

900+/- SF Retail/Office Newly Renovated Space Available
6354 Transit Road, Depew, NY 14043



OFFERING SUMMARY

Available SF:	900+/- SF
Lease Rate:	Negotiable
Year Built:	1969
Building Size:	13,967 SF
Zoning:	Commercial

PROPERTY OVERVIEW

900+/- SF Newly Renovated Retail space. High traffic area on Transit Rd between Walden Avenue and Genesee Street. Busy plaza at a signal light, next to McDonalds and across the street from a Tops plaza. Transit Road is the main north/south route in suburban Western New York that connects virtually every suburb from Lockport to Hamburg. Other close businesses include Italian Village, McDonald's, Blur Collar Work Gear, Fitness 19, Dollar Tree, Super Cuts, Tim Horton's, Advanced Auto. Lease and terms negotiable.

LOCATION OVERVIEW

Transit Rd, Near Genesee

PROPERTY HIGHLIGHTS

- Newly Renovated
- 900+/- SF Retail
- Negotiable Terms
- LOCATION, LOCATION, LOCATION!

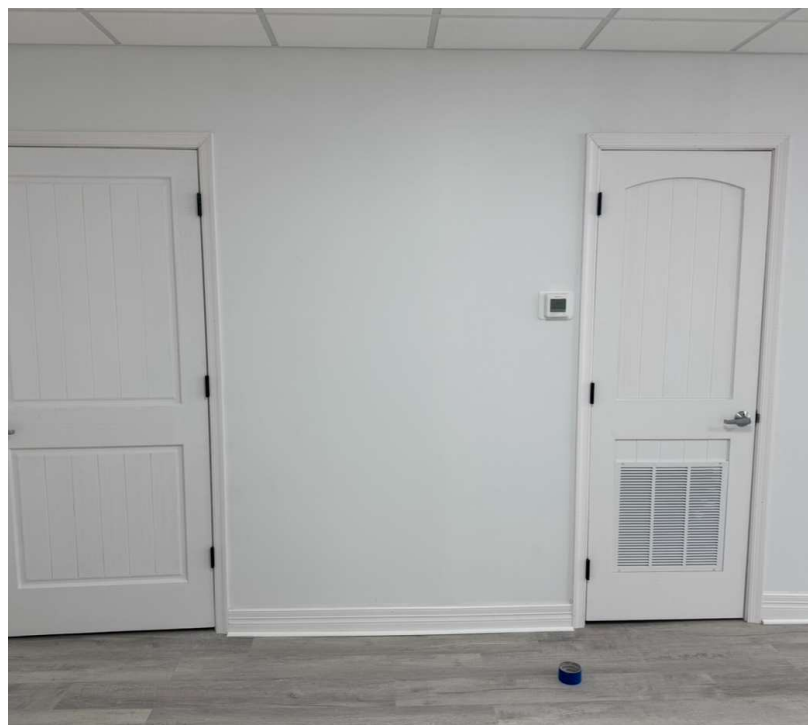


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

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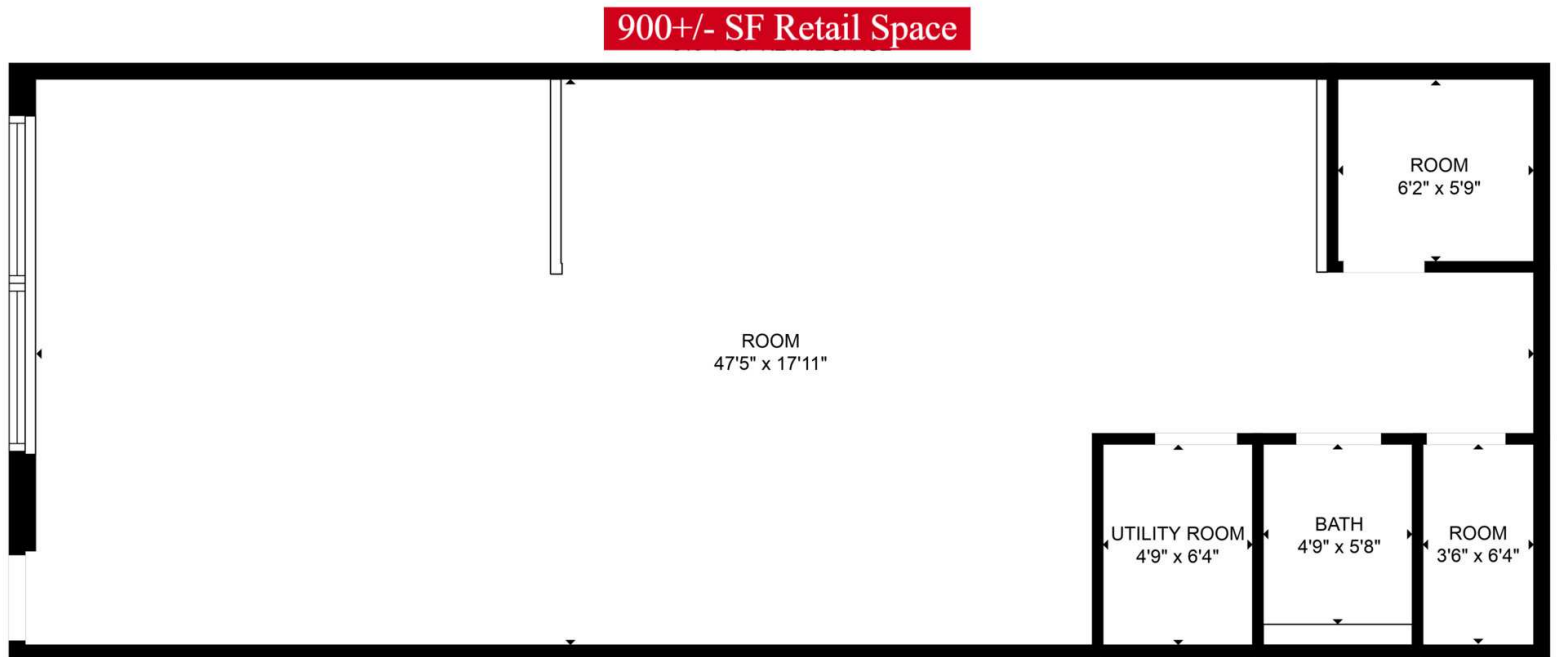


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FLOOR PLANS

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

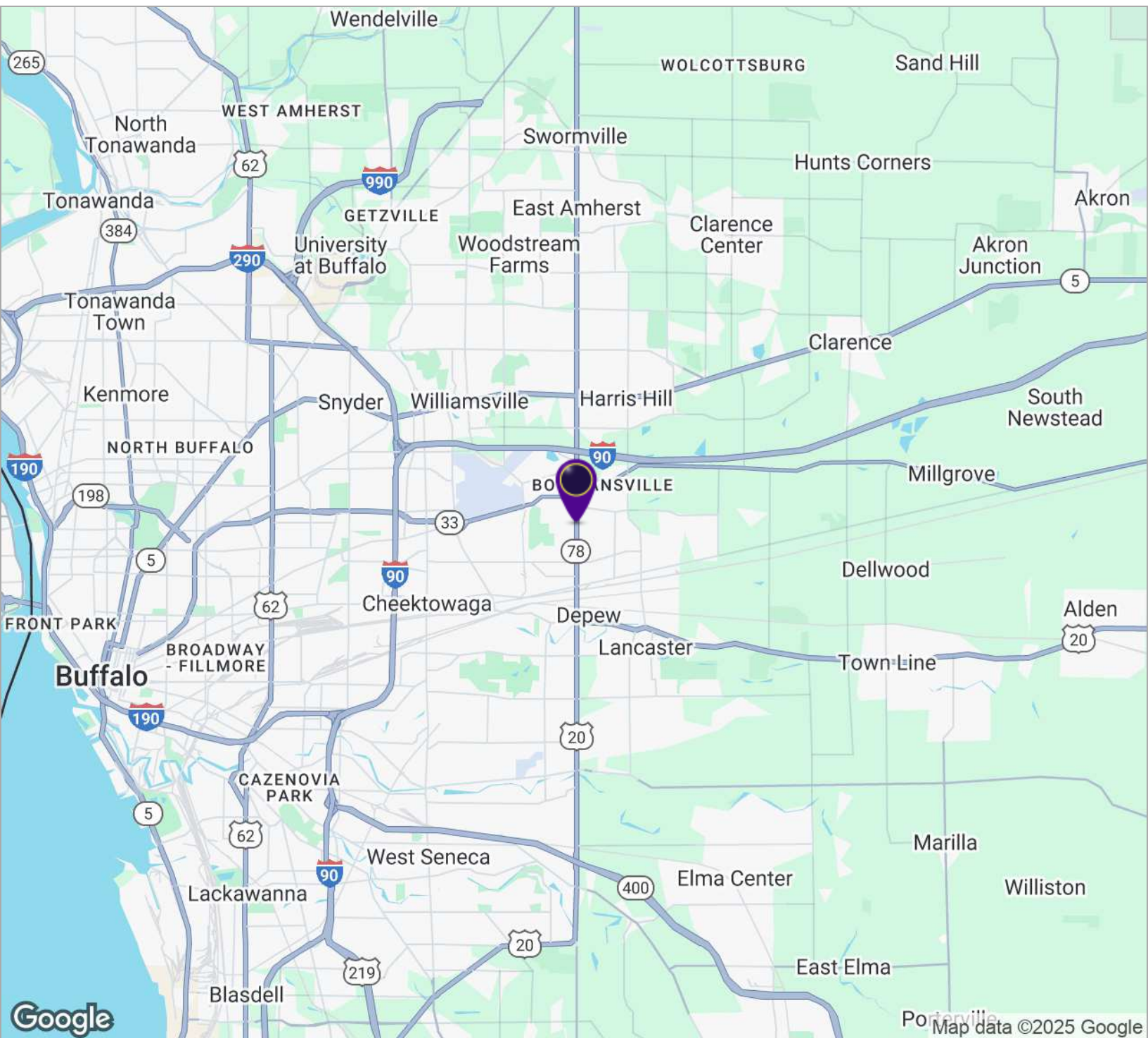


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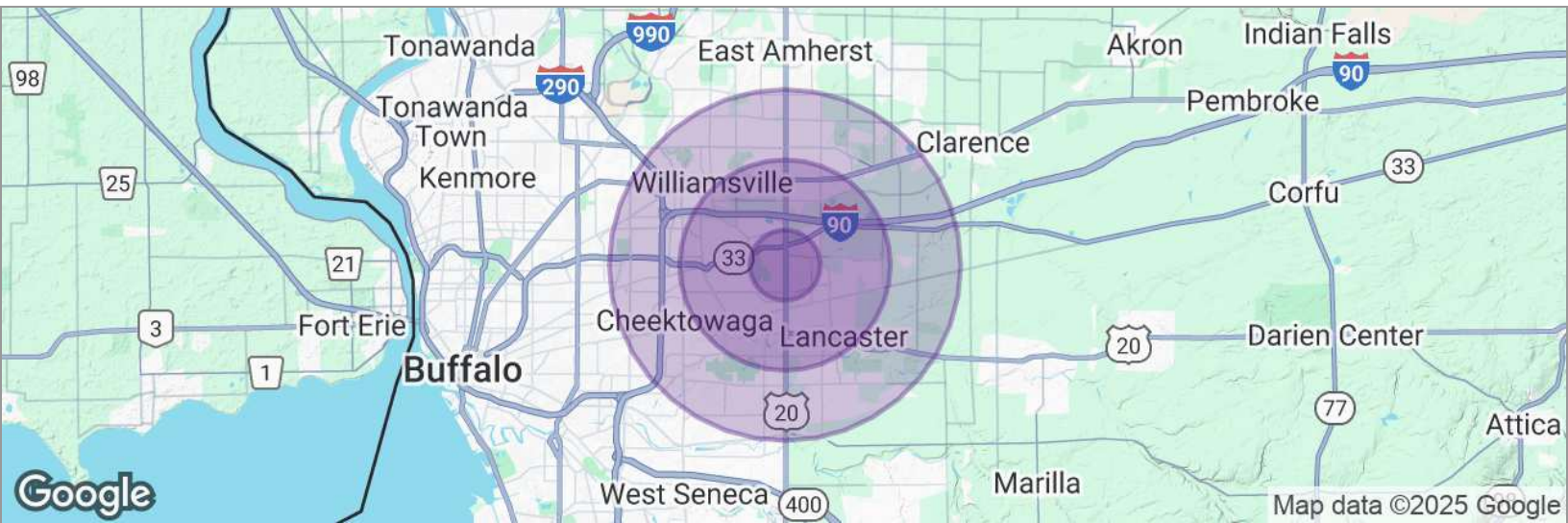


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DEMOGRAPHICS MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,194	57,592	164,089
Median age	45	44	45
Median age (Male)	44	43	43
Median age (Female)	47	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,663	25,748	72,462
# of persons per HH	2.2	2.2	2.3
Average HH income	\$99,620	\$96,570	\$102,173
Average house value	\$203,866	\$244,779	\$275,857

* Demographic data derived from 2020 ACS - US Census



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