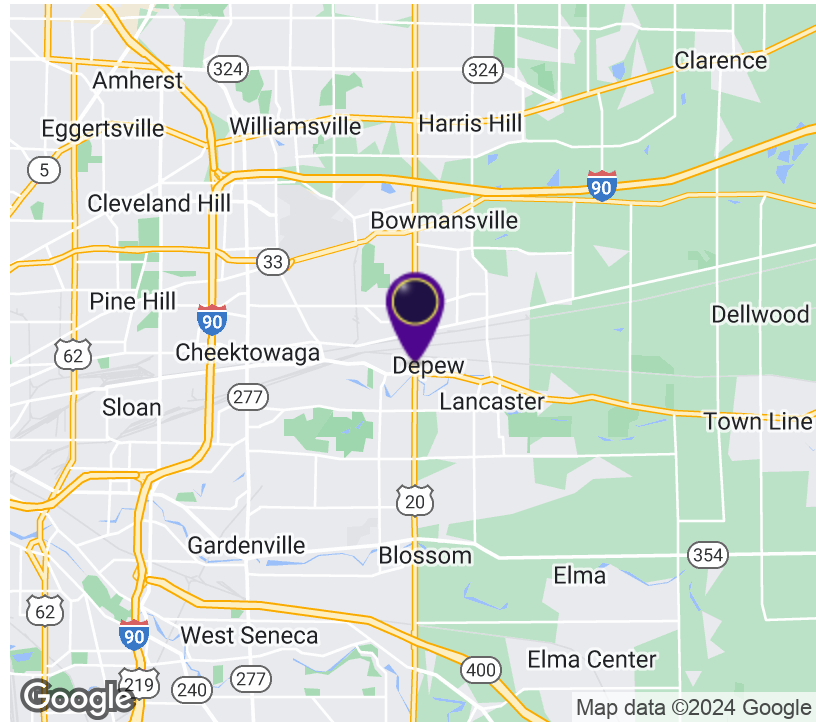


# 5460 Transit Road

Depew, NY 14043



## OFFERING SUMMARY

Sale Price:	\$1,890,000
Available SF:	13,165 SF
Lease Rate:	Negotiable
Lot Size:	0.64 Acres
Year Built:	1960
Building Size:	13,165 SF
Price / SF:	\$143.56

## PROPERTY OVERVIEW

50 free surface spaces are available on all sides of the building, parking ratio of 4.32/1,000 Square Feet. Corner lot with great visibility and traffic signal access. LED sign out front. rear yard is Fenced in.

## LOCATION OVERVIEW

Located in a highly populated area on Transit Road. Traffic counts are approximately 30,645 daily. Located between Walden Ave. and Broadway St.

## PROPERTY HIGHLIGHTS

- Used Car Lot and Service Business
- Opportunity with All Equipment Included
- Easy Access Location
- Traffic Signal on Corner
- Plenty of Parking
- Warehouse, storage or retail use conversion possibilities
- Close Proximity to New York State I-90



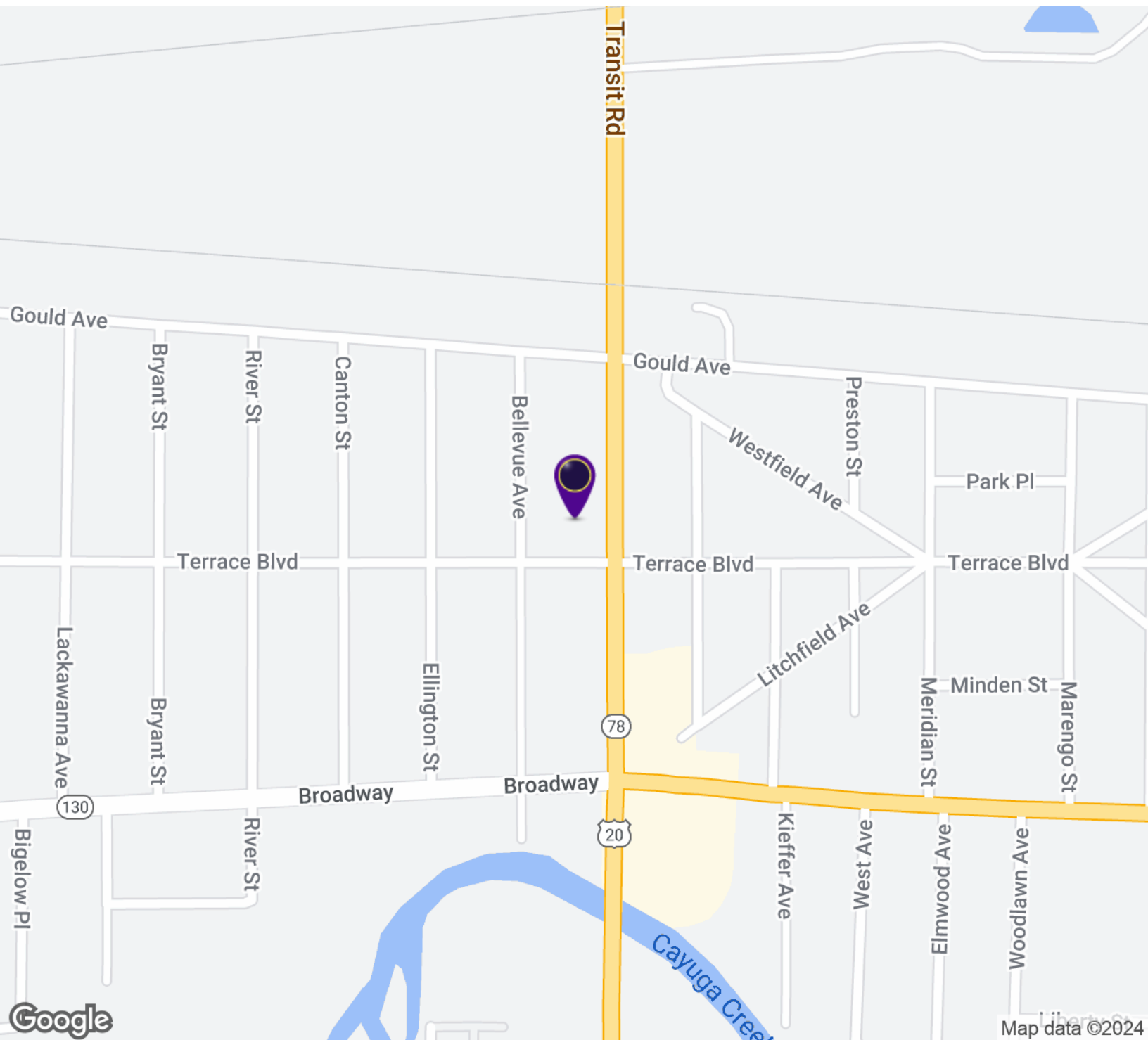
**RICK RECCKIO**  
716.998.4422  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
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## LOCATION MAP

# 5460 Transit Road

Depew, NY 14043

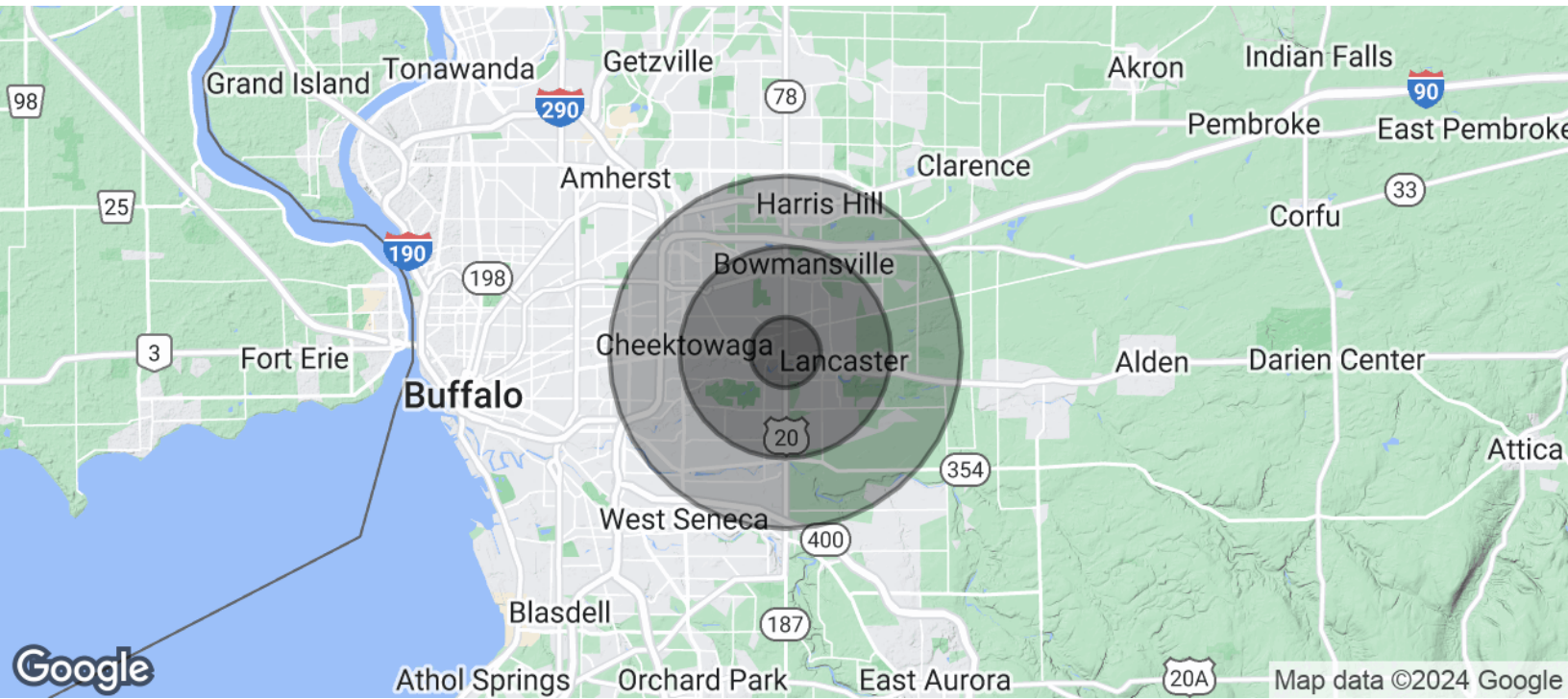


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,873	74,809	141,884
Average age	38.8	42.6	43.1
Average age (Male)	36.6	40.0	40.7
Average age (Female)	41.6	45.2	45.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,307	31,106	59,322
# of persons per HH	2.4	2.4	2.4
Average HH income	\$52,783	\$61,582	\$63,780
Average house value	\$109,720	\$126,420	\$127,014

\* Demographic data derived from 2020 ACS - US Census



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