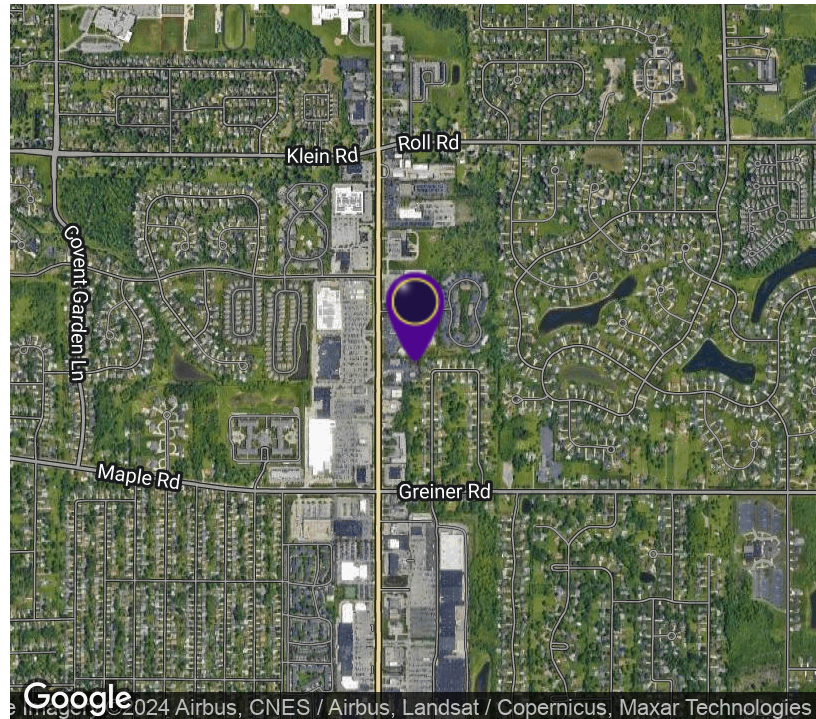


# Office/Retail Space

5373 Transit Road, Williamsville, NY 14221



## LEASE RATE

**\$1,595.00 PER MONTH**

## OFFERING SUMMARY

Available SF: 350 +/- SF  
400 +/- SF  
1,160 +/- SF

Lease Rate: \$1,595.00 per month  
(includes utilities)

Lot Size: 0.5 Acres

Building Size: 1,160 SF

Zoning: Commercial

## PROPERTY OVERVIEW

Two story freestanding commercial building situated on a 1/2 acre paved lot. Building offers 1,160 +/- SF of leasable space, which is ideal for professional offices or retail applications. Also has 350 +/- & 400 +/- SF located on the 2nd floor available office space. Ample paved parking. Building is solid brick construction and has been well maintained since its construction in 1988. Lease includes taxes and cam charges, tenant pays for utilities.

## LOCATION OVERVIEW

Excellent location in Clarence, NY. Located on the East side of Transit Road and just North of Transit Road and Maple Road, which has a traffic count of 38,000 vehicles. The town of Clarence also offers great demographics. Across from Rite Aid, Wegmans, Kohls, Target, Orville's Appliances, and Lowes.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Across From Many Big Box Retailers including Lowe's, Target, Kohls and Wegmans
- Retail and Office Space
- Traffic Count of 38,000 Vehicles



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

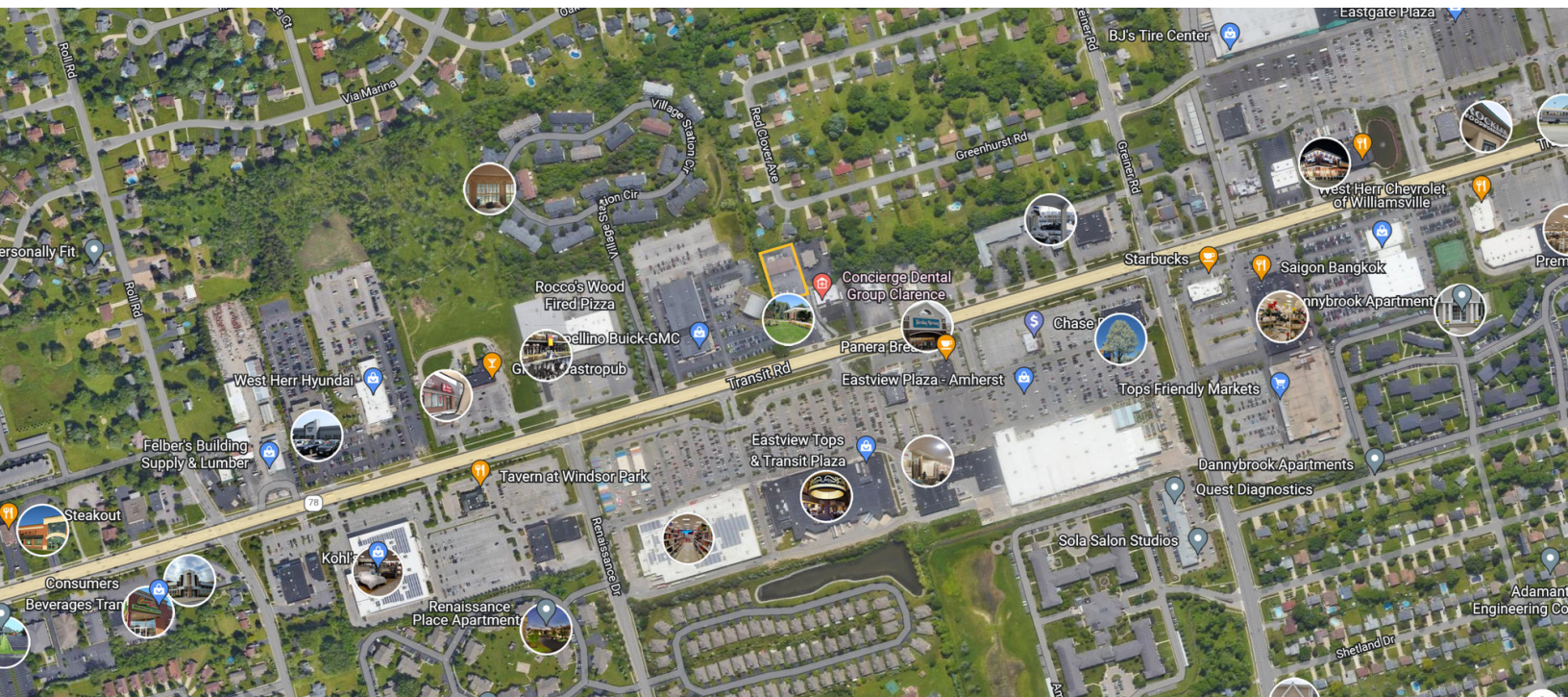
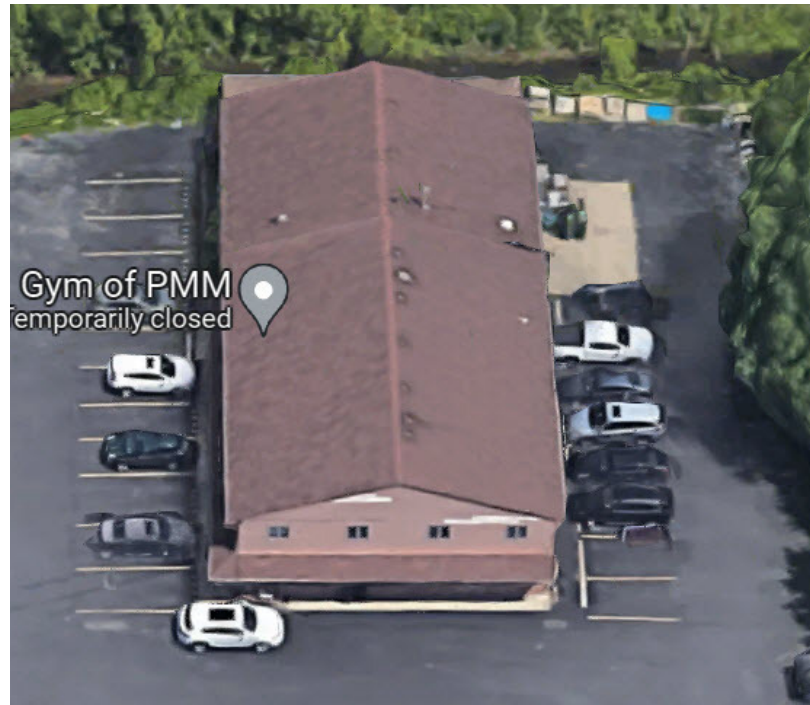
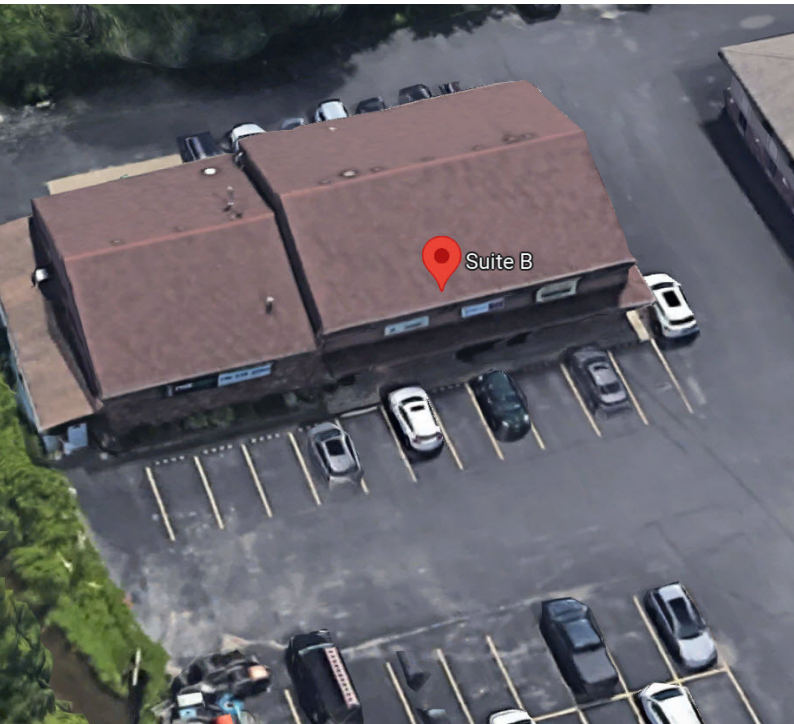
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

# Office/Retail Space

5373 Transit Road, Williamsville, NY 14221

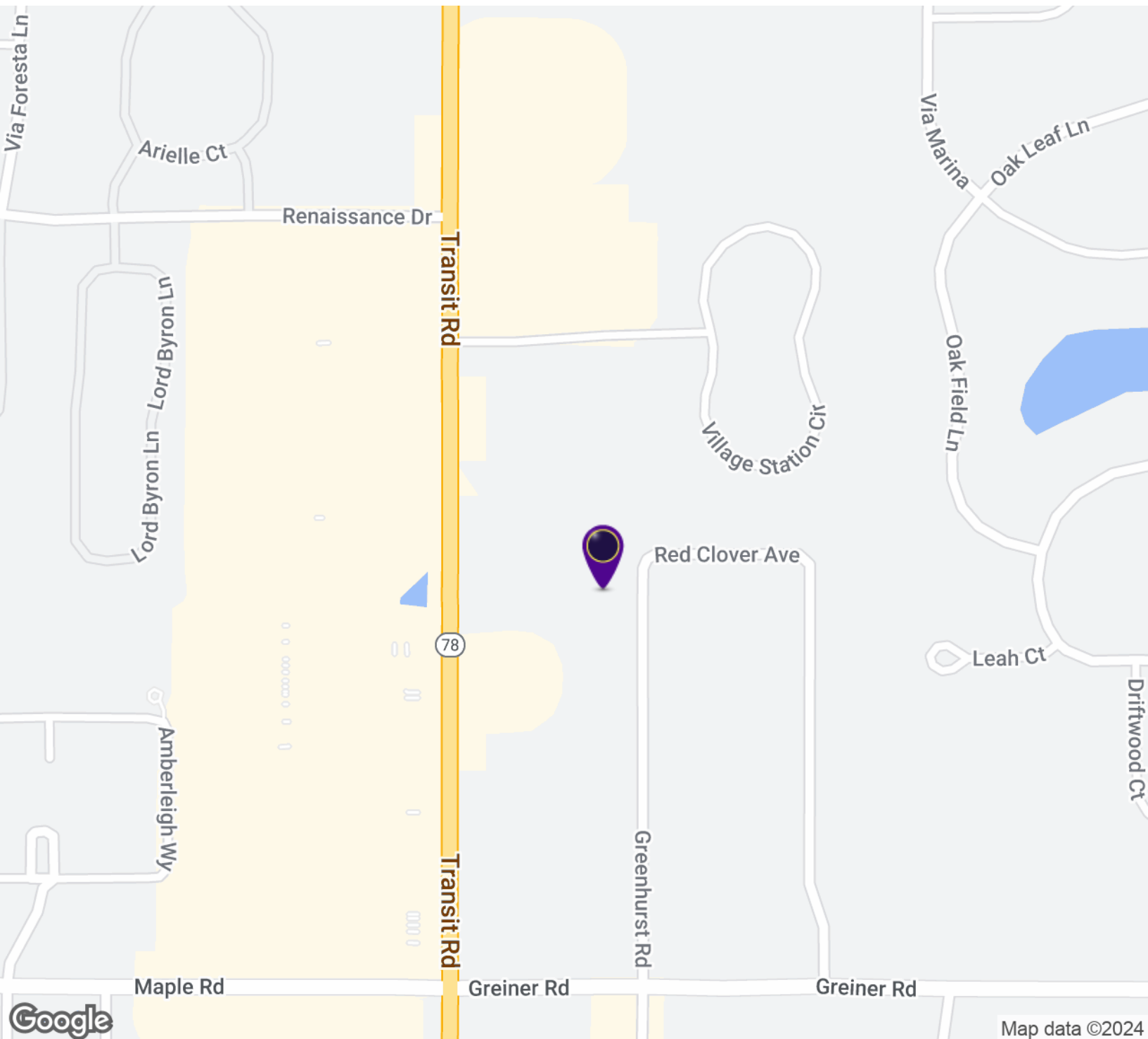


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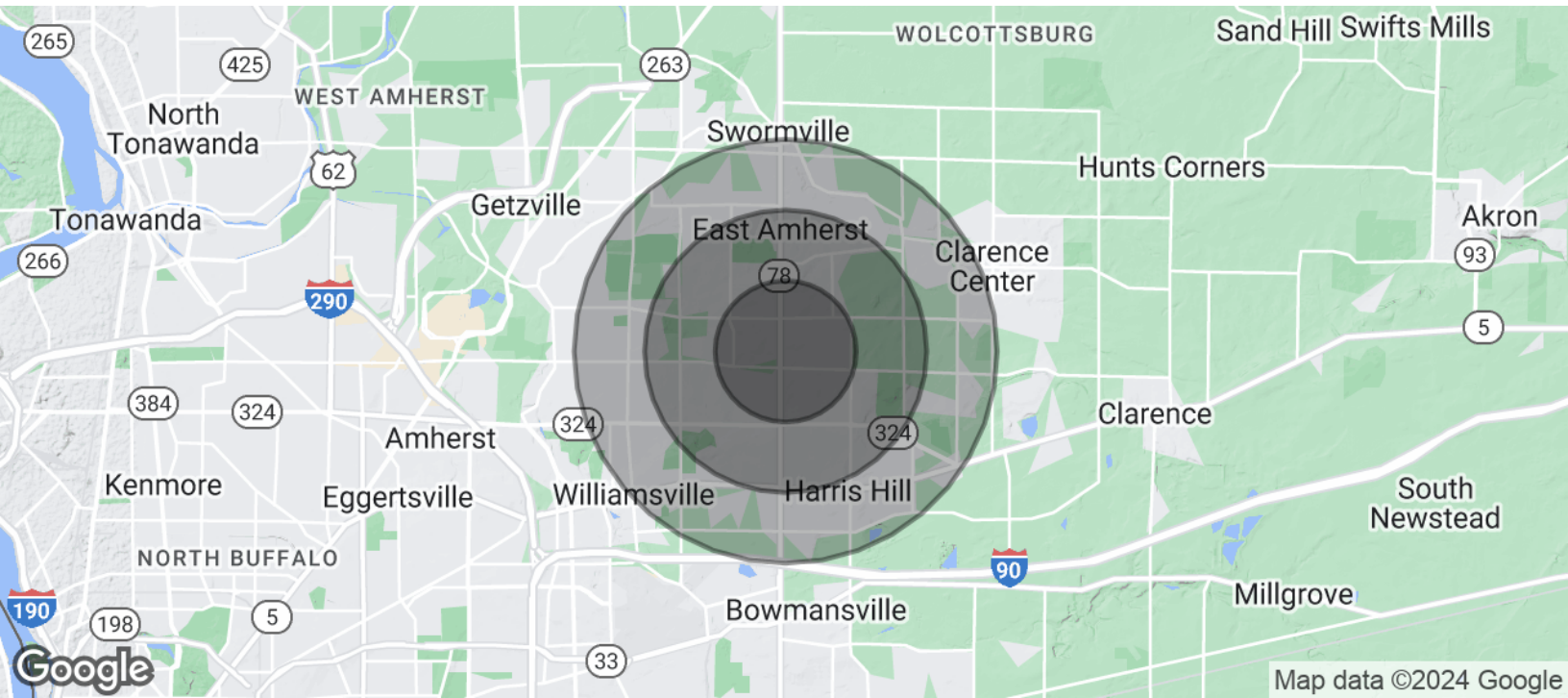
5373 Transit Road, Williamsville, NY 14221





## Office/Retail Space

5373 Transit Road, Williamsville, NY 14221



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,030	24,317	53,845
Average Age	46.6	47.3	46.6
Average Age (Male)	43.5	44.6	44.7
Average Age (Female)	48.1	49.4	48.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,254	10,925	23,645
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$112,326	\$119,202	\$125,748
Average House Value	\$297,421	\$307,570	\$299,044

2020 American Community Survey (ACS)



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