

UP TO 20,304 SF NEW RETAIL AVAILABLE

NEW CONSTRUCTION READY FOR BUILD-OUT

BUILDING FEATURES	
Total Availability	20,304 ± Sq. Ft. (188' x 108')
Lot Size	3 ± Acres
Zoning	C-1 (R-2 Rear)

Property Highlights

- Prime highly visible new retail available for immediate occupancy
- Located on Transit Road (Route 78) just south of Broadway
- Column free with 14' ceiling height
- Ample parking front, side, and rear
- Will divide
- Pylon signage coming soon
- Densely populated surrounding area
- Ideal for: Wide variety of retail including, hardware, auto parts, fitness, pet supply, home improvement, furniture, carpet/flooring, beverage, showroom, restaurant



For more information, contact:

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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	7,826	72,356	140,835
Median Income	\$48,813	\$56,578	\$53,910

TRAFFIC COUNTS	
Transit Road	30,425 AADT
Broadway	18,850 AADT

FOR LEASE

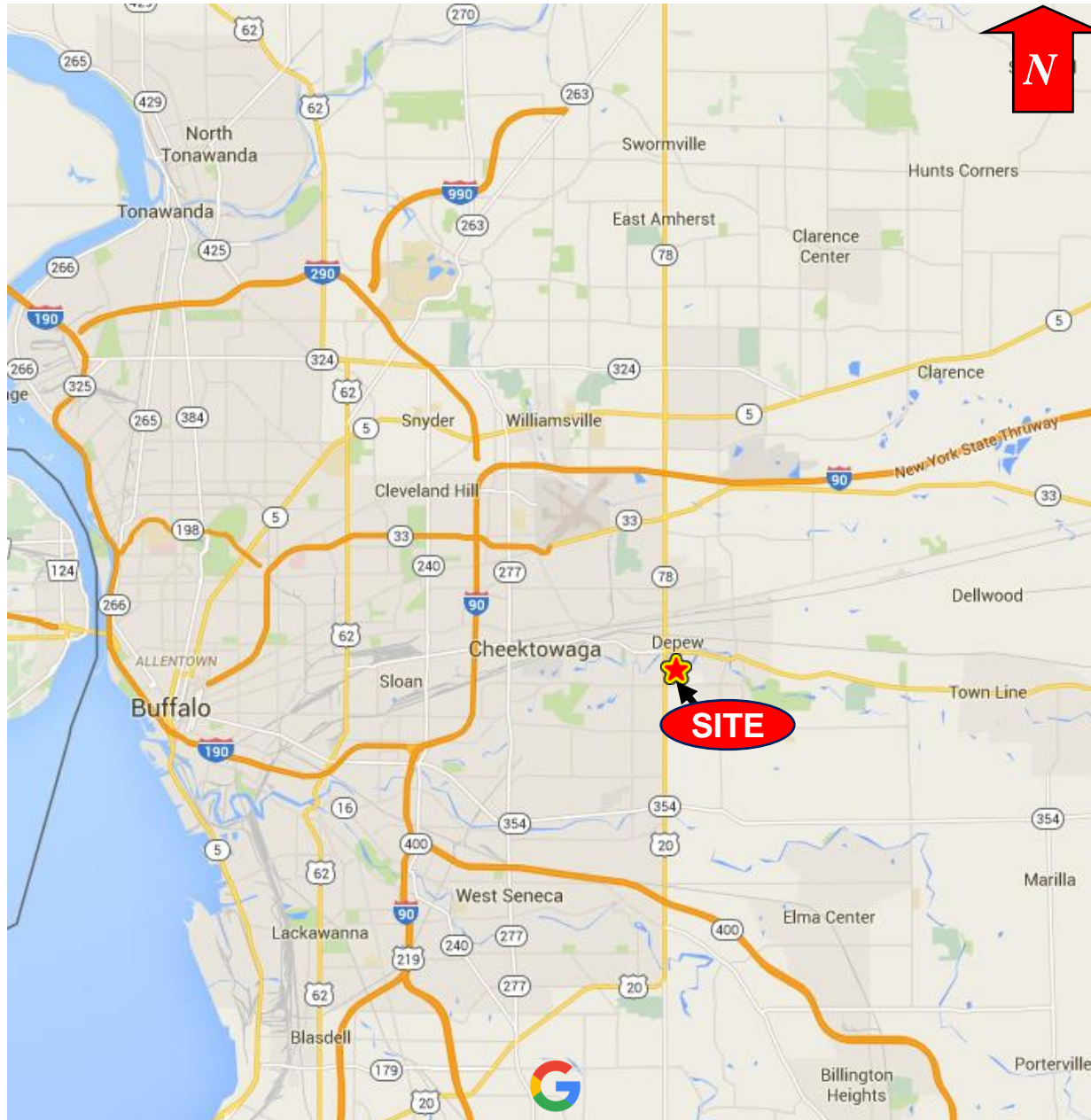
5287 Transit Road

Depew, New York



Retail Aerial

FOR LEASE
5287 Transit Road
Depew, New York



Location Map