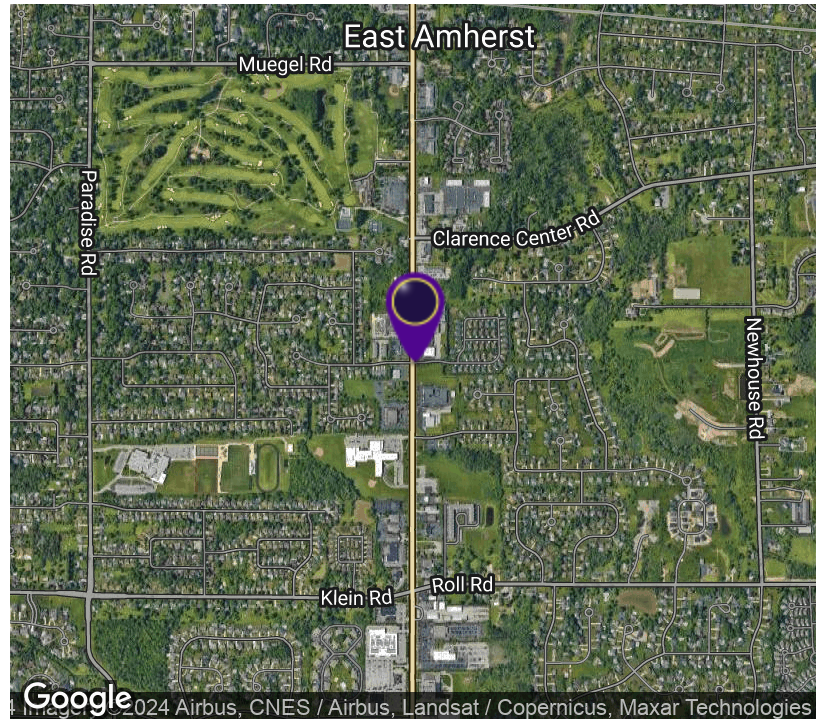


# Vacant Land - Built-To-Suit

5821 Transit Road, Williamsville, NY 14221



## OFFERING SUMMARY

Available SF: Vacant Land

Lease Rate: Call For Details

Lot Size: 0.97 Acres

Zoning: Commercial

## PROPERTY OVERVIEW

Lot size 120' +/- x 313' +/- - irregular width. 0.97 acres adjacent to Transit Valley Plaza. Available for Lease - Built To Suit. Utilities available: Electric / Power, Water, Telephone, Cable, Gas / Propane.

## LOCATION OVERVIEW

Located on Transit Road between Klein Road and Casey Road. Next to Transit Valley Plaza and Spoth's Nursery and just north of Wegman's, Wal-Mart, Eastern Hills Mall, Target, Kohl's, Tops Supermarket, Lowes, and South of Aldi Foods.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Vacant Land
- Built To Suit
- Great Demographics
- High Traffic Location
- Available For Ground Lease



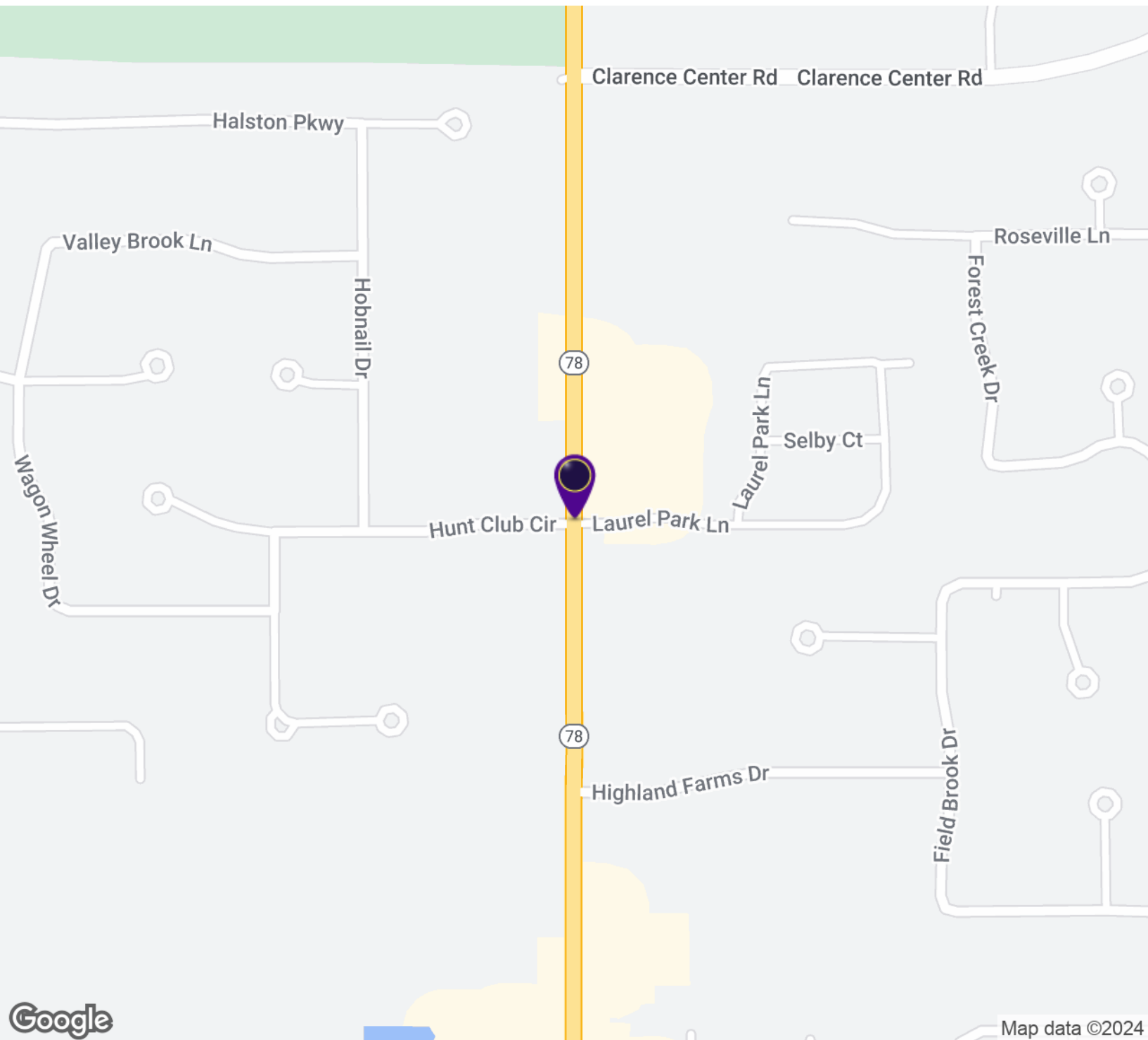
**RICK RECCKIO**  
716.998.4422  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
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## LOCATION MAP

# 5821 Transit Road

Williamsville, NY 14221

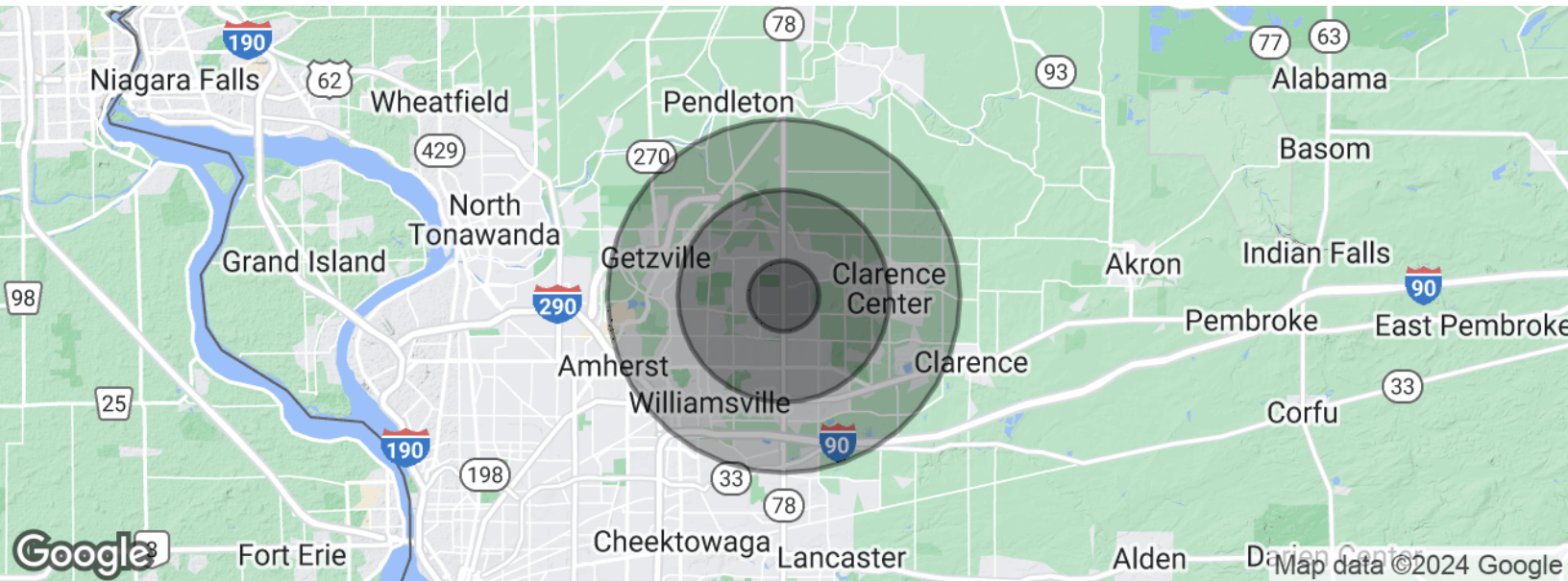


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# 5821 Transit Road

Williamsville, NY 14221



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,388	50,500	108,949
Median age	44.4	43.5	43.5
Median age (Male)	44.0	42.3	41.6
Median age (Female)	44.8	44.5	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,911	19,076	42,260
# of persons per HH	2.8	2.6	2.6
Average HH income	\$136,158	\$114,203	\$103,013
Average house value	\$263,876	\$236,627	\$226,727

\* Demographic data derived from 2020 ACS - US Census



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