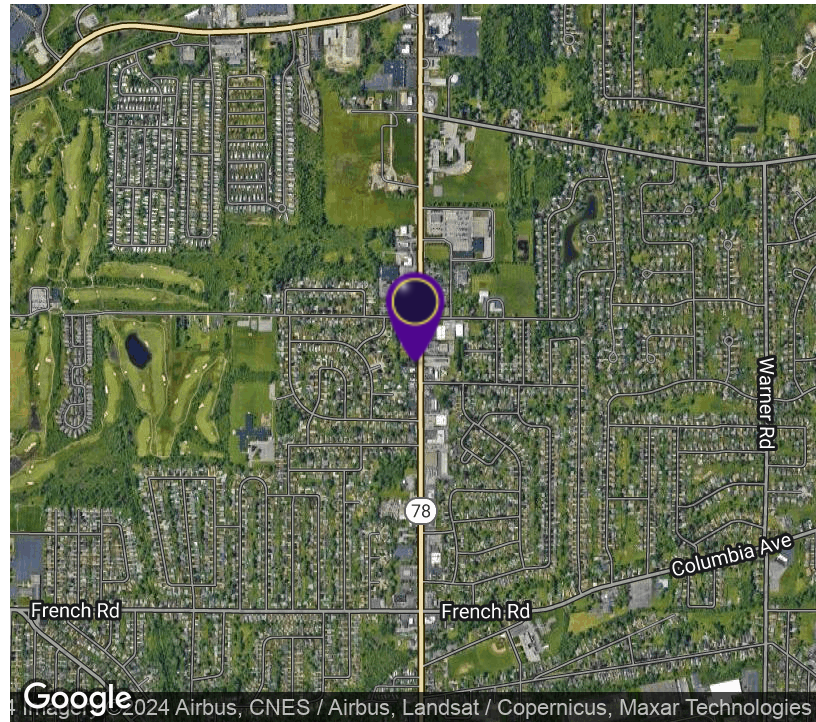


# 6260 Transit Road

Depew, NY 14043



## OFFERING SUMMARY

Sale Price: \$449,000

Lot Size: 0.3 Acres

Year Built: 1963

Building Size: 4,336 SF

Price / SF: \$103.55

## PROPERTY HIGHLIGHTS

- Excellent Location
- High Traffic Count 30,000+/- Cars Daily
- Close Proximity to NYS I-90 & Buffalo Niagara International Airport
- Ample Parking
- Potential Income Estimated at \$3,600/month
- Second Floor Offices 450+/- SF up to 1,800+/- SF
- 120' +/- of Frontage on Transit Road



**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

## PROPERTY DESCRIPTION

# 6260 Transit Road

Depew, NY 14043



## PROPERTY DESCRIPTION

Excellent exposure on Transit Road. Commercial freestanding building comprised of two (2) stories, situated between Walden Avenue and Genesee Street. Retail/office space with two (2) offices and storage on the first floor. The first floor can be divided into individual spaces, 1700+/- Sf and 500+/- SF with pre-existing roughed in plumbing for an additional bathroom. Four (4) office spaces on the second floor. Each office on the second floor are connected via fire-rated door can be combined for additional space up to 1,800+/- SF. High traffic counts approximately 30,000+/- cars daily. Parking lot has 28+/- spaces with a large garage and storage barn in the rear of the property. Large pole sign at the street with excellent visibility to oncoming traffic. Potential income estimated at \$3,600/month. For more details call Rick Recckio at 716-998-4422.

## LOCATION DESCRIPTION

Located on Transit Road in the northern section of Depew. Closest major intersection is Transit Road & Genesee Street on one of the heaviest trafficked intersections in Erie County, NY, situated 1/4 mile north of the property. Easily accessible to New York State I-90, Kensington Expressway Route 33, and 1/2 mile from the Buffalo-Niagara International Airport. Close proximity to major national retailers, restaurants, and entertainment such as Home Depot, Starbucks, Tim Hortons, Tops Friendly Supermarket, McDonalds, Fitness 19, Dollar Tree, Aldi Foods, TJ Maxx, Joann Fabrics, Cracker Barrel, Anchor Bar, Tru By Hilton, Home 2 Suites, Springhill Suites by Marriott, Denny's, and much more. Approximately 4 miles from the Galleria Mall, Cheektowaga has a population of 88,226. The town is in the north-central part of the county. It is the second-largest suburb in Buffalo, after the town of Amherst.



**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

# 6260 Transit Road

Depew, NY 14043



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

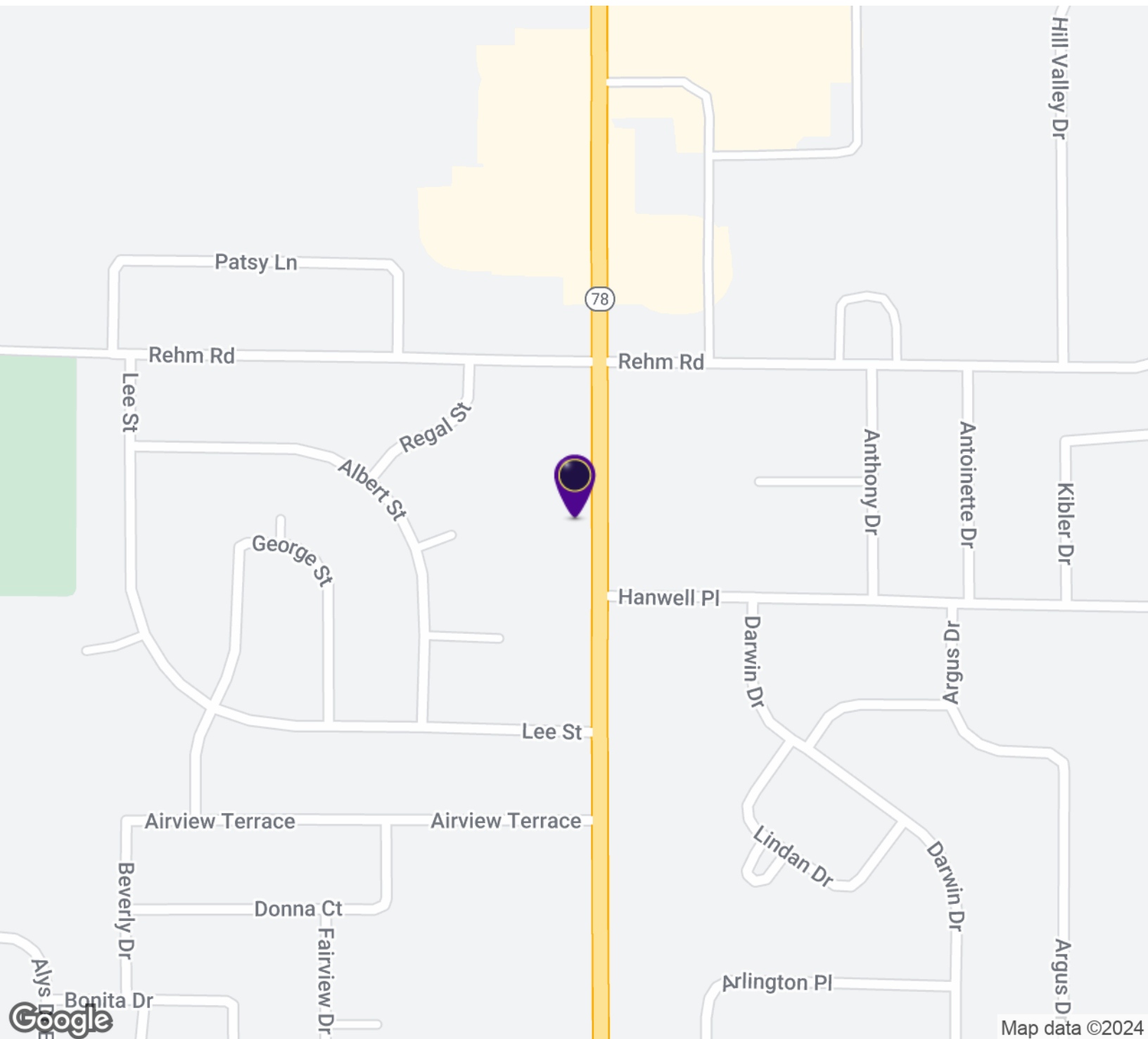
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

NY & PA Licensed Broker

Page // 3

# 6260 Transit Road

Depew, NY 14043



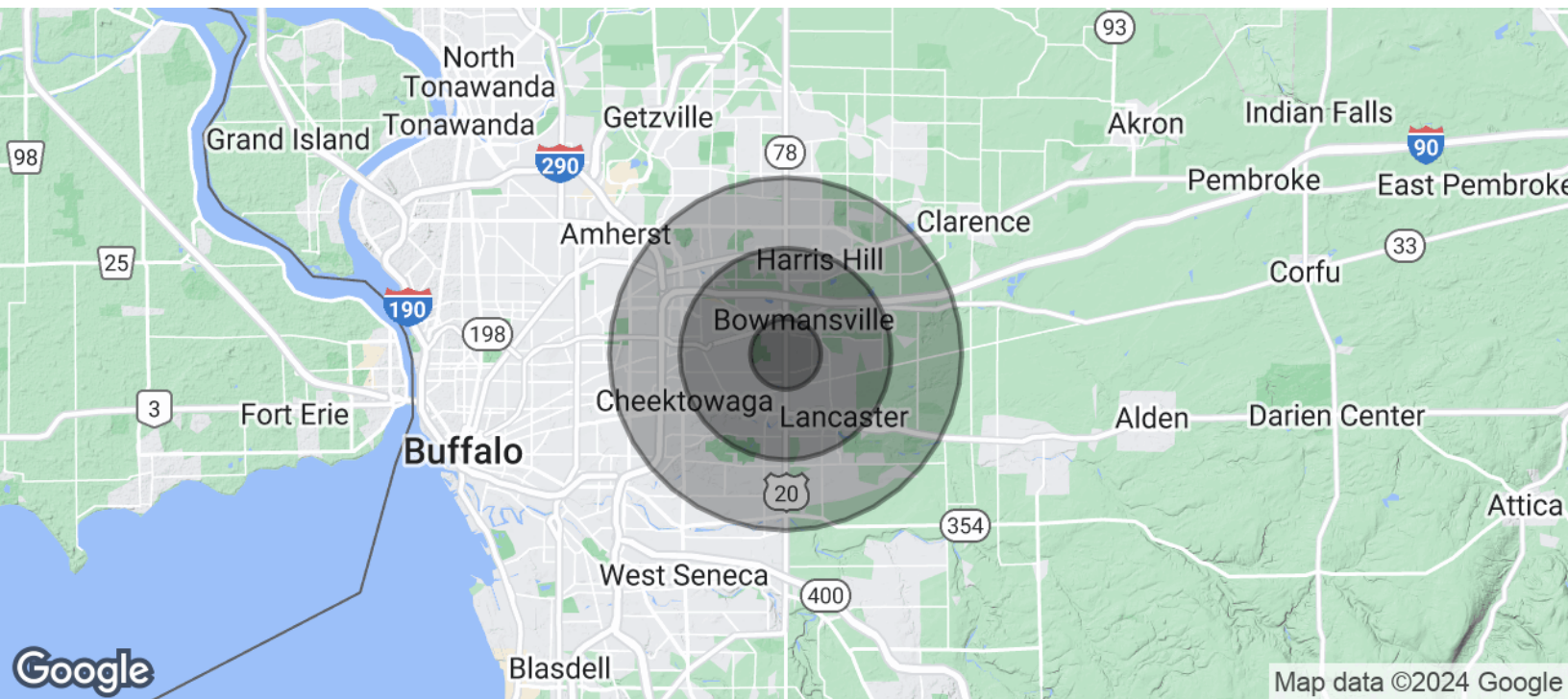
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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



# 6260 Transit Road

Depew, NY 14043



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,721	57,510	158,029
Average age	44.1	42.9	42.9
Average age (Male)	43.8	40.0	40.6
Average age (Female)	44.8	45.4	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,502	24,381	66,040
# of persons per HH	2.4	2.4	2.4
Average HH income	\$60,283	\$60,714	\$68,121
Average house value	\$115,347	\$117,810	\$141,590

\* Demographic data derived from 2020 ACS - US Census



**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