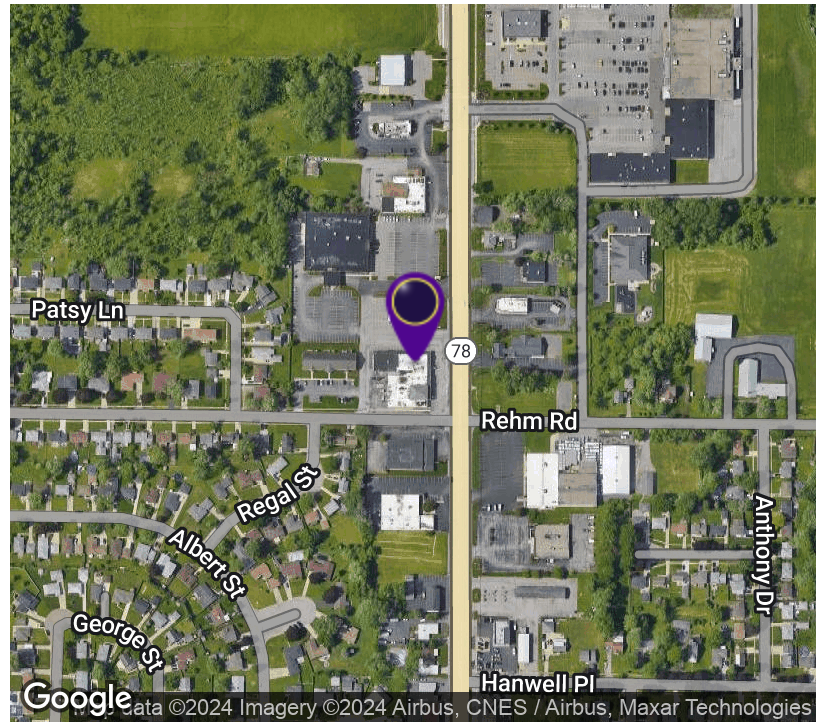


# 1,500+/- SF Former Pizzeria Fully Equipped

## 6348 Transit Road, Cheektowaga, NY 14225



### OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$16.00 SF/yr (Plus Utilities/NNN)
Lot Size:	0.69 Acres
Year Built:	1955
Building Size:	21,000 SF

### PROPERTY OVERVIEW

1,500+/- SF Former Pizzeria Fully Equipped in high traffic area. Co-tenants in this plaza include Transit Hill Pharmacy, Step Ahead Shoe Store, Village Liquor, Gym Swap (buys and sells elite gym apparel). Plaza is located on the heavily trafficked Transit Road (Rt. 78). Transit Road is the main north/south route in suburban Western New York and connects virtually every suburb from Lockport to Hamburg. Near by Tops Super Market Plaza, the only major grocery store that serves approximately 20,000 area household. Some of the other near by tenants include Subway, Dollar Tree, Super Cuts, Tim Horton's, and WNY Immediate Care and near by McDonalds, Italian Village Restaurant, Salvatore's Prime Restaurant and Delavan Hotel.



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## PROPERTY SUMMARY

1,500+/- SF Former Pizzeria Fully Equipped  
6348 Transit Road, Cheektowaga, NY 14225



### LOCATION DESCRIPTION

Located between Genesee Street and Rehm Road

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,173	23,949	66,271
Total Population	9,906	56,405	158,581
Average HH Income	\$60,224	\$60,963	\$68,640

### PROPERTY HIGHLIGHTS

- This former turn key pizzeria is fully equipped at an additional amount to purchase or lease the equipment
- Located in a heavily trafficked area
- Additional spaces available are 900+/- SF, 1,500+/- , 2,500+/- SF or 6,400+/- SF Office/Retail Space
- Across from Tops Supermarket Plaza
- Within walking distance of Newly Constructed 360+/- Apartment Complex & New Plaza



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## ADDITIONAL PHOTOS

1,500+/- SF Former Pizzeria Fully Equipped  
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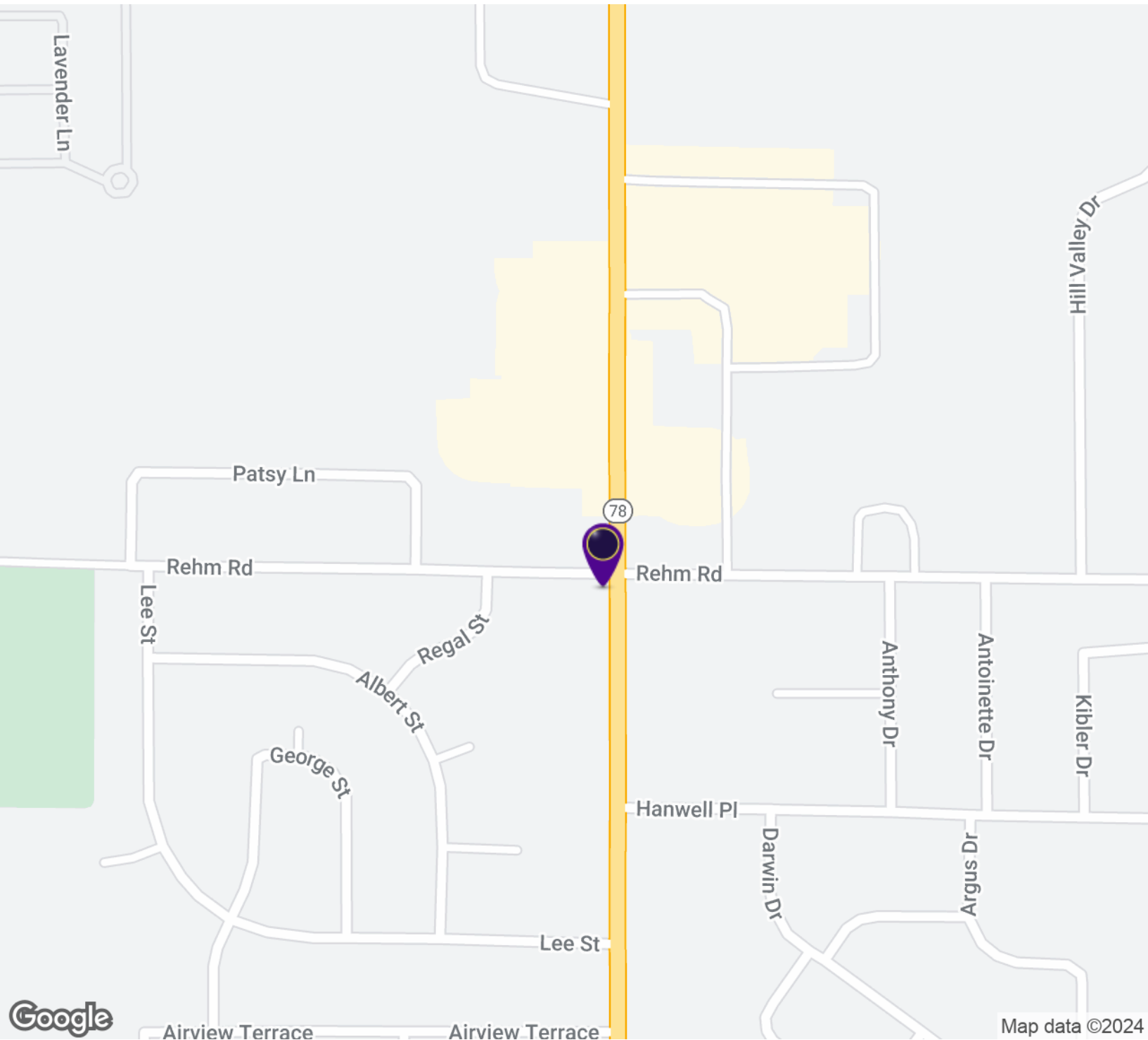
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## LOCATION MAP

1,500+/- SF Former Pizzeria Fully Equipped  
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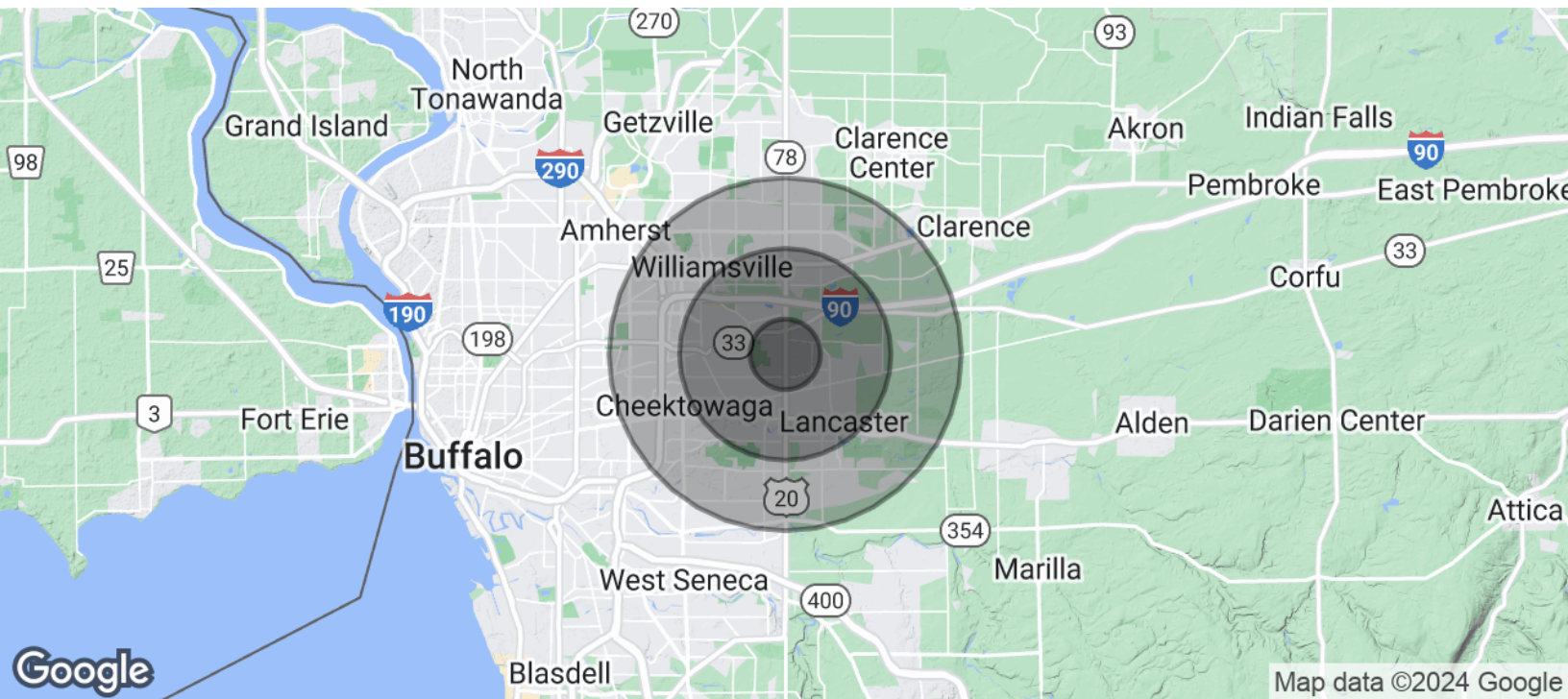


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## DEMOGRAPHICS MAP & REPORT

1,500+/- SF Former Pizzeria Fully Equipped  
6348 Transit Road, Cheektowaga, NY 14225



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,906	56,405	158,581
Average Age	44.3	42.9	43.0
Average Age (Male)	43.9	40.1	40.7
Average Age (Female)	45.1	45.4	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	23,949	66,271
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$60,224	\$60,963	\$68,640
Average House Value	\$116,061	\$117,657	\$144,441

\* Demographic data derived from 2020 ACS - US Census



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