

6,298+/- SF EXISTING RESTAURANT FOR SALE

6135 Transit Rd, Depew, NY 14043



OFFERING SUMMARY

Sale Price:	Call for Details
Lot Size:	0.96 Acres
Year Built:	1995
Building Size:	6,298 SF
Zoning:	COMMERCIAL

PROPERTY OVERVIEW

Rare opportunity to acquire a 6,298+/- SF fully built-out restaurant, operating for over 50 years in one of Western New York's most heavily trafficked retail corridors. Space has seating occupancy for 225 and with a private banquet room that seats 45-50 people. Located along Transit Road, this site benefits from exceptional visibility, strong daily traffic counts, and proximity to major national retailers, making it an ideal location for continued restaurant, retail, office, investors, tenants, or land/building redevelopment. Business, Equipment, Furniture and Fixtures included.

LOCATION OVERVIEW

Positioned in the heart of the Transit Road retail corridor, the property sits within one of the most active commercial trade areas in Erie County. The site benefits from close proximity to major anchors, shopping centers, and regional destinations, driving consistent consumer traffic throughout the day. Nearby retail demand indicators include: National retailers and big-box centers along Transit Rd., Close proximity to the Walden Galleria trade area, Dense surrounding residential population, Easy access to I-90 (NYS Thruway) and major commuter routes, This corridor is widely recognized as a prime retail and restaurant destination, making it highly attractive for food service operators.

PROPERTY HIGHLIGHTS

- Established Business for over 50 years
- Occupancy 225+/-, Banquet room seats 45-50 People
- Turnkey restaurant space with existing infrastructure in place
- Highly visible location on Transit Rd. with strong frontage



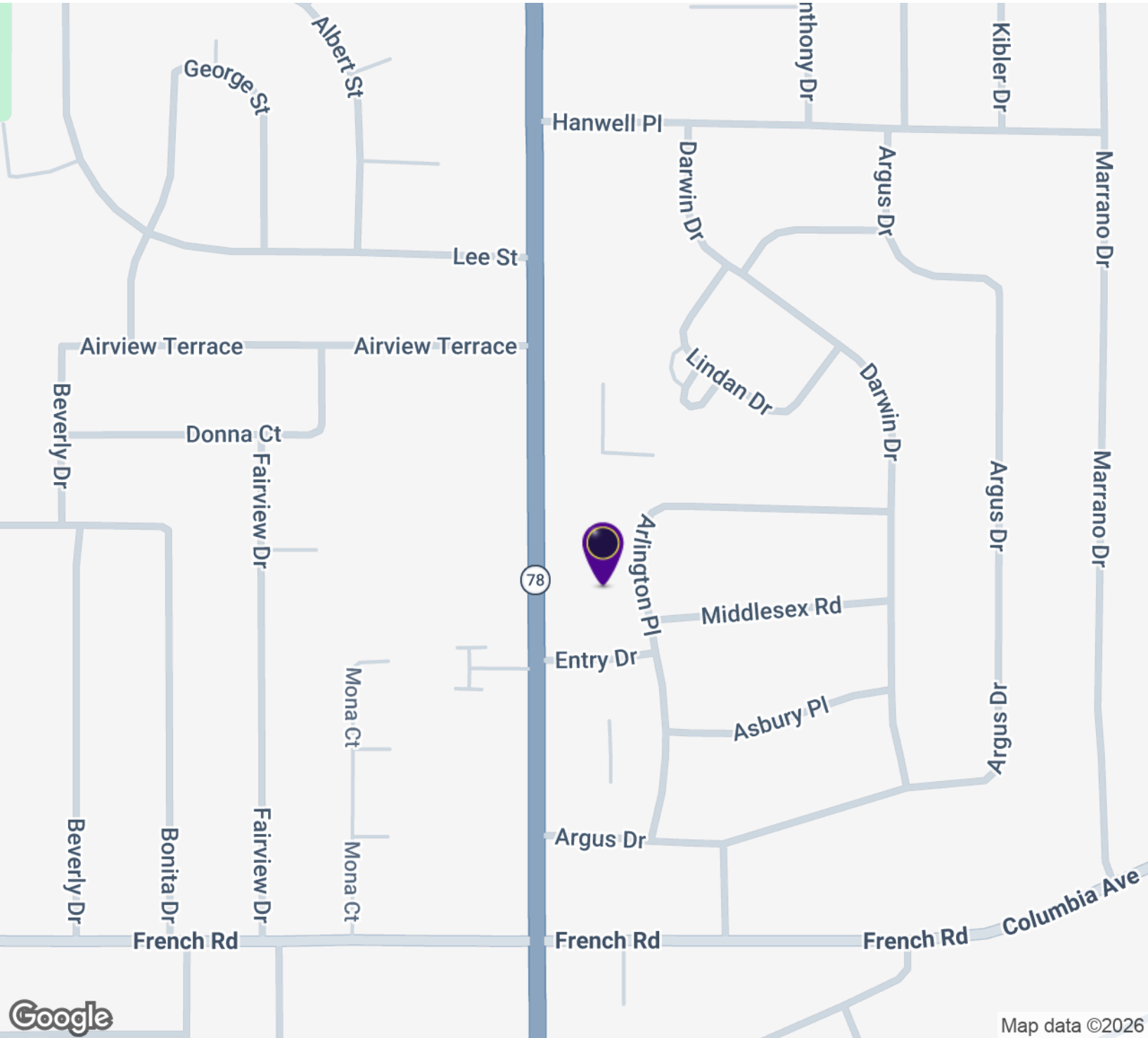
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LOCATION MAP

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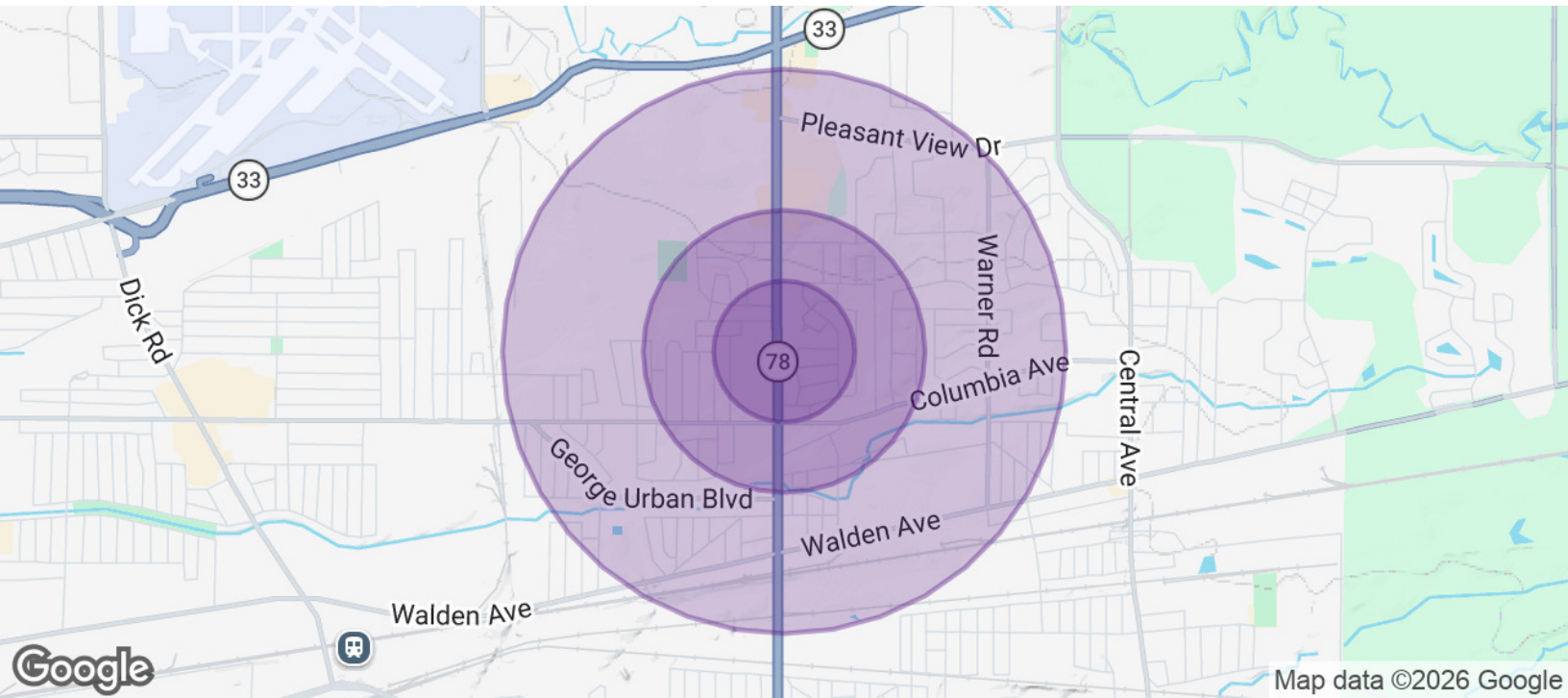
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,078	3,705	11,018
Average Age	39.4	40.7	44.4
Average Age (Male)	46.2	45.0	43.7
Average Age (Female)	38.2	40.9	46.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	450	1,555	4,920
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$110,050	\$108,510	\$96,913
Average House Value	\$193,702	\$197,941	\$198,625

2023 American Community Survey (ACS)



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