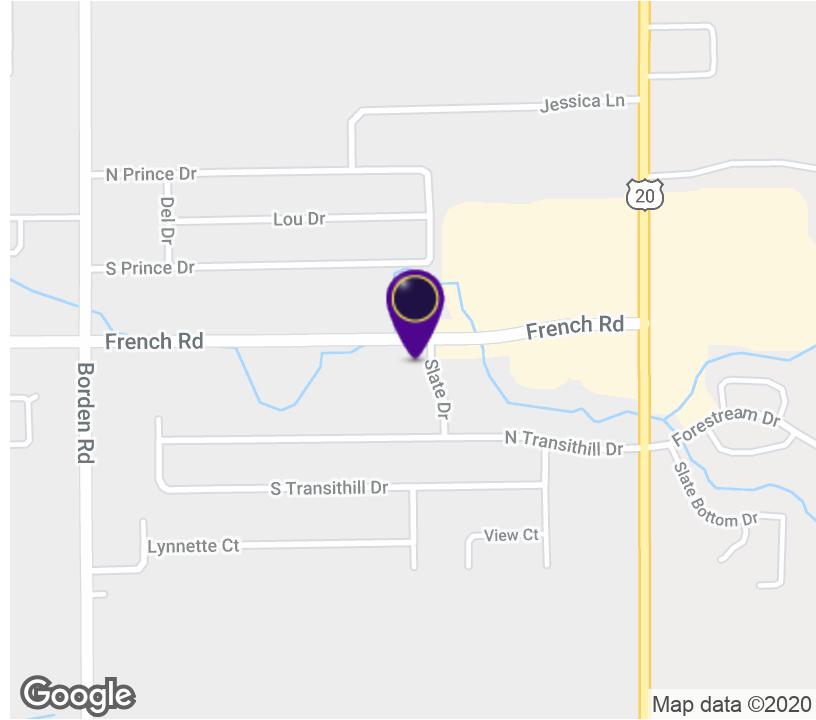


# Former Retail Store

1375 French Road, Depew, NY 14043



## OFFERING SUMMARY

Sale Price:	Call For More Details
Available SF:	4,068 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0.47 Acres
Year Built:	1983
Building Size:	4,068 SF
Renovated:	2010
Zoning:	Commercial
Price / SF:	-

## PROPERTY OVERVIEW

This former retail store has plenty of large windows across the front of the building, pylon sign, curb cuts for easy access on both roads. Space is wide open with 13' ceiling heights, 8' high garage door on the side for deliveries. Some nearby businesses include Tops Supermarket, Crunch Fitness, Aldi Foods, Wegmans, Walgreens, Lancaster Lanes, Kohls, Target, (New) Delta Sonic, Chic-Fil-A, Taco Bell, Wendy's, Burger King, McDonalds, Tim Hortons, Applebees, Panera Bread, Teds Hotdogs, Louies Texas Hots, and many more. The vacant lot behind this property on Slate Drive is available for an additional amount. Consist of a lot size of 149' x 243' of 1.23 additional acres. Both lots combined would equal approximately 1.7+/- acres.

## LOCATION OVERVIEW

Located approximately 1/4 mile west of Transit Road Route 78 and between Transit Road & Borden Road. This property is located on the southwest corner of French Road and Slate Drive.

## PROPERTY HIGHLIGHTS

- Corner Location - Highly Visible
- Easy Access from Two Roads
- 0.47 +/- Acres (145' x 141')
- Within 1-2 Miles of Several Other Restaurants & Retailers

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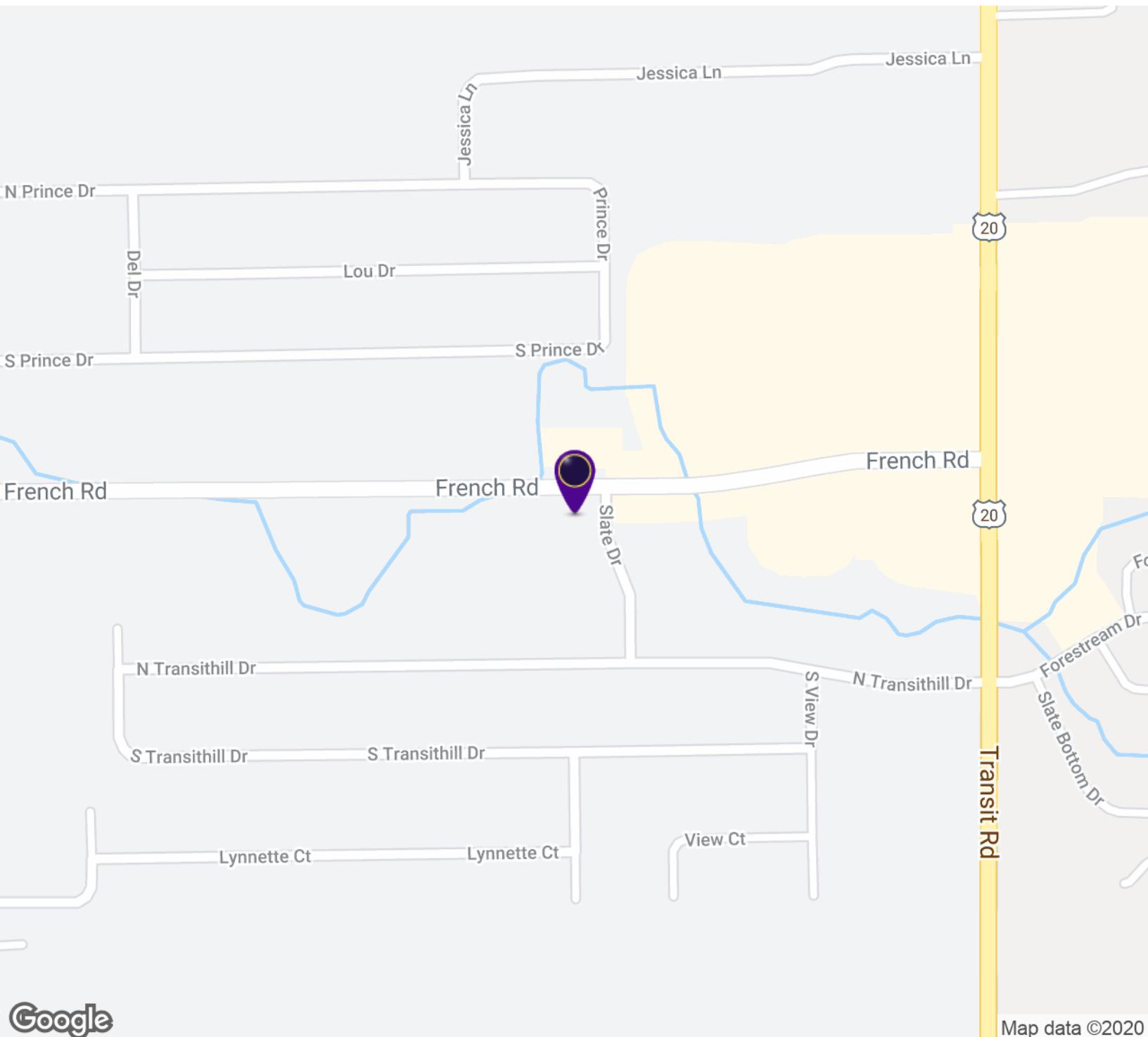


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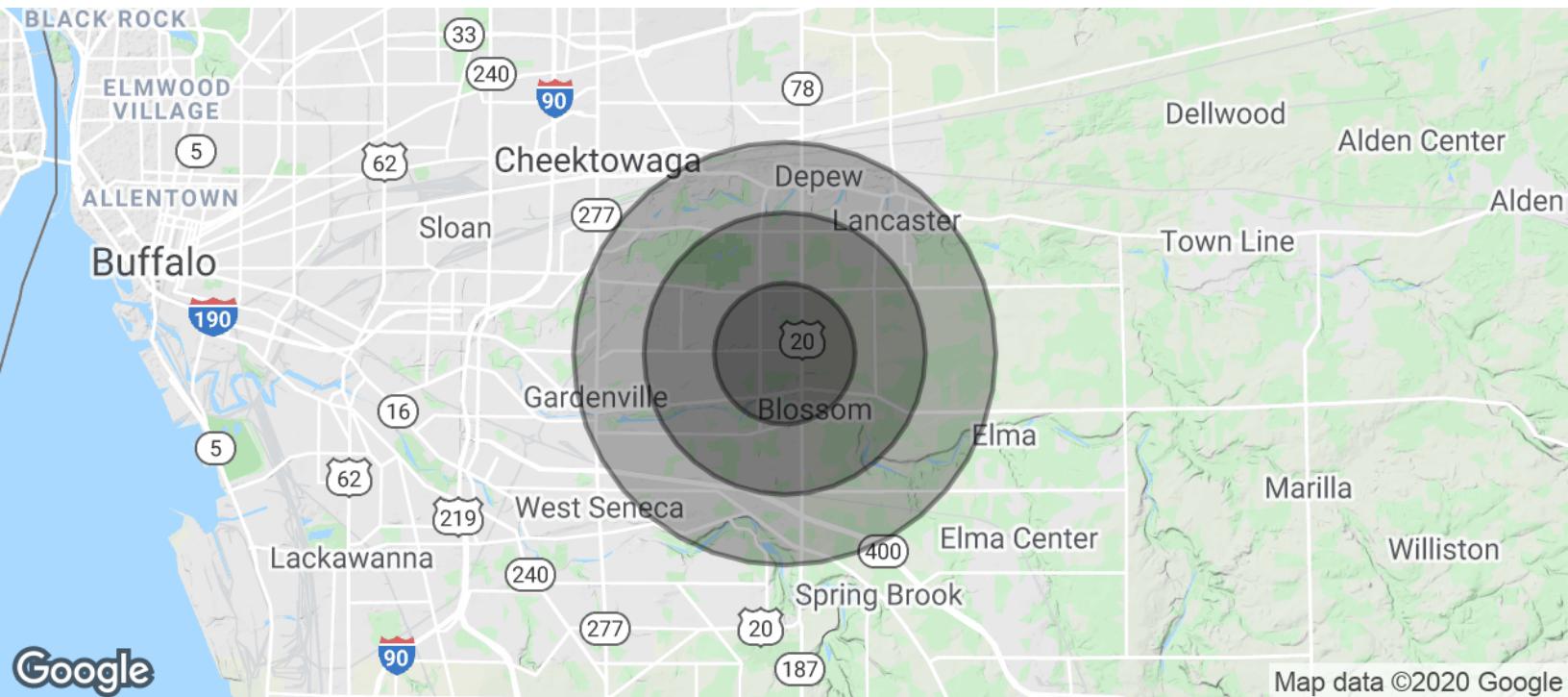
# Former Retail Store

1375 French Road, Depew, NY 14043



# Former Retail Store

1375 French Road, Depew, NY 14043



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,351	29,166	57,856
Average age	43.3	43.6	42.9
Average age (Male)	42.1	42.1	40.5
Average age (Female)	45.8	46.1	45.9

## HOUSEHOLDS &amp; INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,293	11,964	23,661
# of persons per HH	2.4	2.4	2.4
Average HH income	\$64,846	\$67,443	\$65,952
Average house value	\$148,294	\$158,724	\$146,456

\* Demographic data derived from 2010 US Census