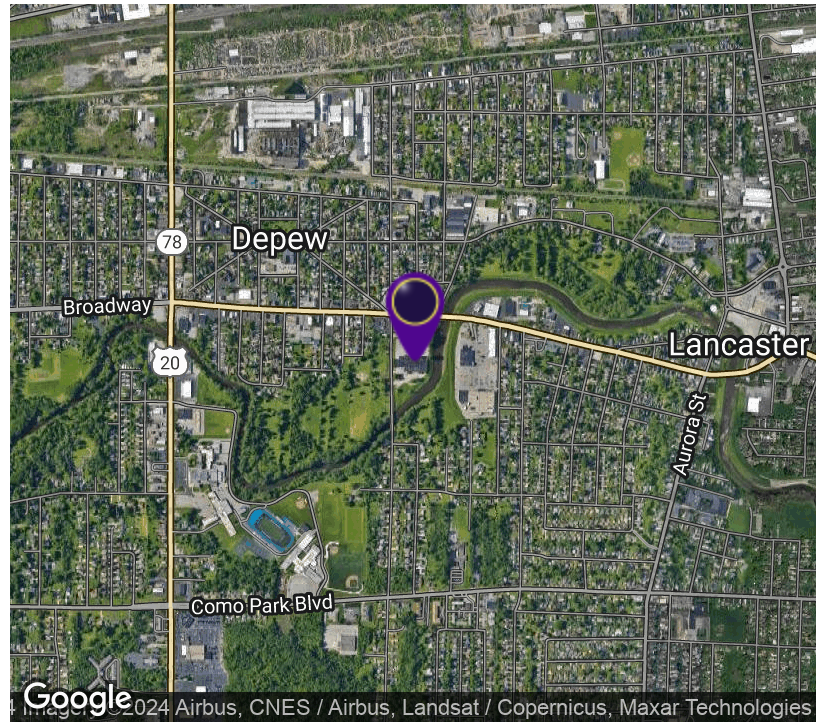


Warehouse/Retail Space: Catalyst Fitness Plaza

5087 Broadway, Depew, NY 14043



OFFERING SUMMARY

Available SF: 5,500 - 23,000 SF
Retail/Office/Warehouse

Lease Rate: \$6.95 - 12.00 SF/yr
(NNN)

Lot Size: 6.02 Acres

Year Built: 1973

Building Size: 53,732 SF

Zoning: Commercial

PROPERTY OVERVIEW

This Catalyst Fitness Plaza has two vacancies consisting of 5,500 +/- SF of nicely finished medical office space & 23,000 +/- SF warehouse space, that can be subdivided from 7,000 +/- SF up to 23,000 +/- SF with 2 Docks & 2 Drive-In 10' high doors. Tenants include Catalyst Fitness and ECMC Depew Clinic with the neighboring plaza tenants including Tops, Big Lots, Sally Beauty, H&R Block, UPS Store, Supercuts, Dollar Tree, Ace Hardware, Spa Nails, Laundromat, Wine & Liquor, and McDonald's.

LOCATION OVERVIEW

On the corner of Broadway & Penora Street with access from both streets. Located approximately six-tenths of a mile east of the intersection of Broadway and Transit Road which are both primary roadways in the Buffalo market.

PROPERTY HIGHLIGHTS

- Corner Location
- Access From Broadway & Penora Street
- Reasonably Priced
- Plenty of Parking Over 240 +/- Spaces
- Traffic Signal Access



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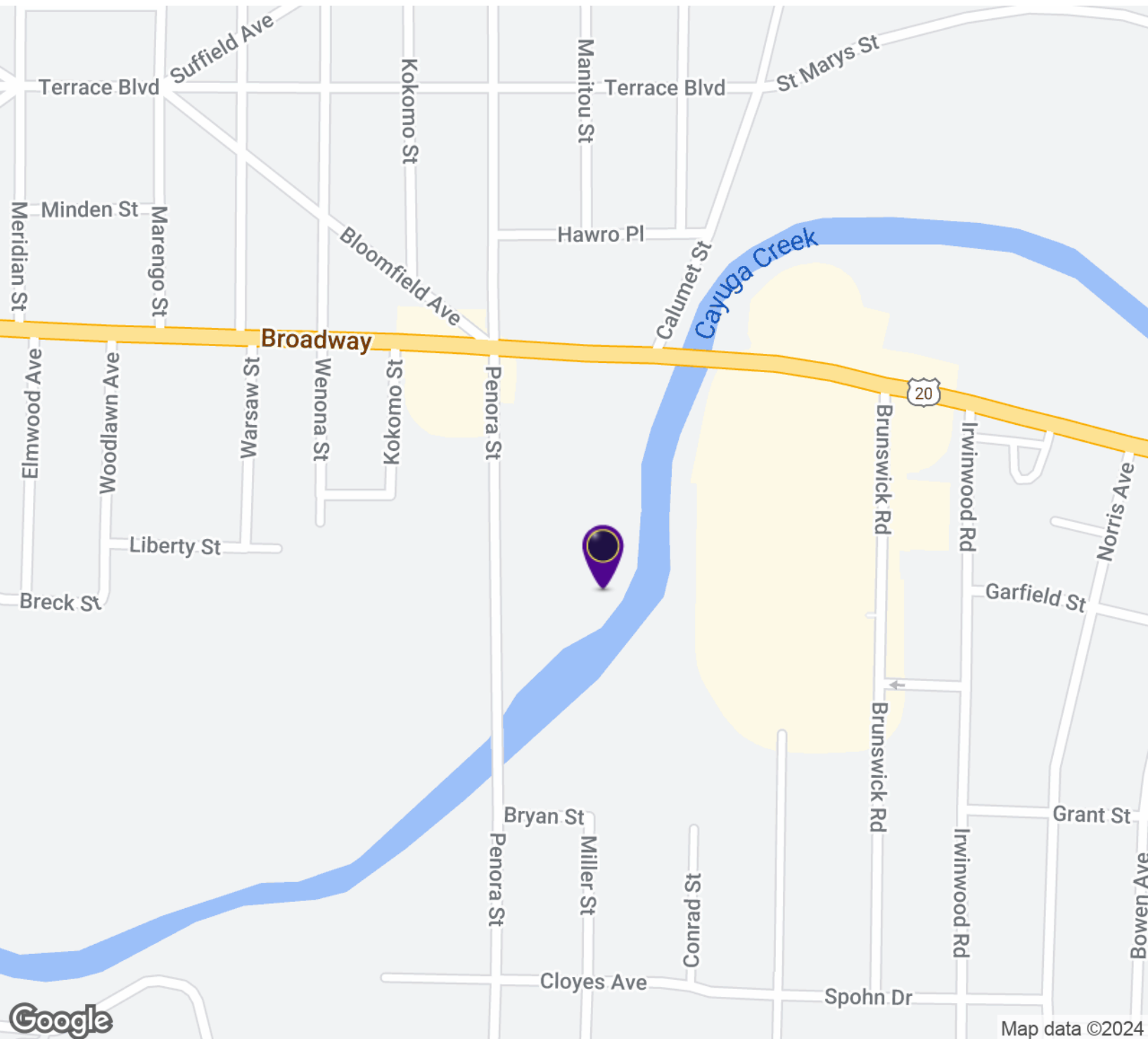
ADDITIONAL PHOTOS

Warehouse/Retail Space: Catalyst Fitness Plaza 5087 Broadway, Depew, NY 14043



LOCATION MAP

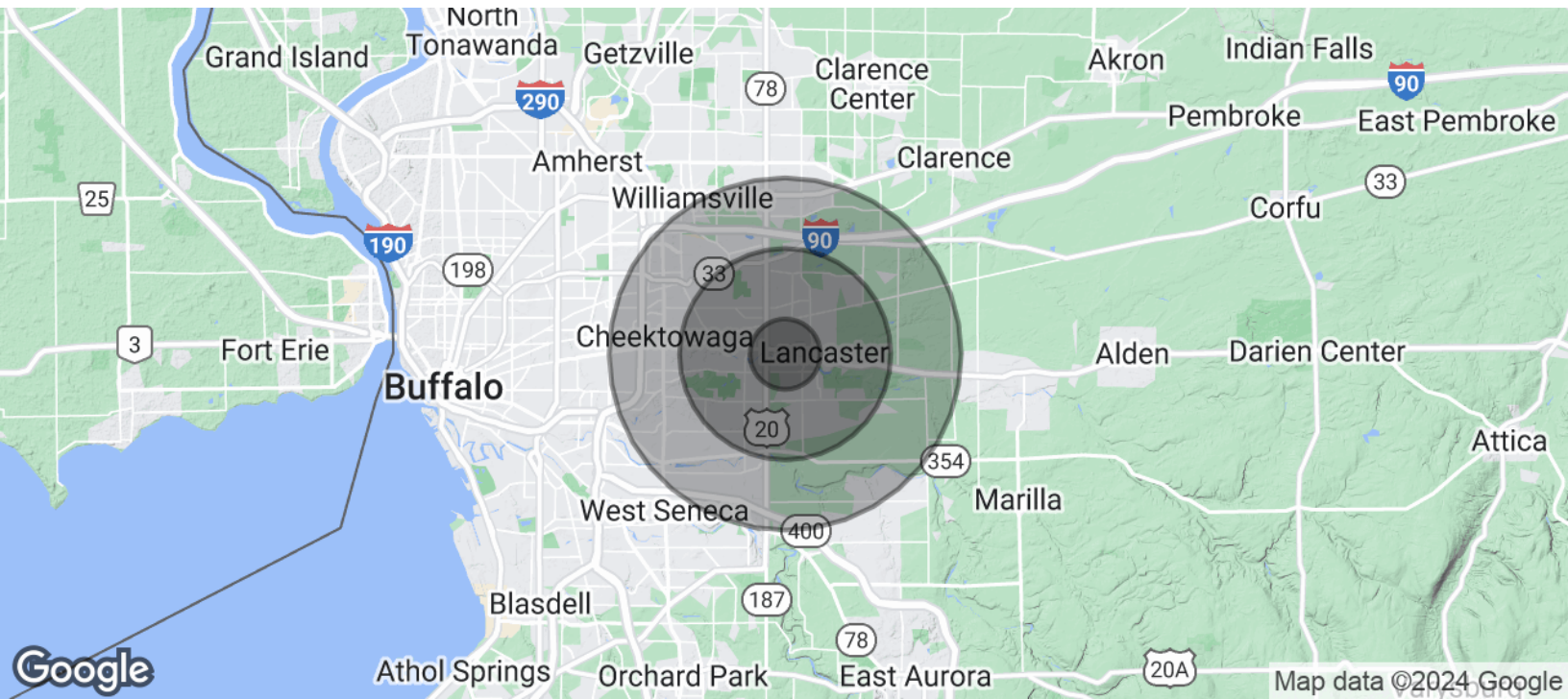
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,037	66,859	125,476
Average Age	45.8	45.1	44.3
Average Age (Male)	45.3	43.6	42.6
Average Age (Female)	44.8	46.8	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,026	30,531	58,245
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$66,731	\$81,817	\$79,191
Average House Value	\$132,569	\$160,995	\$160,014

2020 American Community Survey (ACS)



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