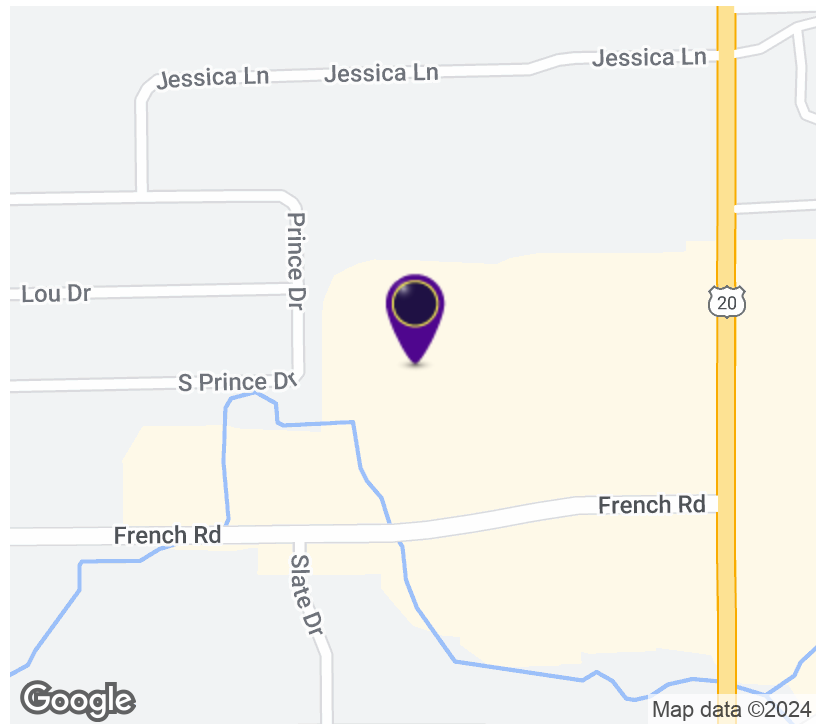


# Transit-French Square Plaza

1460 French Road, Depew, NY 14043



## OFFERING SUMMARY

Available SF: 2,000 - 8,000 SF

Lease Rate: Negotiable

Lot Size: 7.0 Acres

Building Size: 68,000 SF

## PROPERTY OVERVIEW

2 Out Parcels available. Divisible from 2,000+/- SF up to 8,000+/- SF. \*Ground lease, build to suit. Frontage on French Road and Transit Road in busy Transit-French Square Plaza.

## LOCATION OVERVIEW

Property is located at the northwest corner of Transit Road and French Road. Within one mile of Target, Walmart Super Center, and Kohls, Rite Aid, Mash Urgent Care, Aldi Foods, Lancaster Lanes, and Flix Movie Theaters. Tops Market, Tully's Restaurant, Chick-Fil-A, Applebee's, McDonald's, Wendy's, Panera Bread, Delta Sonic and Mighty Taco are directly across the street. Popular Co-tenants include Andale 2 Mexican Restaurant, Oasis Smoke Shop, Starbucks, Verizon, Catalyst Fitness, Goodwill, Yings Wings and Things Restaurant, Sun Capsule, Cordially Yours Liquors, and a Nail s Created nail salon.

## PROPERTY HIGHLIGHTS

- Northwest Quadrant of French and Transit Roads
- Anchor: Dave's Christmas Central & Goodwill
- Path of Progress Area
- Great Signage on Two Streets
- Nearby Retailers Include Tops Market, Kohls, Wal-Mart, Target, Rite-Aid, Walgreens, Valu Home Center, Mash Urgent Care, Restaurants.

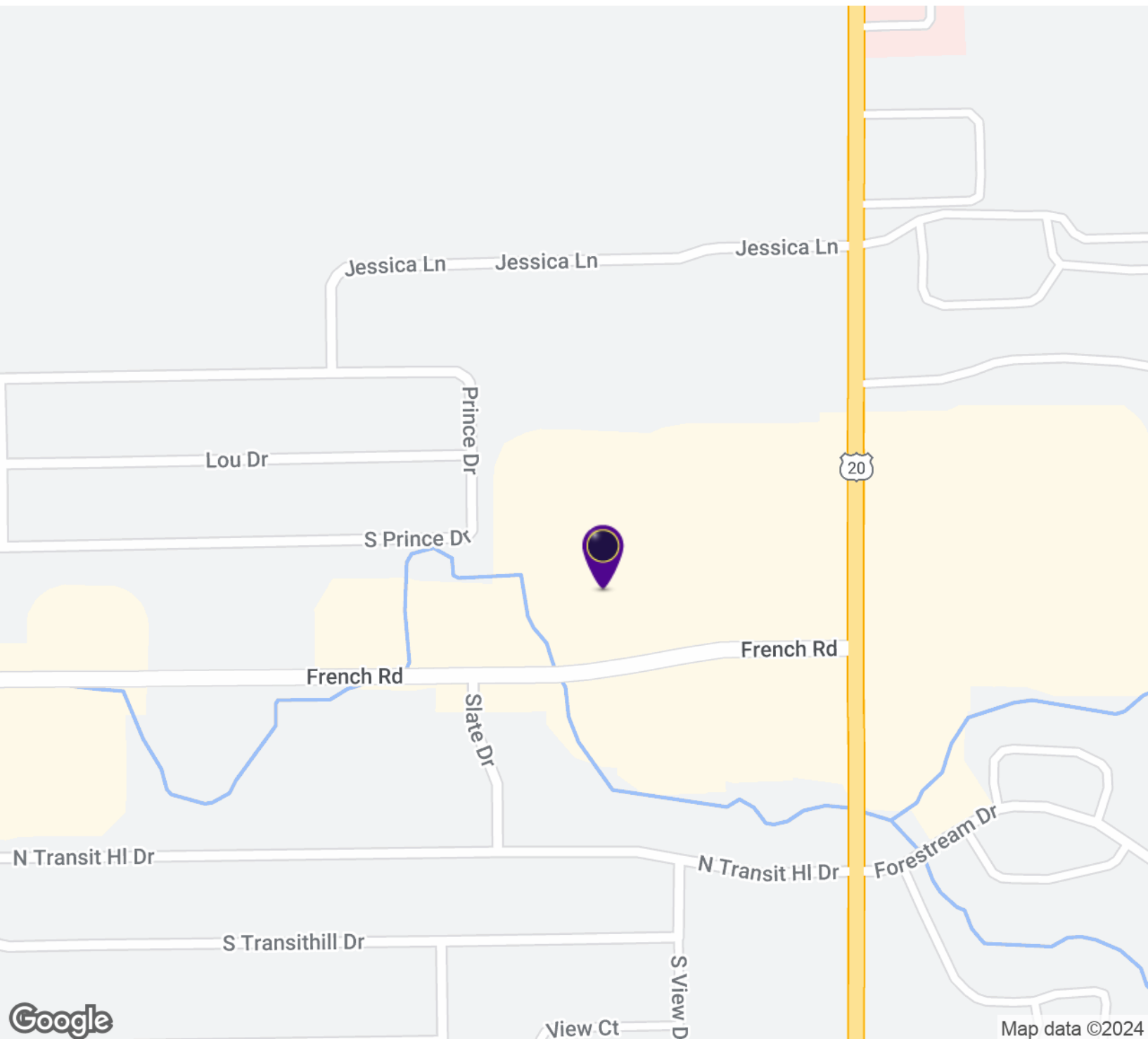


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

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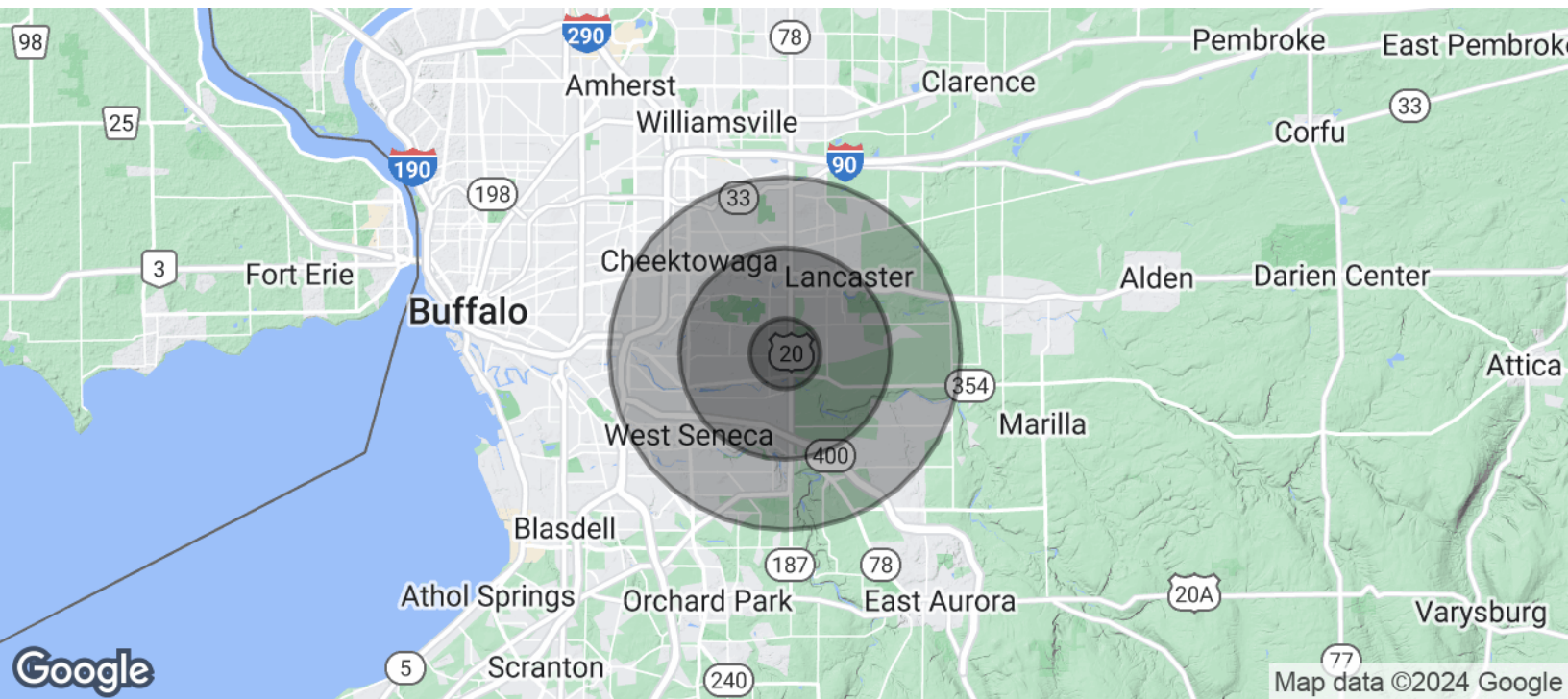


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,078	58,126	141,267
Average Age	42.8	42.6	43.7
Average Age (Male)	41.6	40.1	41.4
Average Age (Female)	45.1	45.7	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,144	23,710	58,571
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$66,373	\$65,974	\$64,255
Average House Value	\$159,140	\$145,986	\$136,113

\* Demographic data derived from 2020 ACS - US Census



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