

4,871+/- SF Former Tim Horton's Investment Property  
3941 Broadway, Cheektowaga, NY 14227



### OFFERING SUMMARY

Sale Price: \$899,900

Year Built: 2018

Building Size: 4,871 SF

Zoning: Commercial

### PROPERTY OVERVIEW

4,871+/- SF Investment Property built in 2018. 2,351+/- SF former Tim Horton's drive-thru restaurant and Broadway Smoke King retail store consisting of 2,520+/- SF. Excellent visibility, plenty of parking, with traffic signal access at the intersection of Broadway and Dick Road.

### LOCATION OVERVIEW

Located at the corner of Dick Road and Broadway this property is just east of the New York State Thruway I-90 one mile west of Transit Road. Minutes from the Walden Galleria Mall, Walmart Supercenter, Target, Wegmans, Tops, Sams Club, and Cabela's

### PROPERTY HIGHLIGHTS

- Traffic Signal Access
- Plenty of Parking
- Excellent Visibility
- Traffic Count on Dick Road 20,402 +/-
- Traffic Count on Broadway 14,708 +/-



## ADDITIONAL PHOTOS

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## LOCATION MAP

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**RICK RECCKIO**  
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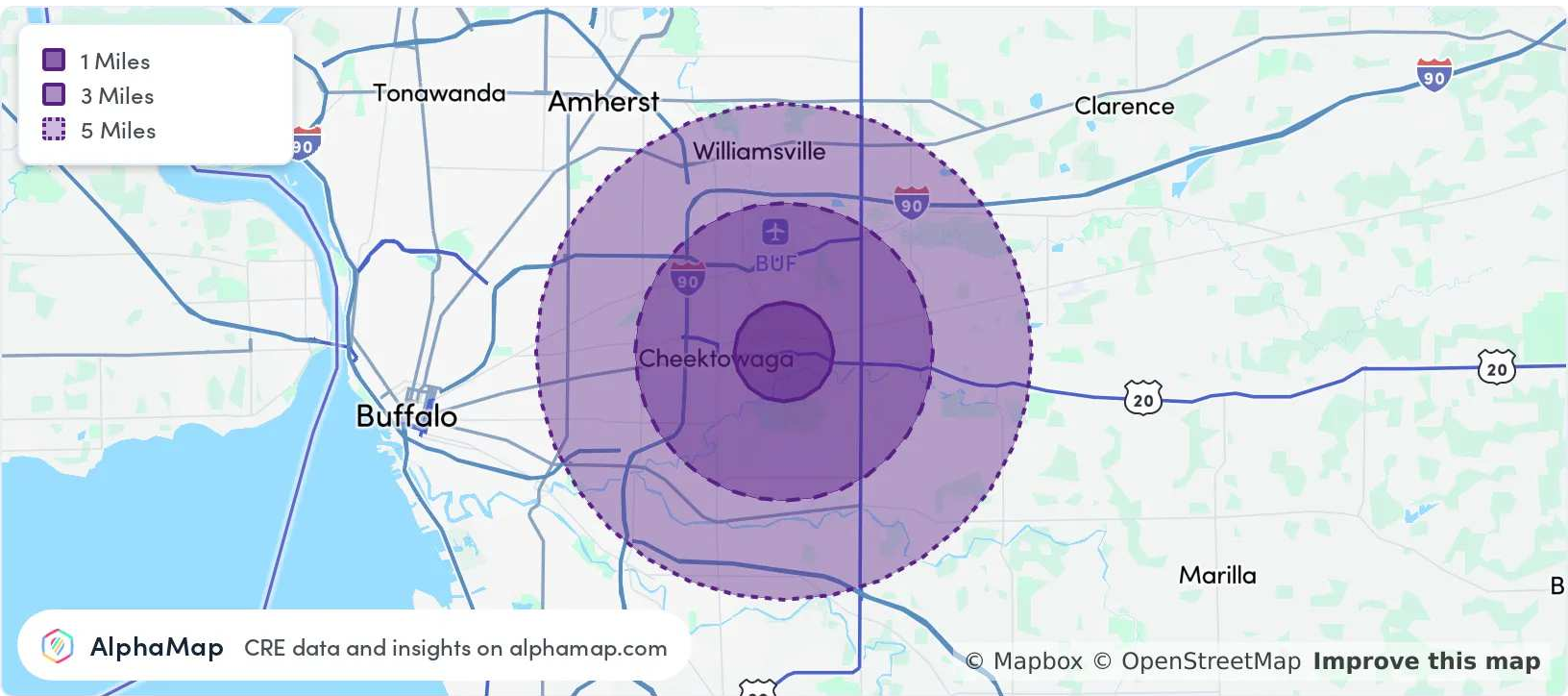
4455 TRANSIT ROAD, SUITE 3B  
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## AREA ANALYTICS

3941 Broadway & Dick Rd- 4,871+/- SF Former Tim Horton's Investment Property

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,170	78,255	208,126
Average Age	47	45	43
Average Age (Male)	45	43	41
Average Age (Female)	49	46	44

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,820	36,016	91,463
Persons per HH	2.3	2.2	2.3
Average HH Income	\$90,500	\$84,910	\$87,952
Average House Value	\$205,477	\$214,555	\$242,102
Per Capita Income	\$39,347	\$38,595	\$38,240

Map and demographics data derived from AlphaMap



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