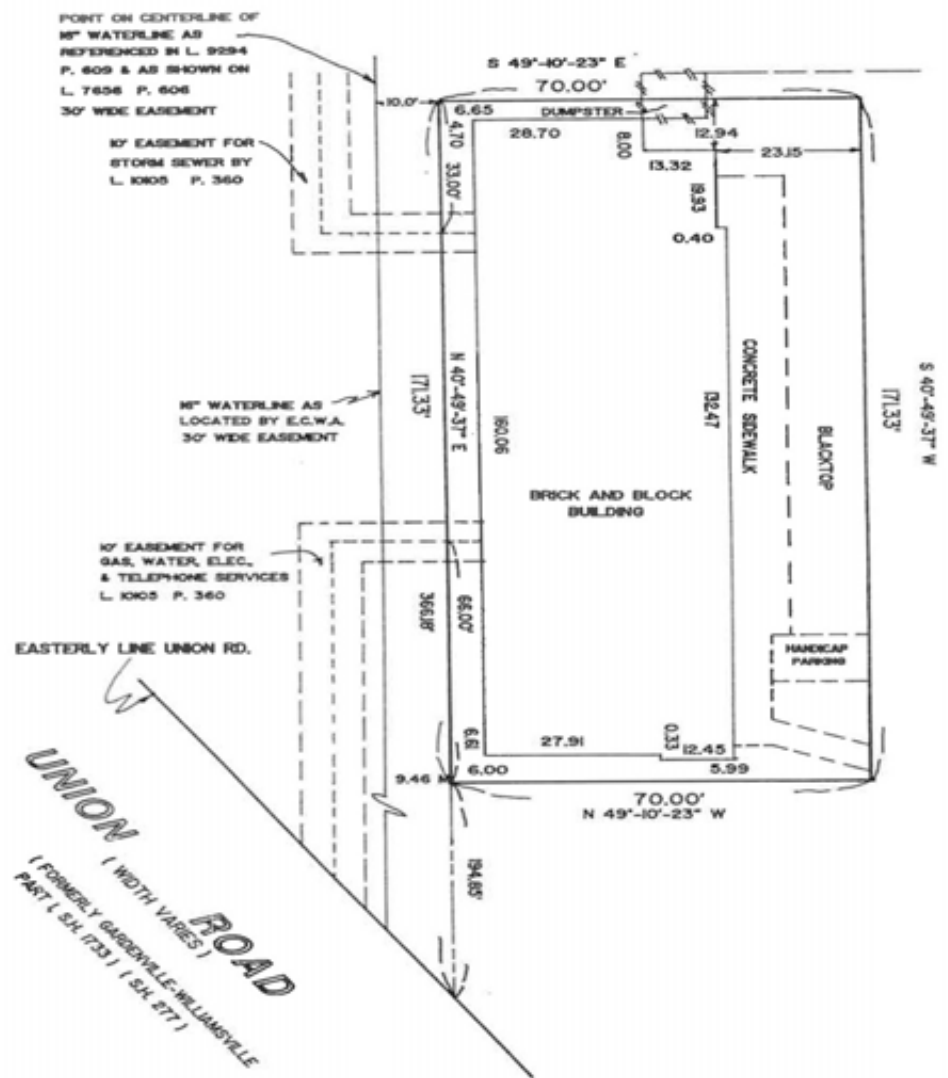
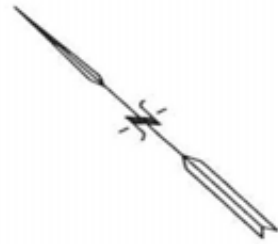
<b>Demographics:</b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	9,157	75,221	237,282
Avg. HH Income	\$62,553	\$59,881	\$55,776

**For more information contact:**  
Jeffrey Pliskin  
(516) 997-0100 – Office  
jpliskin@pliskinrealty.com

Christopher Wierzbicki  
(516) 997-0100 – Office  
(516) 987-8355 – Mobile  
christopher@pliskinrealty.com

Highly visible motor-service building situated with Gardenville Plaza. Dense residential neighborhood with good demographics and traffic counts (20,700 ADT). Plenty of amenities & Services nearby.

NOTE: IT IS A VIOLATION OF SECTION 7208, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER, IN ANY WAY, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.



TOWN OF CHEEKTOWAGA COUNTY OF ERIE NEW YORK  
 PART OF LOT #4 S T 10 R 7 S.L. MAP COVER BLOCK



DATE	REVISED
8/22/96	B AMENDED
9/10/96	C AMENDED AND CERTIFICATION

MICROFILM BK. NO. PG.

**MATTHEW F. WILSON L.S.**  
 Professional Land Surveyor  
 NYS License #49895

PH. 695-6811  
 711 OLIVER STREET  
 NORTH TONAWANDA, NY 14120-4041

DRAWN BY CD SCALE 1"=30'  
 CHECKED BY DATE 5/14/96

JOB 96-117 FILE