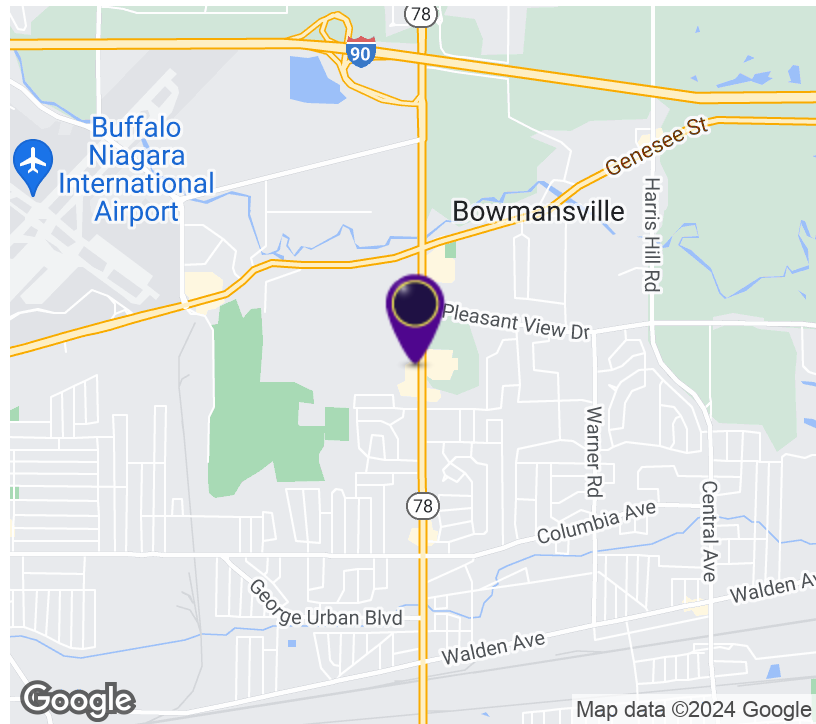


6,177+/- SF Space

6370 Transit Road , Cheektowaga, NY 14043



OFFERING SUMMARY

Available SF: 6,177 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 1.37 Acres

Year Built: 2013

Building Size: 6,177 SF

Zoning: Commercial

PROPERTY OVERVIEW

6,177 +/- retail store available for sublease. Located south of the intersection of Transit Road & Genesee Street, this freestanding building is ideal for any retail, office, or restaurant uses. Ample parking located in both the front and rear of the building and easily accessible with traffic light access. Interior and exterior are in excellent condition. Call Rick Recckio for more details, 716-998-4422.

LOCATION OVERVIEW

Located in Cheektowaga on Transit Road this freestanding building is located on one of the heaviest trafficked roads in Erie County, NY. Just south of the New York State Thruway I-90 and the Buffalo Niagara International Airport. Adjacent to McDonald's, across the street from Tops Supermarket Plaza and newly built Midtown Apartments 360 +/- Luxury apartments available summer 2022. Easily accessible with a traffic light access.

PROPERTY HIGHLIGHTS

- Excellent Location
- Ample Parking
- Heavy Traffic Count 30,800+/- Daily
- Freestanding Building
- Traffic Light Access



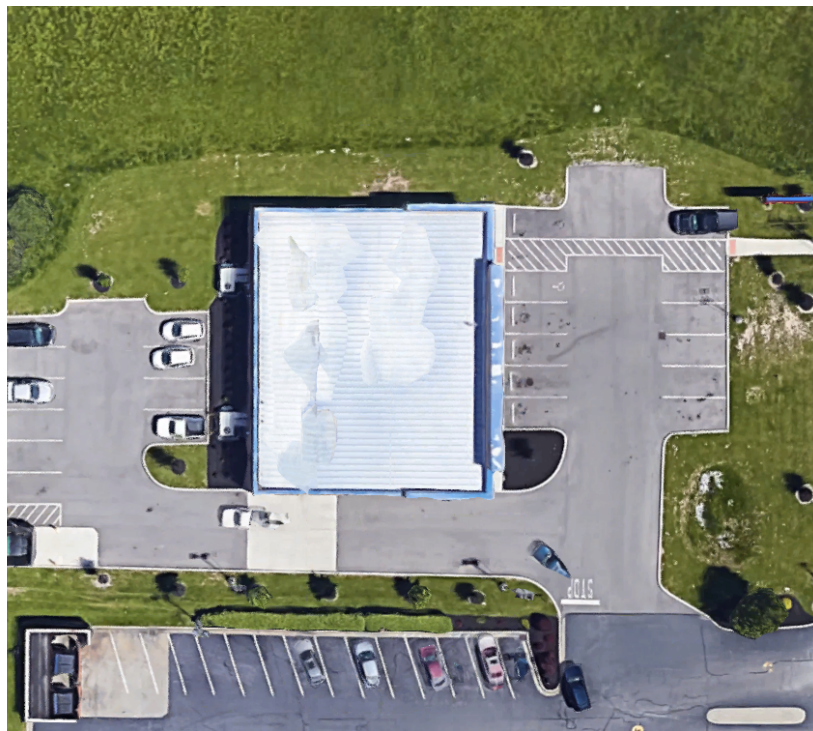
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

6,177+/- SF Space

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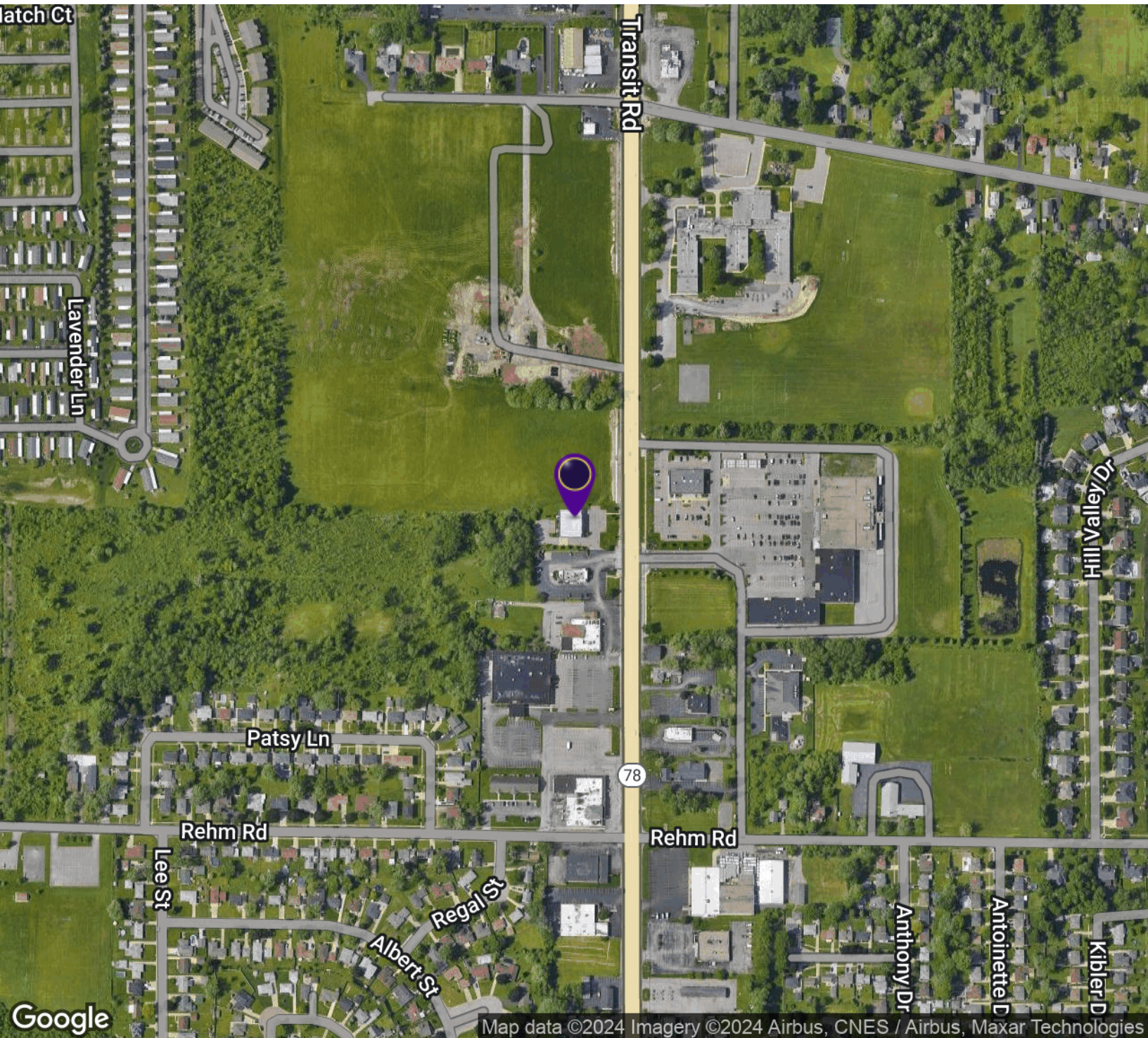


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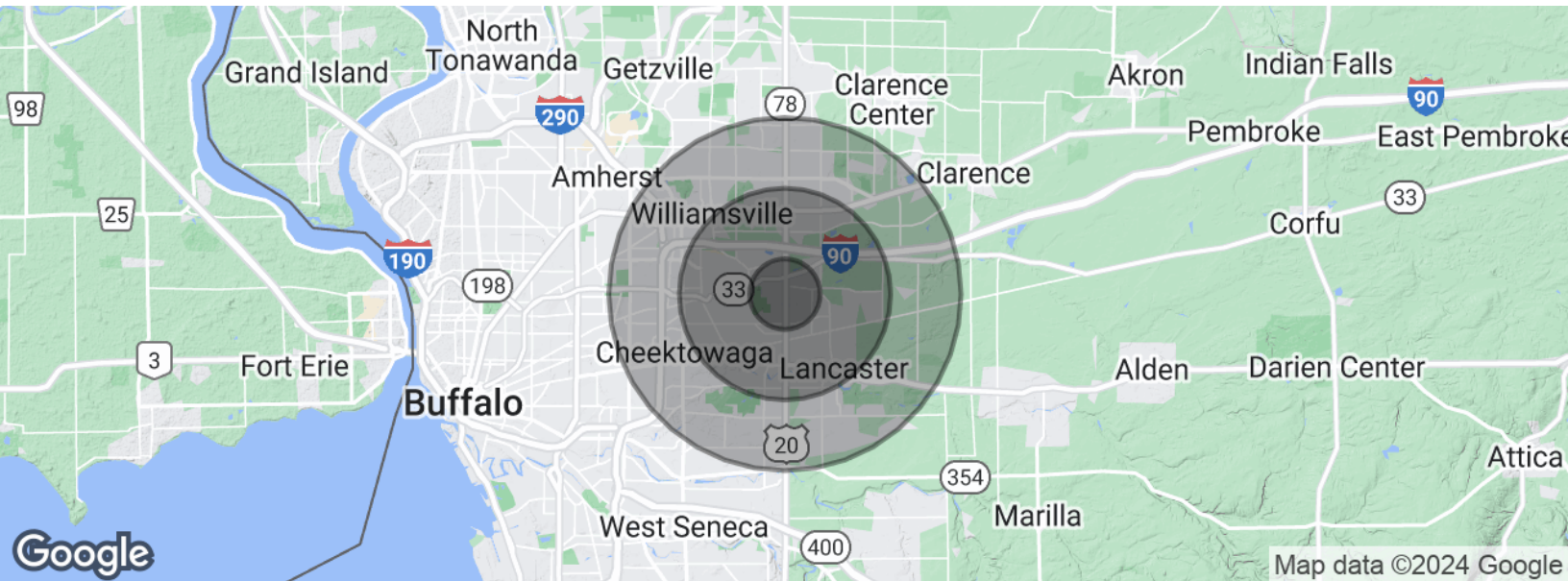


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,836	55,394	160,418
Median age	44.4	42.9	43.0
Median age (Male)	43.9	40.3	40.7
Median age (Female)	45.3	45.3	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,723	23,529	66,886
# of persons per HH	2.4	2.4	2.4
Average HH income	\$60,420	\$61,390	\$69,510
Average house value	\$117,770	\$117,456	\$147,597

* Demographic data derived from 2020 ACS - US Census



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