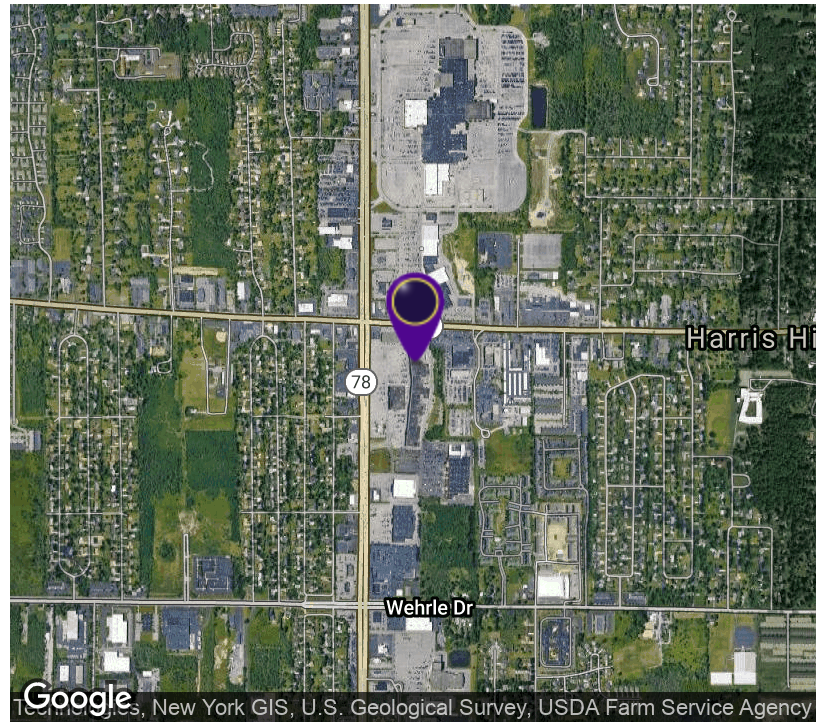


4285 Transit Road

Williamsville, NY 14221



OFFERING SUMMARY

Available SF:	6,479 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0 Acres
Building Size:	6,479 SF
Renovated:	2019
Zoning:	Commercial

PROPERTY OVERVIEW

This former Advance Auto Parts store is available for sub-lease thru 2020. At a reasonable & below market rate Transitown Plaza offers a variety of discounted shopping options in Buffalo. All at a convenient corner location, the plaza's tenants include Home Depot, Aldi Foods, Planet Fitness, Chili's Restaurant, TJ MAXX, Quest Diagnostics, Red Door Ski/Snowboard Shop, Custom Auto Radios, Subway, SAS Shoes, George & Company, and New York State Department of Labor office.

LOCATION OVERVIEW

Transitown Plaza is located on the corner of Transit Road and Main Street in Williamsville. 3/4 mile north of the I-90 New York State Thruway Depew Exit.

PROPERTY HIGHLIGHTS

- Ready To Move-In Space
- Corner Location
- Access From Both Main Street & Transit Road
- Traffic Signal Access
- Reasonable Lease Rate



RICK RECCKIO
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ADDITIONAL PHOTOS

4285 Transit Road

Williamsville, NY 14221



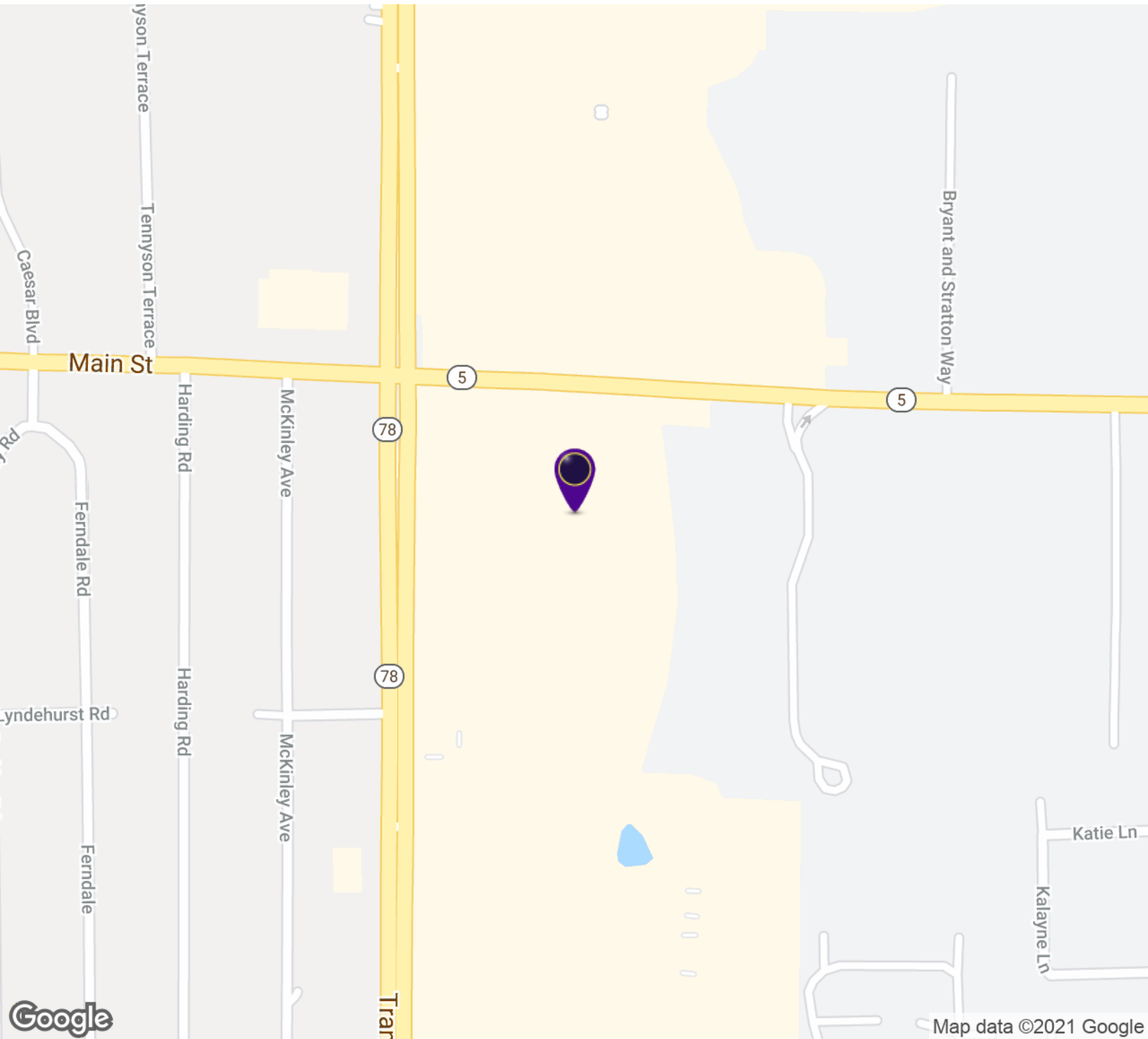
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NY & PA Licensed Broker

4285 Transit Road

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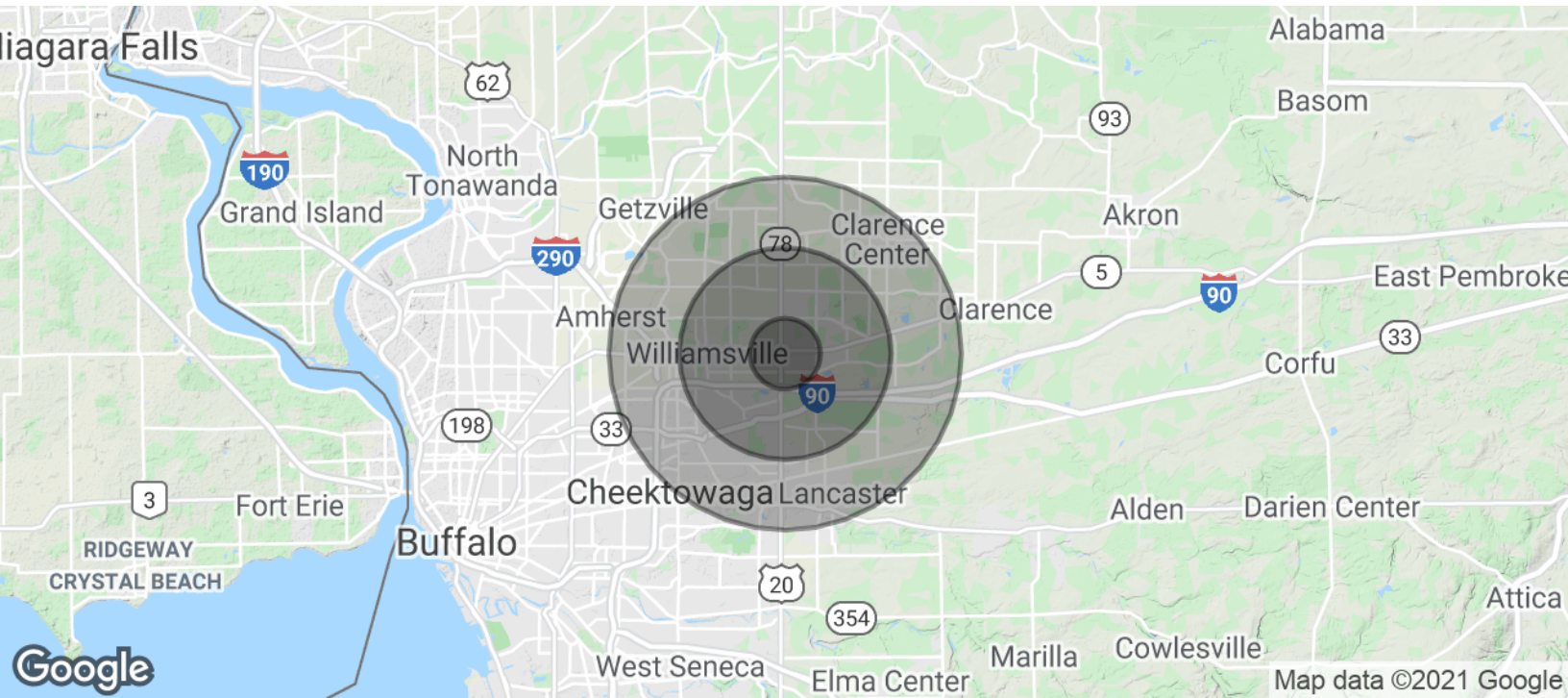


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,583	46,056	146,889
Median age	43.5	44.7	43.3
Median age (Male)	39.4	42.5	41.3
Median age (Female)	47.5	46.8	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,552	19,143	59,513
# of persons per HH	2.3	2.4	2.5
Average HH income	\$78,325	\$84,031	\$83,710
Average house value		\$186,007	\$179,605

* Demographic data derived from 2010 US Census



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