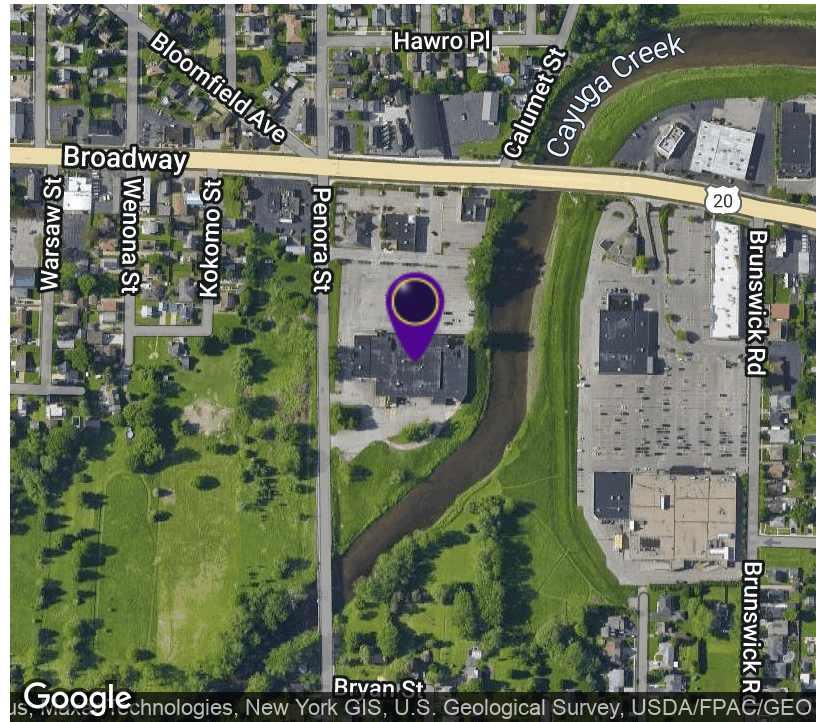


5,500+/- SF FORMER MEDICAL OFFICE SPACE

5087 Broadway, Depew, NY 14043



OFFERING SUMMARY

Available SF:	5,500 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	6.02 Acres
Year Built:	1973
Building Size:	53,732 SF
Zoning:	Commercial

PROPERTY OVERVIEW

This Catalyst Fitness Plaza has two vacancies consisting of 5,500+/- SF of nicely finished medical office space with over 15 private rooms or can be converted to retail uses. Also available is a 23,000 +/- SF warehouse space with 2 Docks & 2 Drive-In 10' high doors which can be subdivided from 7,000+/- SF up to 23,000+/- SF. Tenants include Catalyst Fitness along with neighboring plaza tenants including Tops, Big Lots, Sally Beauty, H&R Block, UPS Store, Supercuts, Dollar Tree, Ace Hardware, Spa Nails, Laundromat, Wine & Liquor, and McDonald's.

LOCATION OVERVIEW

On the corner of Broadway & Penora Street with access from both streets. Located approximately six-tenths of a mile east of the intersection of Broadway and Transit Road which are both primary roadways in the Buffalo market.

PROPERTY HIGHLIGHTS

- Corner Location
- Access From Broadway & Penora Street
- Reasonably Priced
- Plenty of Parking Over 240+/- Spaces
- Traffic Signal Access



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ADDITIONAL PHOTOS

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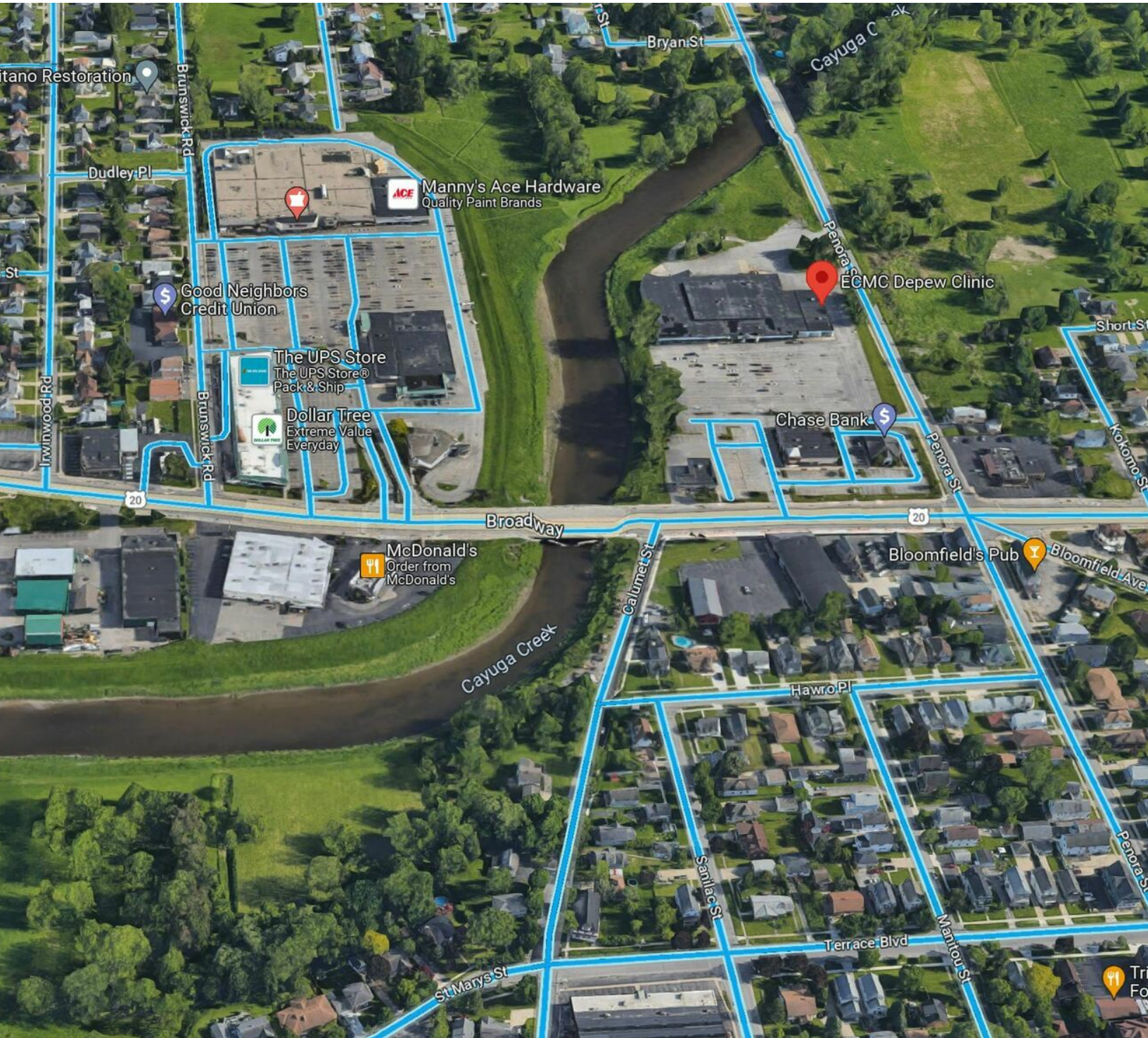
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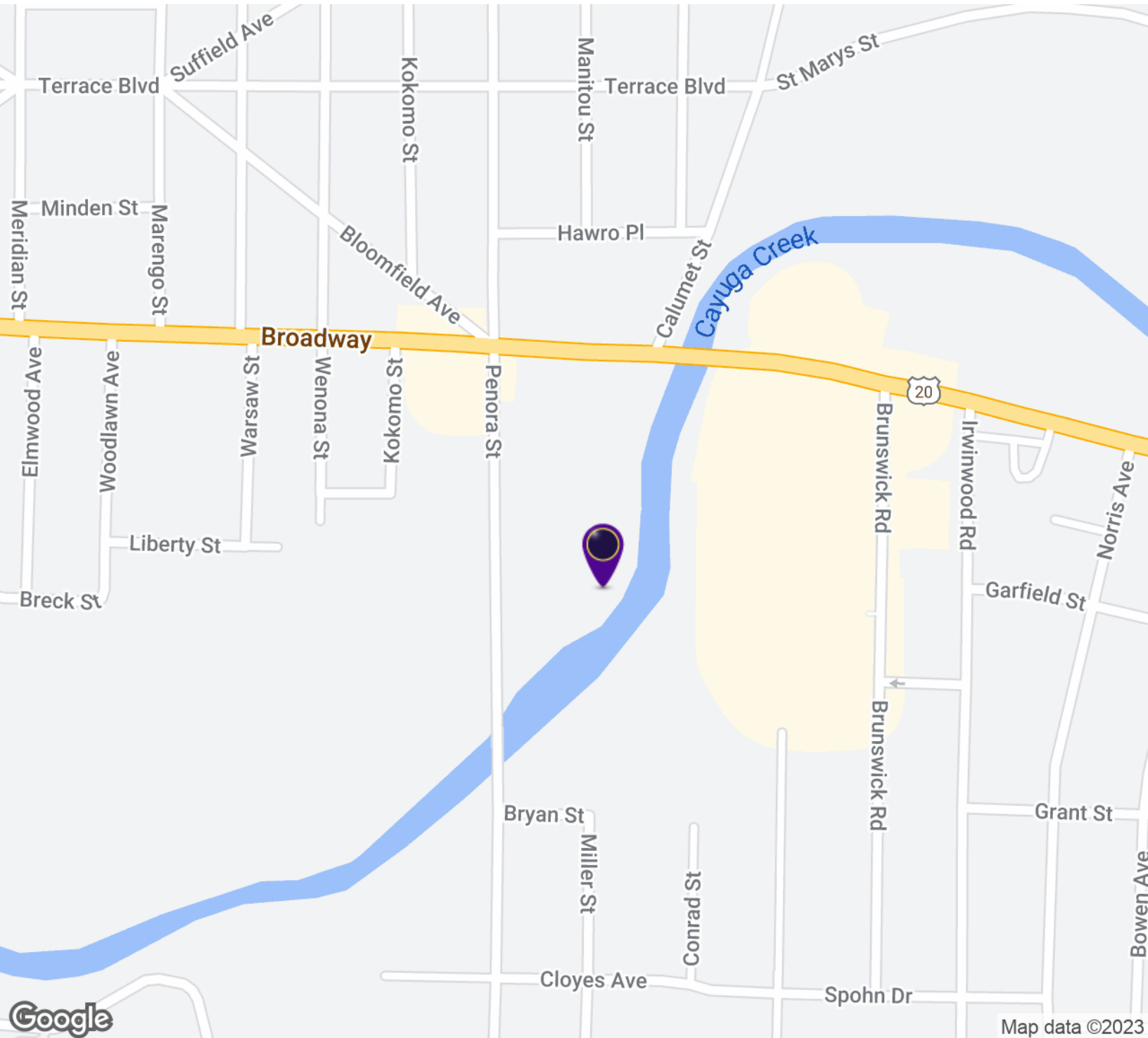
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LOCATION MAP

5,500+/- SF FORMER MEDICAL OFFICE SPACE

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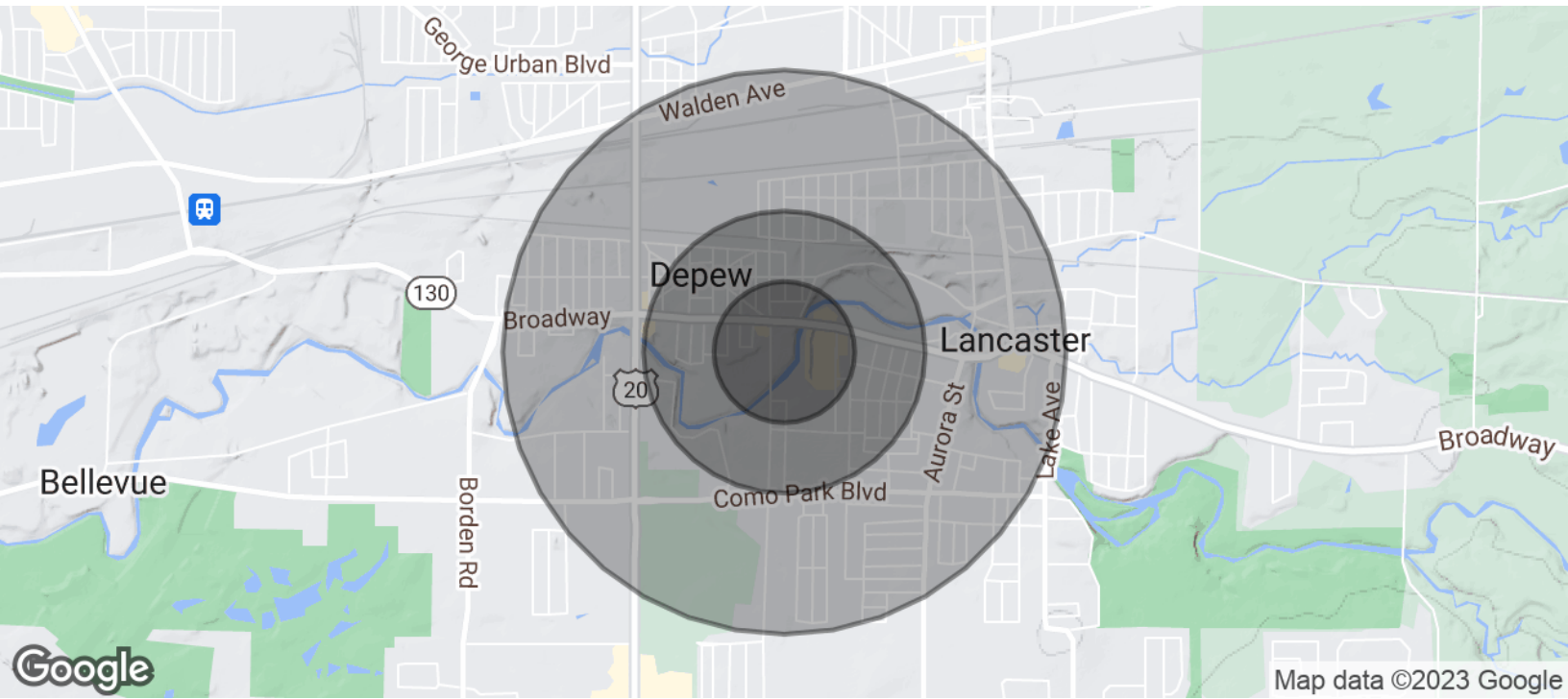
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DEMOGRAPHICS MAP & REPORT

5,500+/- SF FORMER MEDICAL OFFICE SPACE

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	534	2,549	9,949
Average Age	40.7	43.3	45.8
Average Age (Male)	42.0	43.1	45.4
Average Age (Female)	37.3	41.2	44.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	1,151	4,993
# of Persons per HH	2.2	2.2	2.0
Average HH Income	\$72,250	\$69,945	\$66,530
Average House Value	\$114,095	\$118,424	\$132,061

* Demographic data derived from 2020 ACS - US Census



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