

RETAIL FOR LEASE

HIGHLY VISIBLE PLAZA STOREFRONT

Building Features

Availability	1,200 ± Sq. Ft.
Building Size	20,000 ± Sq. Ft.
Parking	At Front Door

Property Highlights

- Well established hair salon location on heavily traveled Transit Road
- High visibility, parking at front door
- Pylon & façade signage
- Dense residential backup
- Lancaster / Cheektowaga / Depew market area
- Located on Transit Road, just south of the signalized hard corner intersection of Transit and Broadway

Demographics	1 Mile	3 Miles	5 Miles
Population	8,387	73,938	133,435
Average HH Income	\$67,359	\$81,725	\$78,384

Traffic Count

Transit Road	30,425 AADT
Broadway	18,808 AADT



DEPEW/LANCASTER AREA RETAIL OPPORTUNITY

EXCLUSIVE CONTACT

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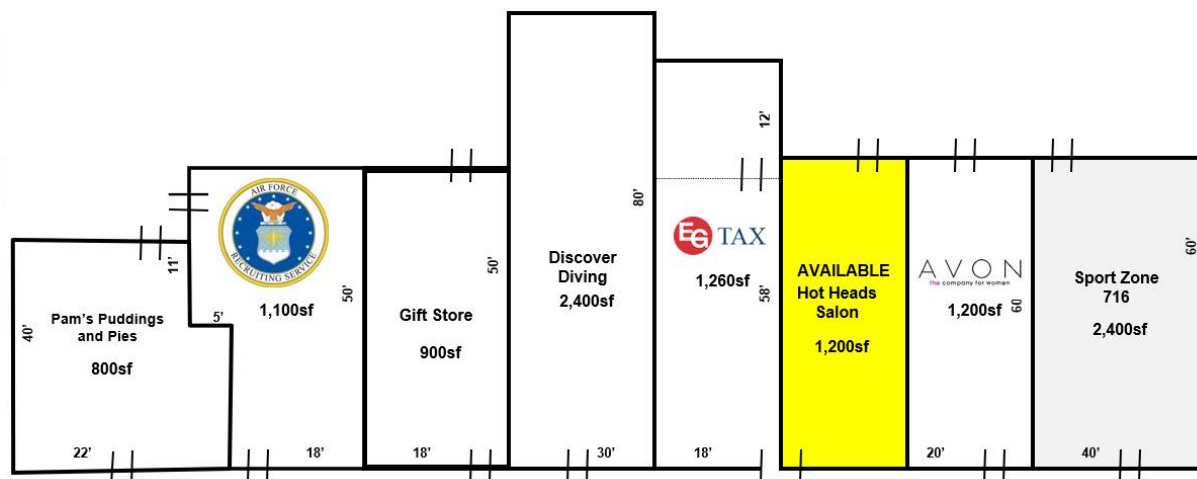
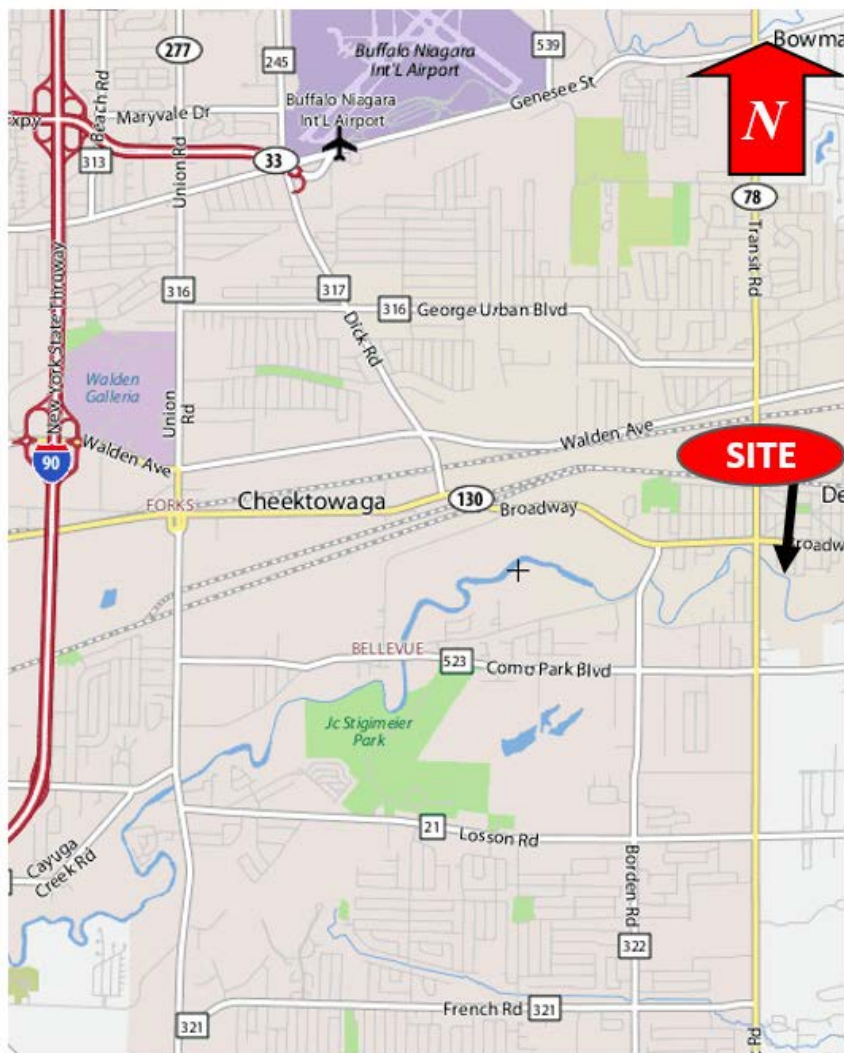


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**5319-5333 Transit Road
Depew, NY**



Location Map

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Leasing Plan