

1,500+/- SF Office/Retail

6348 Transit Road, Cheektowaga, NY 14225



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.69 Acres
Year Built:	1955
Building Size:	21,000 SF

PROPERTY OVERVIEW

1,500+/- SF Office/Retail Space in high traffic area. Co-tenants in this plaza include Transit Hill Pharmacy, Step Ahead Shoe Store, Gym Swap (sells elite gym apparel), Goldsmiths Jewelry Store of WNY, Ten Lives Club, Sew What Quilt Shop. Plaza is located on the heavily trafficked Transit Road (Rt. 78). Transit Road is the main north/south route in suburban Western New York and connects virtually every suburb from Lockport to Hamburg. Near by Tops Super Market Plaza, the only major grocery store that serves approximately 20,000 area household. Some of the other area tenants include Subway, Dollar Tree, Super Cuts, Tim Horton's, and WNY Immediate Care and near by McDonalds, Italian Village Restaurant, Salvatore's Prime Restaurant and Delavan Hotel.

LOCATION OVERVIEW

Located between Genesee Street and Rehm Road

PROPERTY HIGHLIGHTS

- Located in a heavily trafficked area
- 1,500+/- SF Office, Retail Space
- 33' x 45' Deep
- Across from Tops Supermarket Plaza
- Within walking distance of Newly Constructed 360+/- Apartment Complex & Several New Town Houses



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4455 TRANSIT ROAD, SUITE 3B
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ADDITIONAL PHOTOS

1,500+/- SF Office/Retail

6348 Transit Road, Cheektowaga, NY 14225



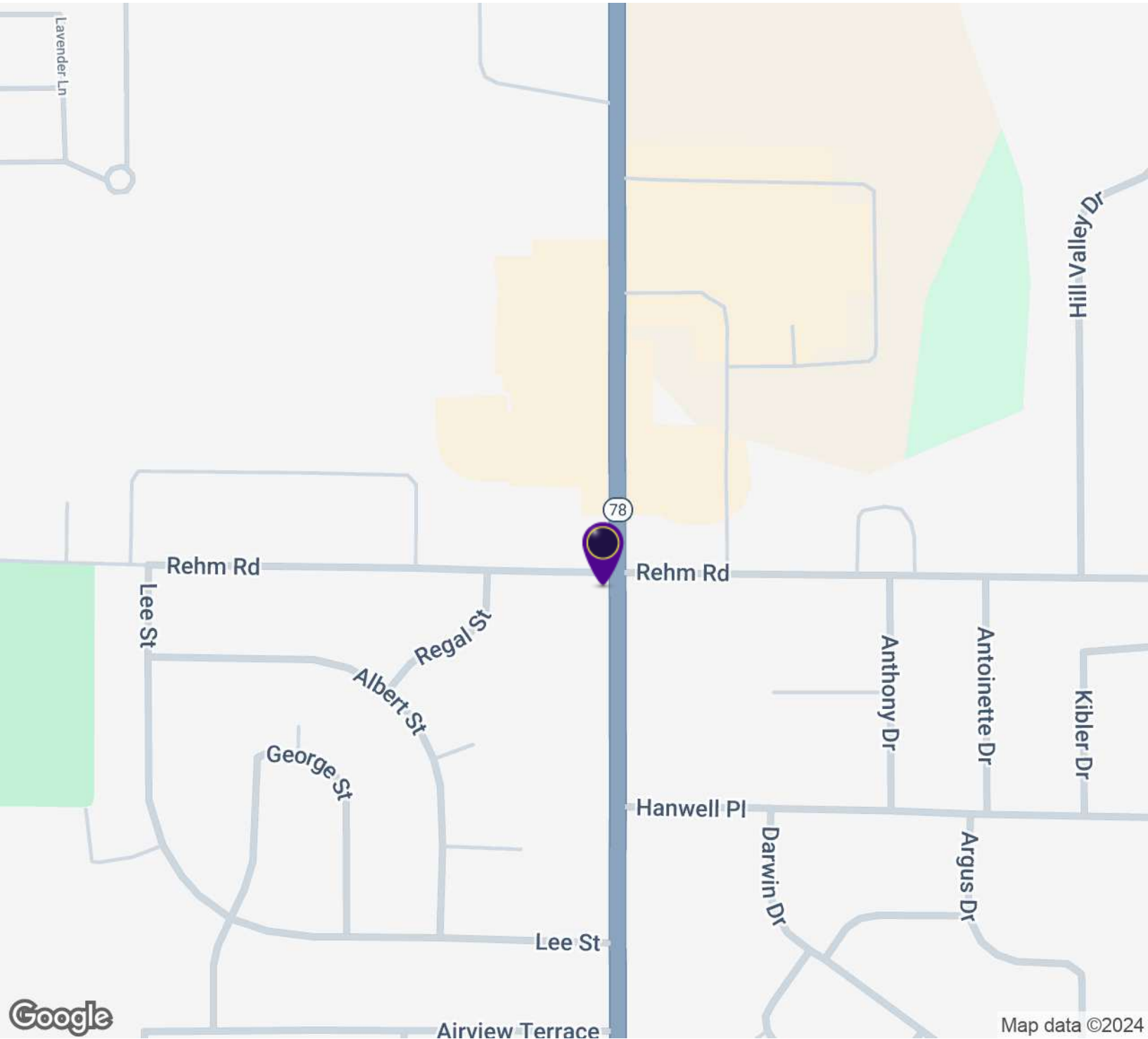
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LOCATION MAP

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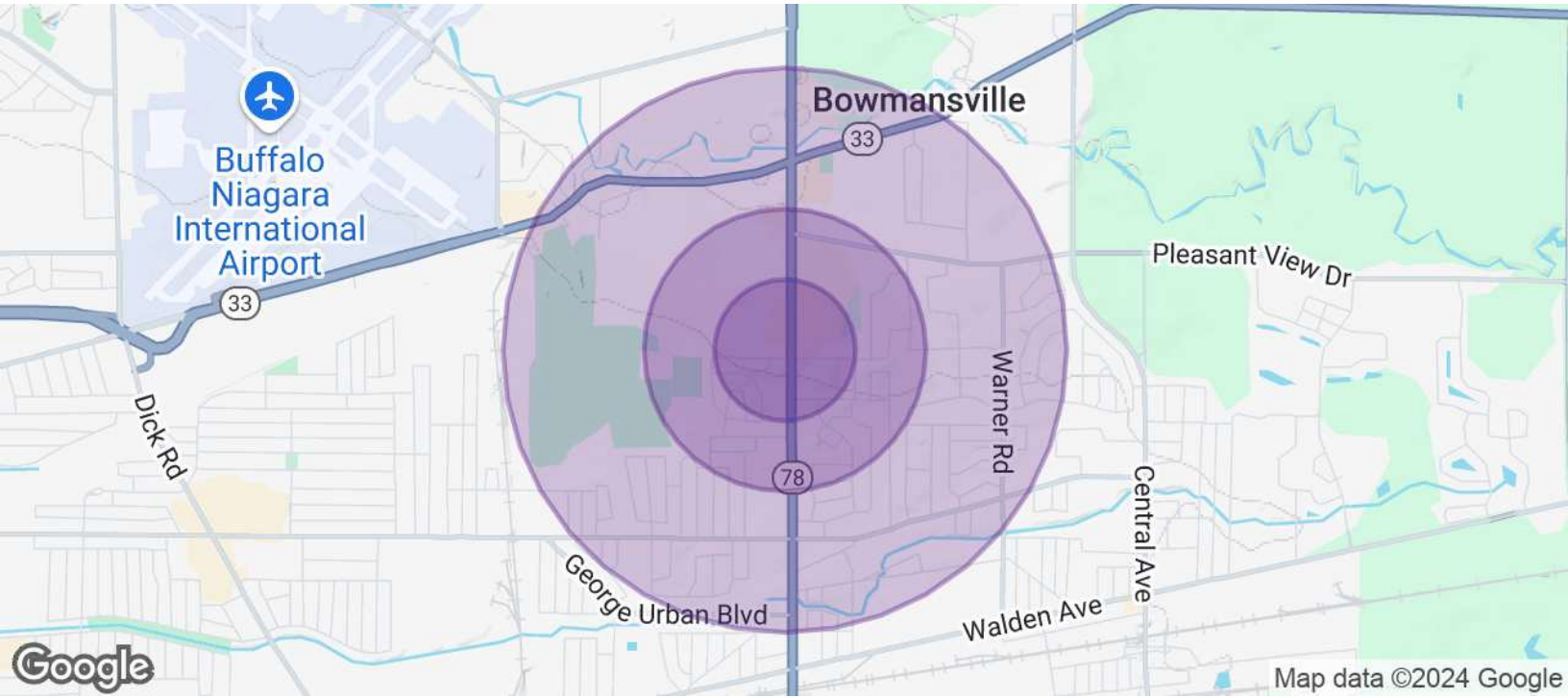


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	814	2,848	9,075
Average Age	42.2	46.2	47.0
Average Age (Male)	43.1	45.8	45.5
Average Age (Female)	42.3	46.3	48.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	345	1,301	4,225
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$78,083	\$75,048	\$75,107
Average House Value	\$125,144	\$115,692	\$122,855

2020 American Community Survey (ACS)



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