

2,760+/- SF Retail Space

20 Hanwell Pl, Depew, NY 14043



OFFERING SUMMARY

Sale Price:	\$180,000
Lot Size:	0.24 Acres
Year Built:	1969
Building Size:	2,760 SF
Zoning:	434
Price / SF:	\$65.22

PROPERTY OVERVIEW

20 Hanwell Place, a prime commercial property just 100 feet from the bustling Transit Road in Depew, NY. This robust 70' x 150' +/- building, formerly a drive-thru car wash tunnel, presents a unique opportunity for your business headquarters. Situated on a quarter-acre lot, it offers ample space for various business needs. Adjacent to a Self Serve Car Wash located at 6283 Transit Rd, which is also available for an additional price.

LOCATION OVERVIEW

Located on the east side of Transit Rd. between Genesee St. and Broadway. 1 mile south of Genesee St. 1.5 +/- miles south of NYS Thruway I-90. Central WNY Location 2+/- miles south of from Buffalo International Airport.

PROPERTY HIGHLIGHTS

- Prime 2,760+/- SF retail/free-standing building
- LOT: 70' x 150'
- Zoned: Commercial
- High-traffic location in the Depew area
- Ample parking for customers and employees
- Excellent investment opportunity in a thriving market
- Access from Transit Road



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ADDITIONAL PHOTOS

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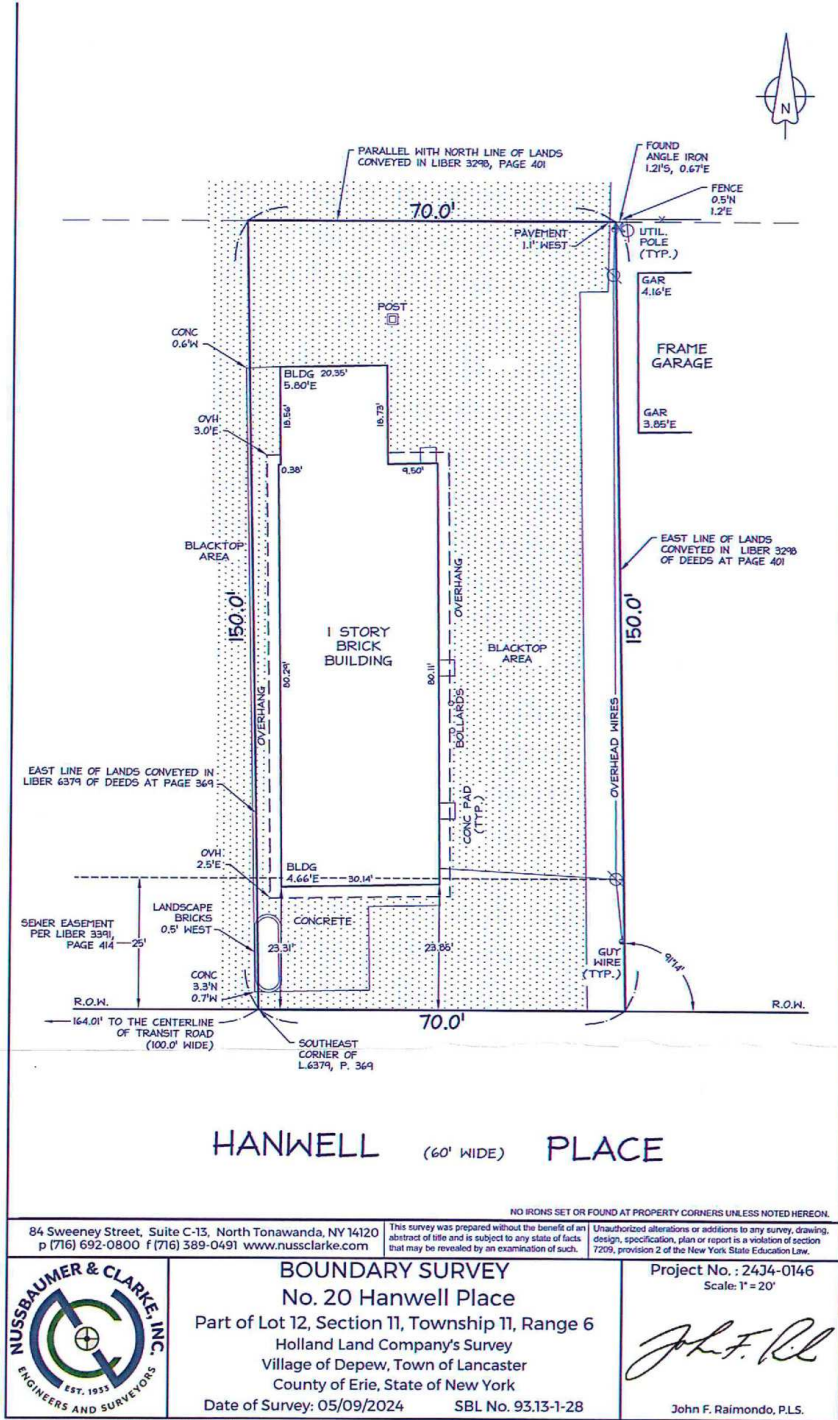


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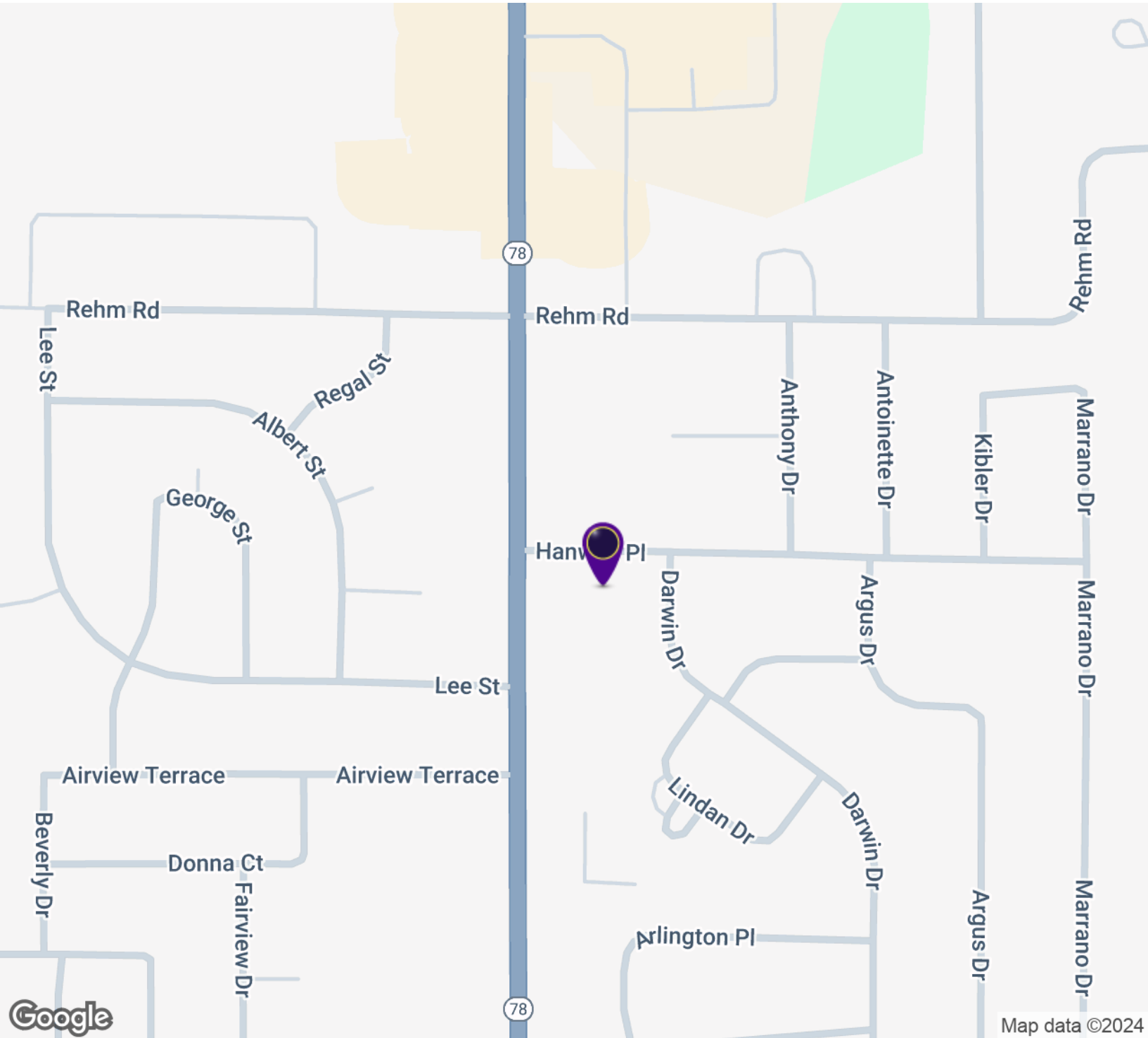
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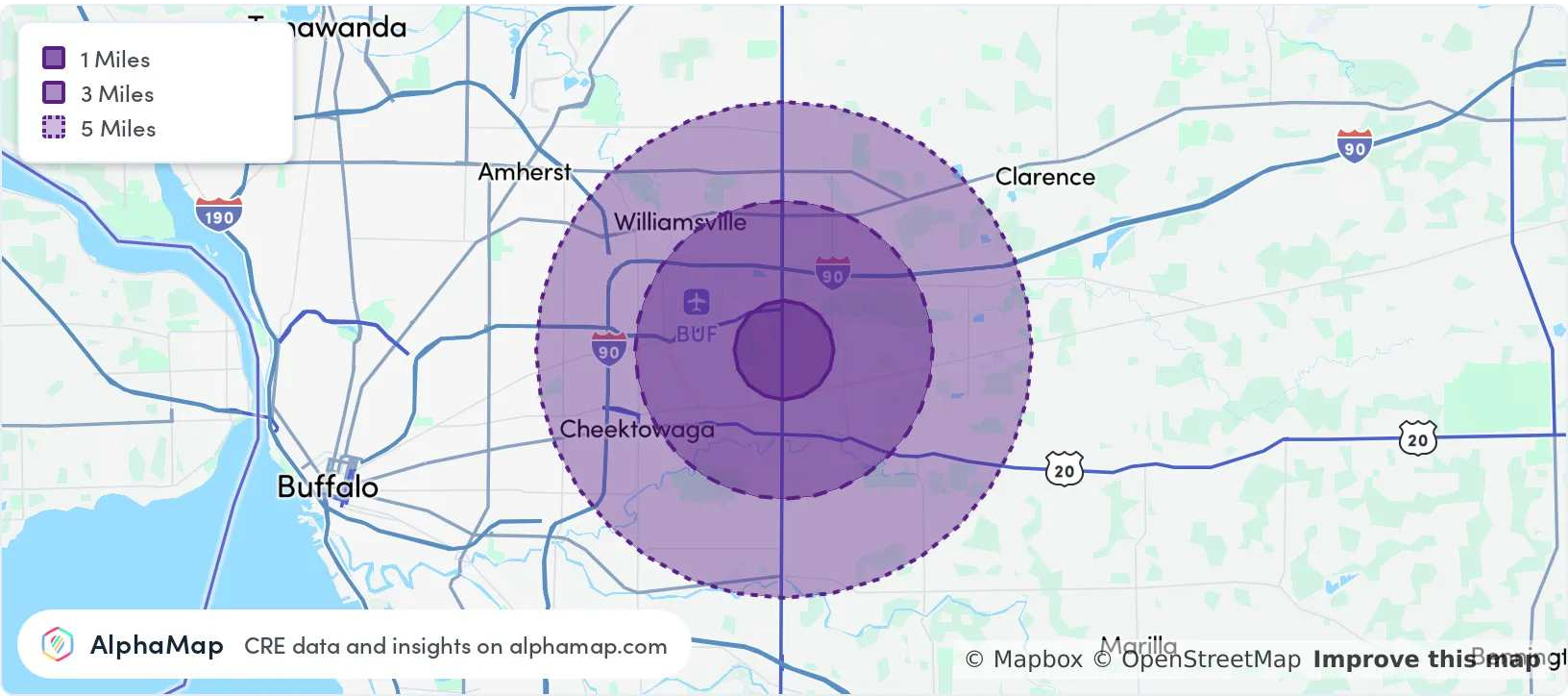


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,425	56,023	164,089
Average Age	45	44	45
Average Age (Male)	44	43	43
Average Age (Female)	46	46	46

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,182	25,024	72,462
Persons per HH	2.3	2.2	2.3
Average HH Income	\$99,121	\$96,166	\$102,173
Average House Value	\$202,487	\$241,305	\$275,857
Per Capita Income	\$43,096	\$43,711	\$44,423

Map and demographics data derived from AlphaMap



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