

FOR SALE OR LEASE

## FREESTANDING RETAIL/FLEX BUILDING

### Building Features

Building Size      6,000± Sq. Ft.

Lot Size      0.87± Acres

### Property Highlights

- 6,000 SF freestanding building with an open floor plan and rear storage/flex space
- Excellent location on Transit Road in Clarence, NY
- Features one (1) grade-level door
- Located in the heart of the Transit Road retail corridor, directly across from Lowes, Wegmans, Target, and numerous other national retailers
- Near a signalized intersection at Transit and Maple/Greiner Road
- Strong residential backup and exceptional visibility with some of the highest traffic counts in WNY
- Ideal for: freestanding retailers, contractors seeking visibility & easy customer access, owner/users, retail investors, and developers, specialty retail

### Demographic

	1 Mile	3 Miles	5 Miles
Population	10,265	58,287	130,524
Average H.H. Income	\$151,768	\$163,031	\$144,288

Source: ESRI Business Analyst 2024

### EXCLUSIVE CONTACT

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### Traffic Counts

Transit Road      30,241 AADT

Maple Road      23,305 AADT

Source: GBNRTC

14 Lafayette Square, Suite 1900

Buffalo, New York 14203

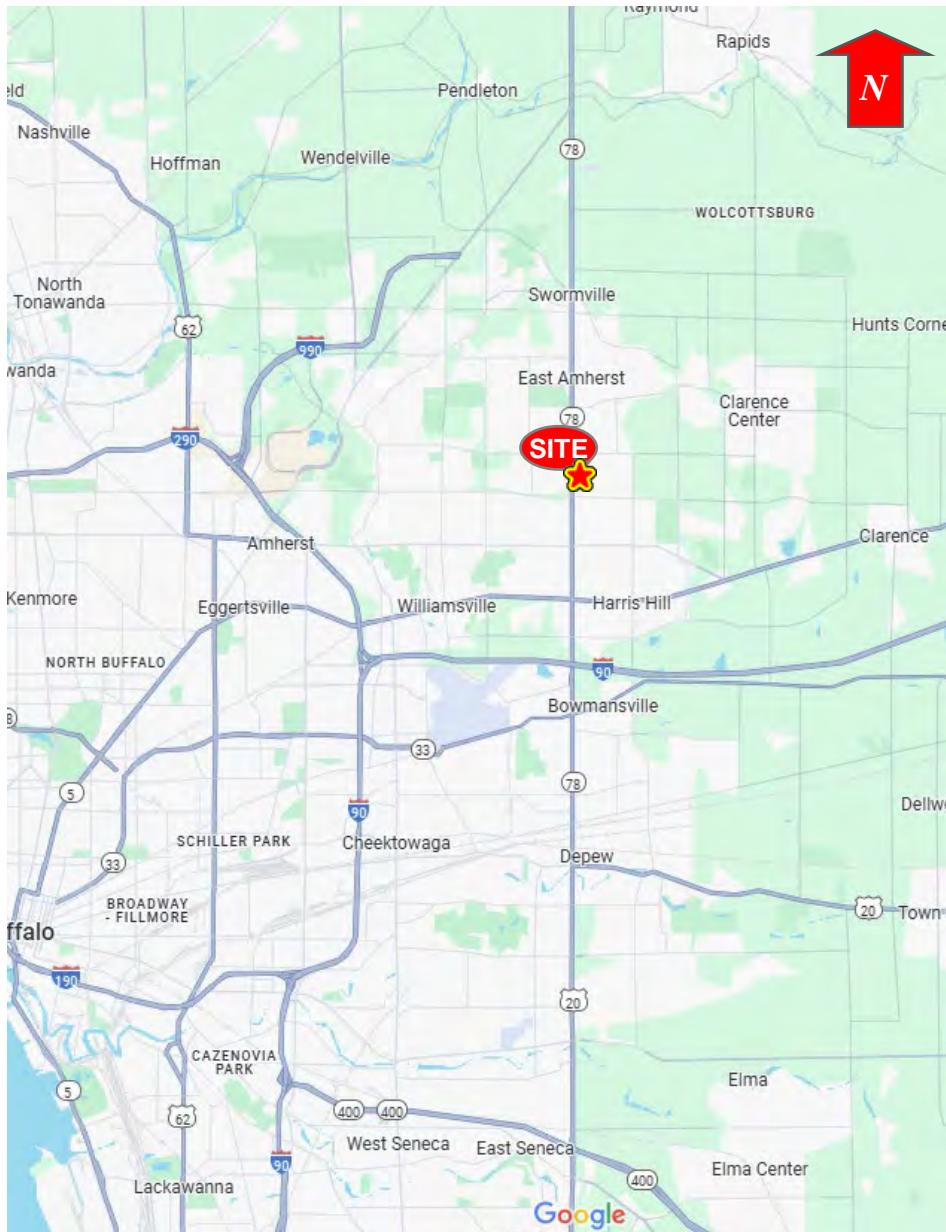
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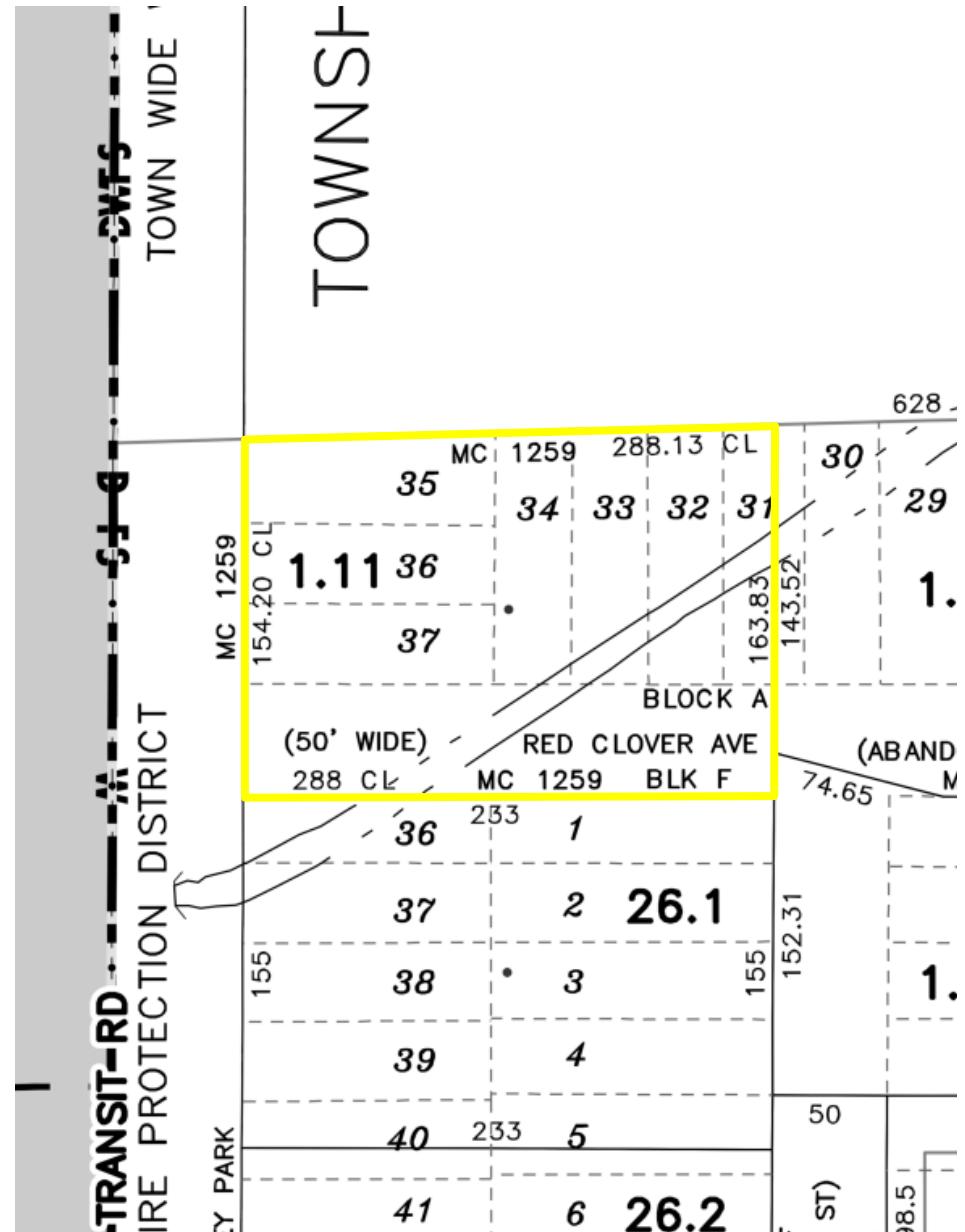


# Pyramid Brokerage Company

5375 Transit Road  
Clarence, NY



## Location Map



## Tax Map



Aerial