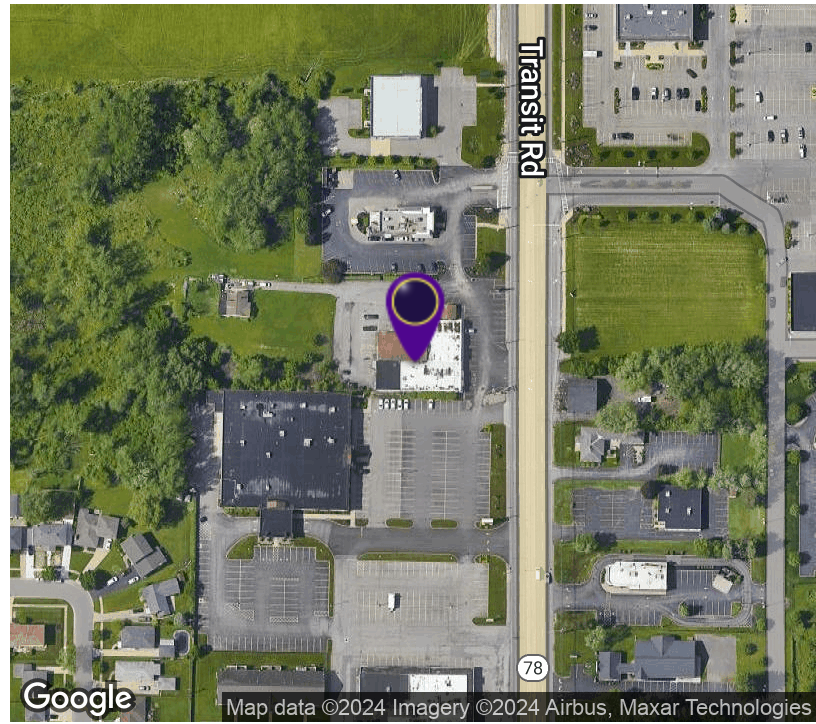


Lease + Personal Training Business For Sale

6354 Transit Rd, Depew, NY 14043



OFFERING SUMMARY

Sale Price:	\$20,000
Available SF:	1,000 SF
Lease Rate:	\$1,500.00 per month (MG)
Building Size:	1,000 SF
Zoning:	Commercial
Price / SF:	\$20.00

PROPERTY OVERVIEW

Just over 1,000+/- SF, operating personal training gym space in a high traffic area on Transit Rd between Walden and Genesee. Busy plaza at a traffic signal, adjacent to McDonalds and across the street from a Tops Supermarket plaza. Transit Road is the main north/south route in suburban Western New York that connects virtually every suburb from Lockport to Hamburg. Other close businesses include Italian Village, Med First, Dollar Tree, Super Cuts, Tim Horton's, Tiffany's Cabaret. Equipment included: Cable Crossover, 2 Weight Benches, Dumbbells with rack from 5-50 lbs., Slam balls 10, 15, 20, 30lbs, Sled Leg Press, Seated Row Machine, Lat pull Down machine, Pec deck, Leg Curl/Leg Extension Multi Unit, Leg Abductor/Adductor machine, Barbells & rack 20-110 lbs., Olympic Barbell, Weight vest to 54 lbs. adjustable, Spin Bike, Battle Ropes, Dip/Pull up Machine, 1065 lbs. of plated weights, Pulling weight sled.

LOCATION OVERVIEW

Transit Rd just South of Genesee Street

PROPERTY HIGHLIGHTS

- Turn Key Personal Training Business
- Established for Eight (8) Years
- Location, Location, Location!



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ADDITIONAL PHOTOS

Lease + Personal Training Business For Sale

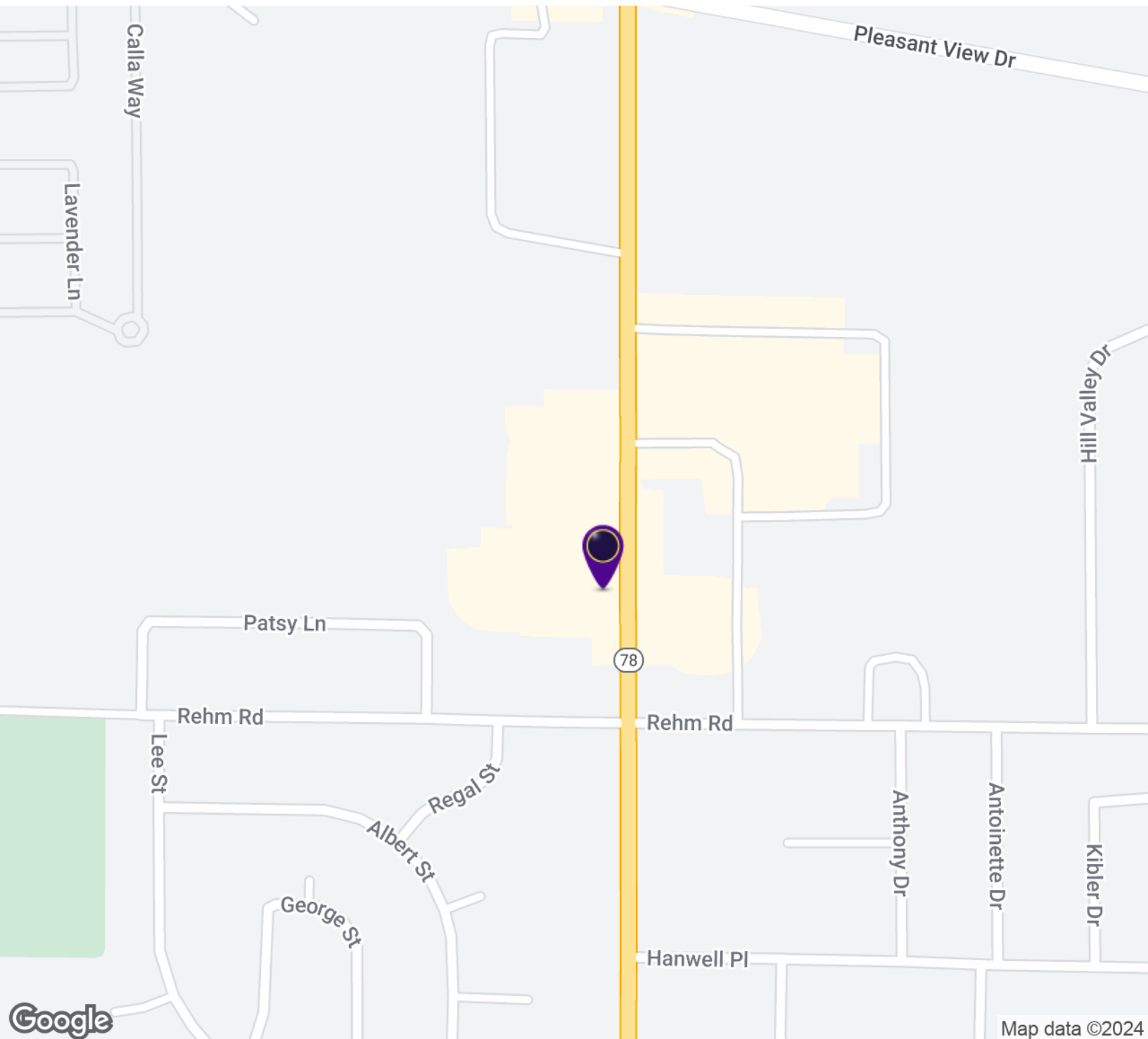
6354 Transit Rd, Depew, NY 14043



LOCATION MAP

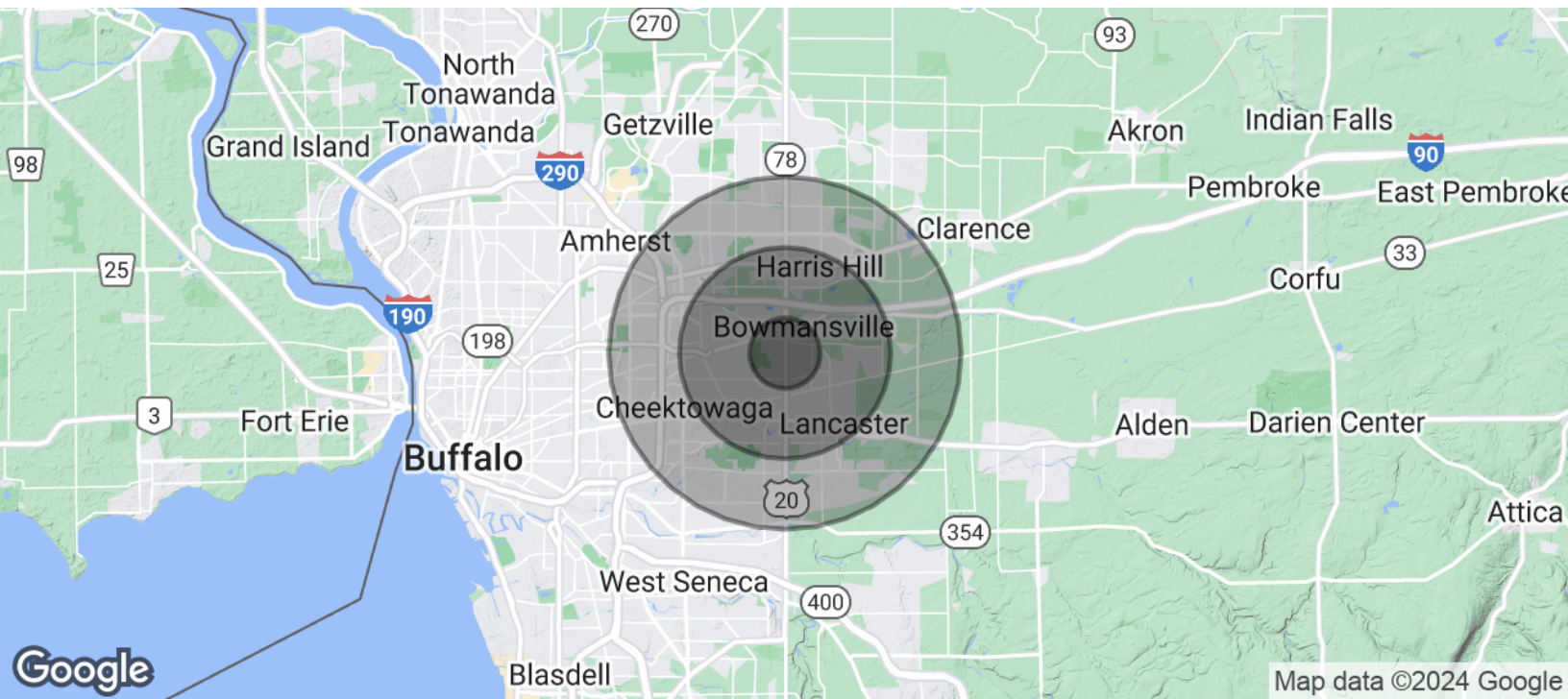
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,319	56,001	159,143
Average Age	44.4	42.9	43.0
Average Age (Male)	43.9	40.2	40.7
Average Age (Female)	45.2	45.3	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,927	23,767	66,460
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$60,320	\$61,266	\$69,098
Average House Value	\$116,950	\$117,639	\$146,057

** Demographic data derived from 2020 ACS - US Census*