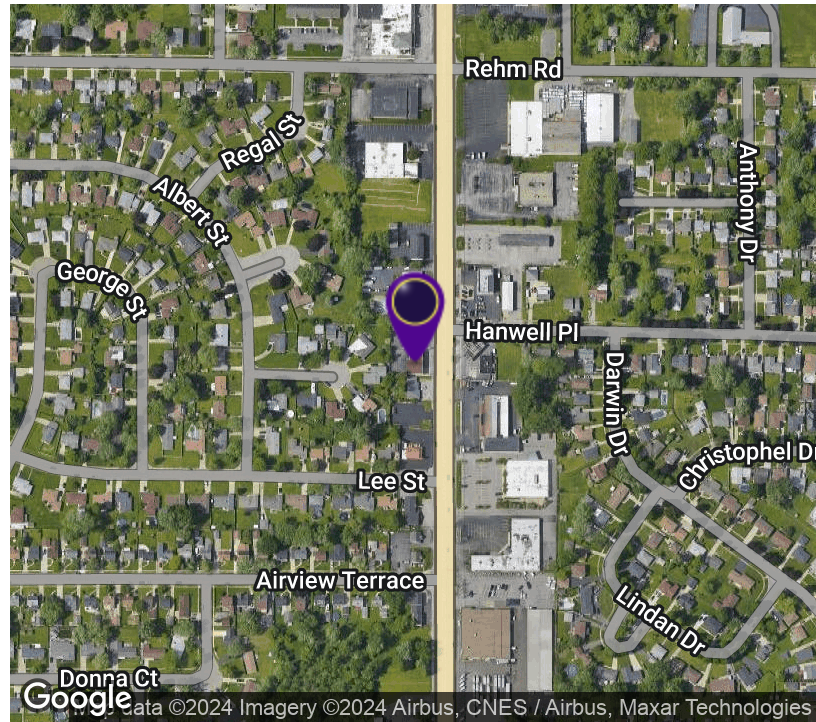


# 3,044+/- SF Office/Retail Building

6216 Transit Road, Depew, NY 14043



## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Sale Price:    | Call for More Details |
| Available SF:  | 3,044 SF              |
| Lease Rate:    | Call for More Details |
| Lot Size:      | 0.17 Acres            |
| Year Built:    | 1960                  |
| Building Size: | 3,044 SF              |
| Renovated:     | 1990                  |
| Zoning:        | Commercial            |

## PROPERTY OVERVIEW

3,044+/- SF two (2) story office building on Transit Road between French Road and Rehm Road with plenty of Parking in front & rear of building. Building is suited for Office or Retail uses.

## LOCATION OVERVIEW

Located 1/2 mile south of 360 unit newly constructed Midtown Apartment complex and townhomes. Also just south of Tops supermarket and north of Wegmans, Subaru dealership, Tops, Aldi Foods, Walgreens and Walmart, next to Zobra's Texas hot's and across from Marathon Gas.

## PROPERTY HIGHLIGHTS

- Plenty of paved parking
- Lot Size 72' x 105'
- Zoned Commercial
- Minutes from Buffalo Niagara International Airport
- Easily access NYS Thruway I-90
- Traffic counts 27,227+/- Cars Daily



**RICK RECCKIO**  
716.998.4422  
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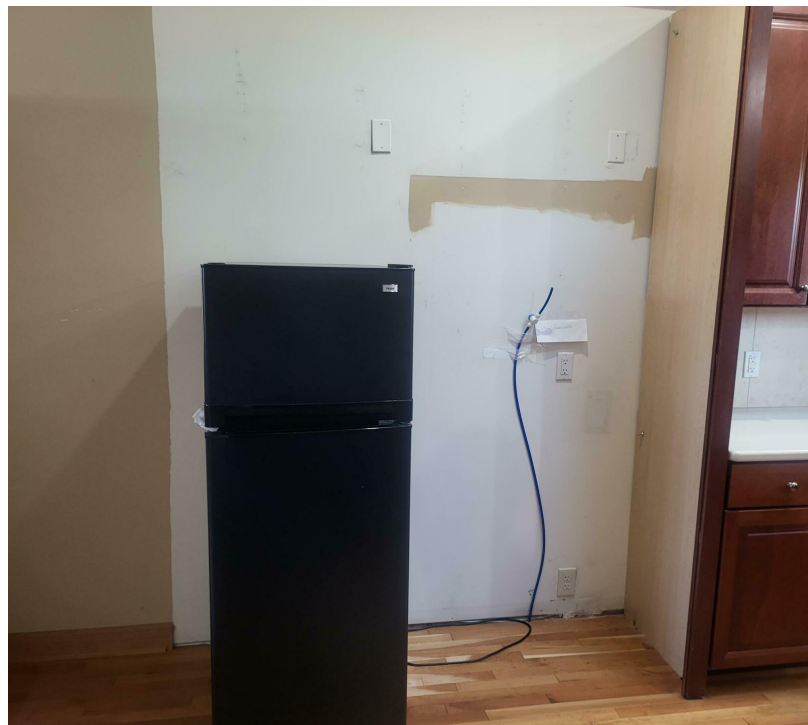
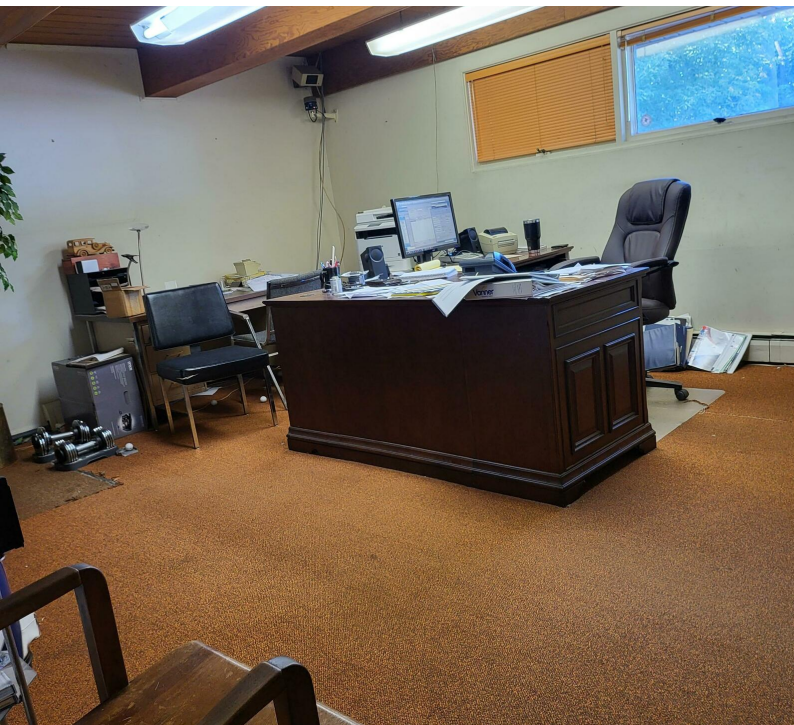
4455 TRANSIT ROAD, SUITE 3B  
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## ADDITIONAL PHOTOS

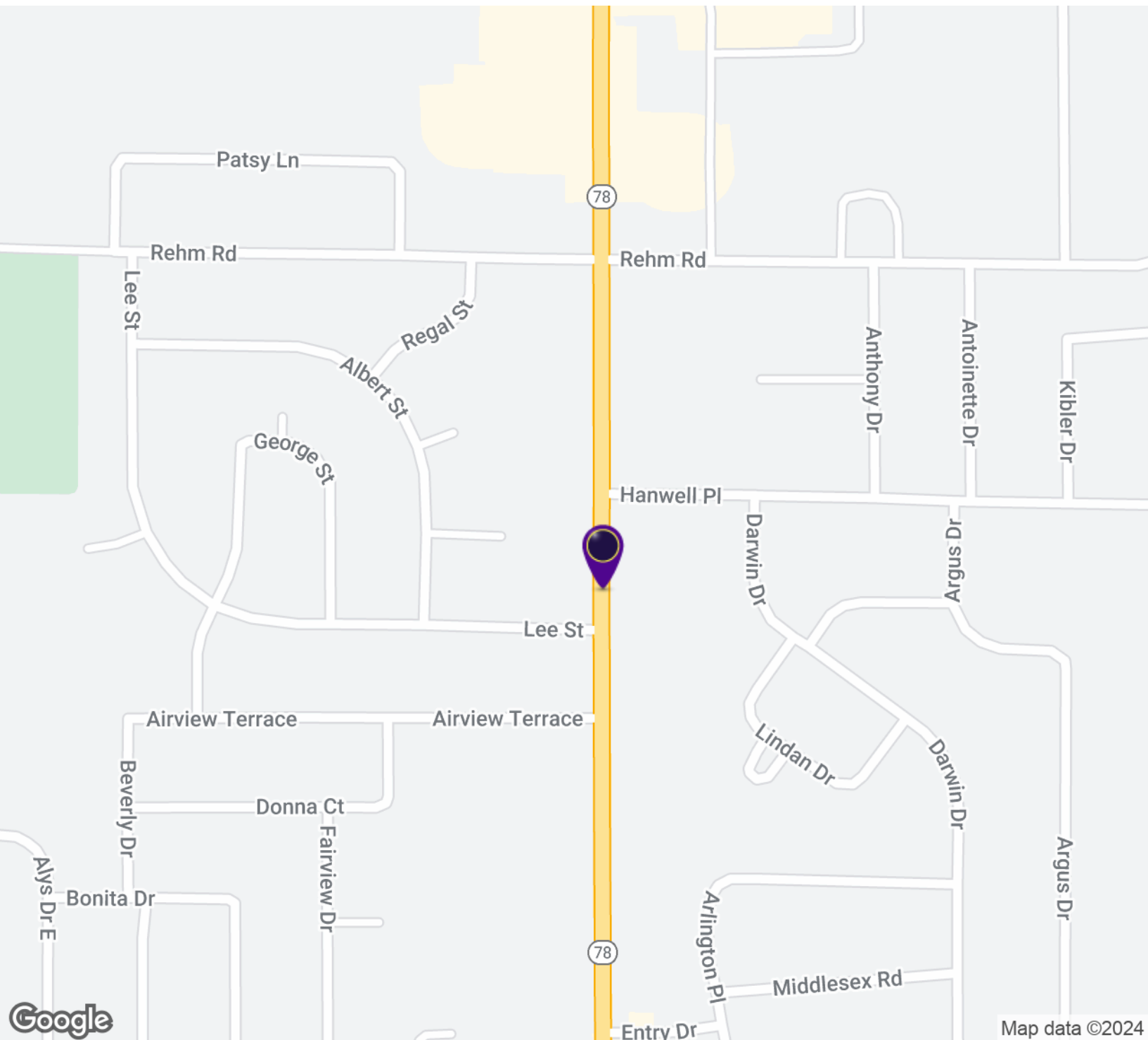
# 3,044+/- SF Office/Retail Building

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## LOCATION MAP

3,044+/- SF Office/Retail Building  
6216 Transit Road, Depew, NY 14043

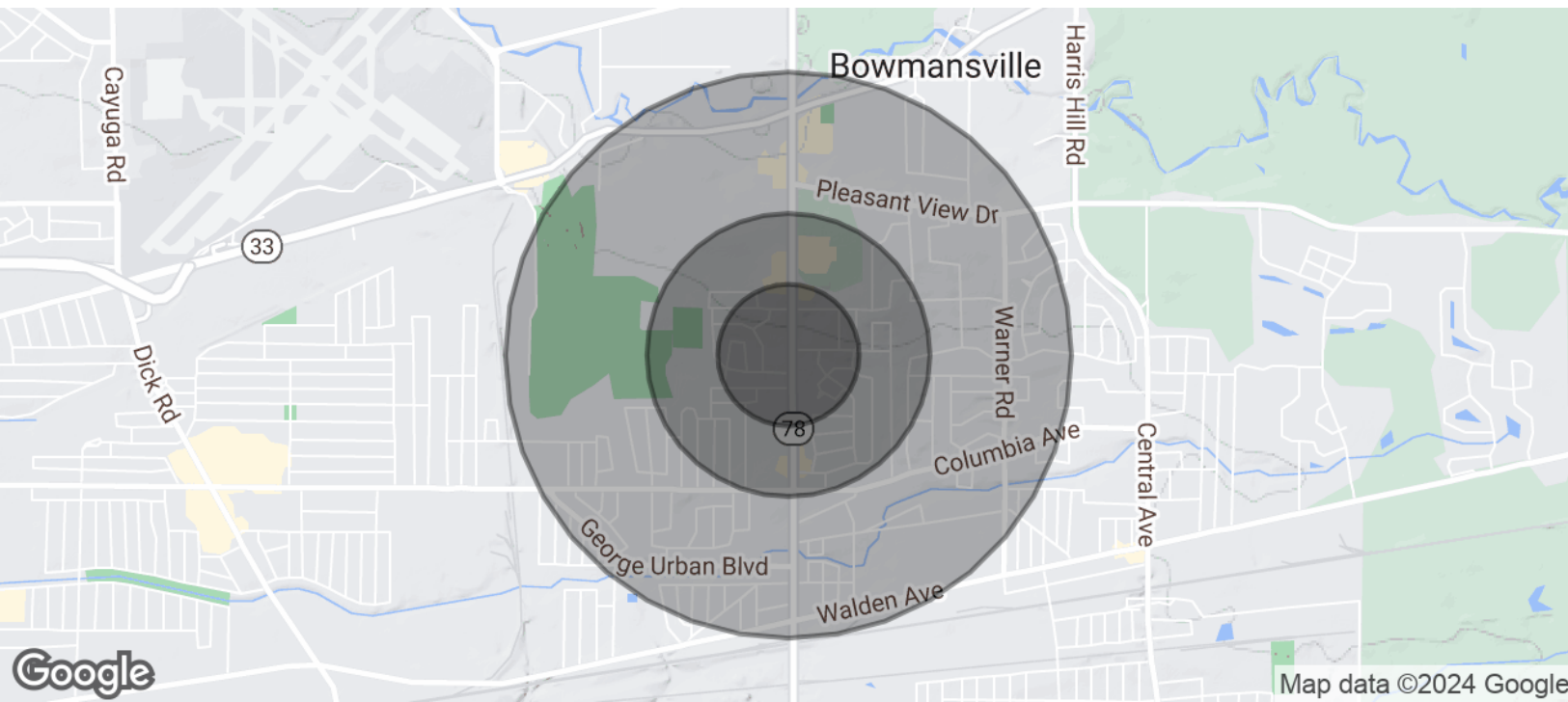


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## 3,044+/- SF Office/Retail Building 6216 Transit Road, Depew, NY 14043



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,031      | 3,280     | 10,294 |
| Average Age          | 38.0       | 42.5      | 46.4   |
| Average Age (Male)   | 37.0       | 41.3      | 44.5   |
| Average Age (Female) | 39.3       | 43.6      | 48.2   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 415        | 1,410     | 4,743     |
| # of Persons per HH | 2.5        | 2.3       | 2.2       |
| Average HH Income   | \$78,525   | \$78,978  | \$75,517  |
| Average House Value | \$126,690  | \$124,962 | \$123,478 |

2020 American Community Survey (ACS)



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