CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

6199 Transit Road
Depew, New York




FOR SALE

# 16,763± SF PLAZA ON TRANSIT ROAD

## Property Highlights

- 16,763 SF plaza on 1.0 acre for sale
- 161’ of frontage on Transit Road, one of Western New York’s most heavily traveled corridors
- Excellent visibility with pylon signage and a large parking lot in front
- High traffic counts with 27,919 average annual daily vehicles
- Central location convenient to all of Western New York
- Just minutes away from the Buffalo Niagara International Airport and Rt. 33
- 1.5 miles from the NYS I-90
- Area amenities include grocery stores, retail, restaurants, gas stations and more
- Ideal For: medical and professional office use

## Building Features

| | |
|---|---|
| Building Size | 16,763± Sq. Ft. |
| Lot Size | 1.0± Acres |

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 10,635 | 54,489 | 159,803 |
| Average H.H. Income | $103,586 | $100,832 | $105,413 |

Source: ESRI Business Analyst 2025

## Traffic Counts

| | |
|---|---|
| Transit Road | 27,919 AADT |

Source: GBNRTC

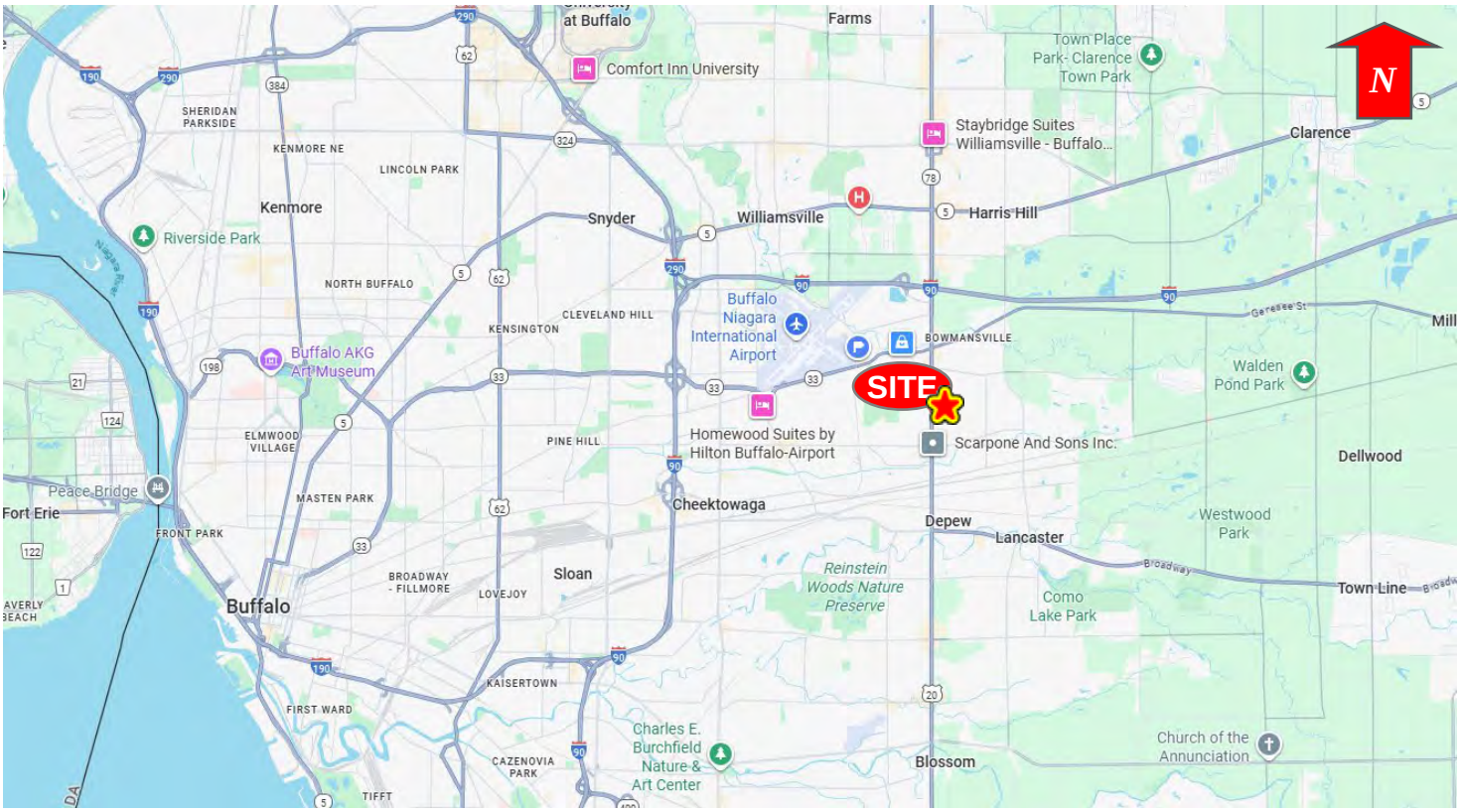
## EXCLUSIVE CONTACT

**Jeffrey Clabeaux**
**Real Estate Salesperson**
+1 716 725 4345
jclabeaux@pyramidbrokerage.com

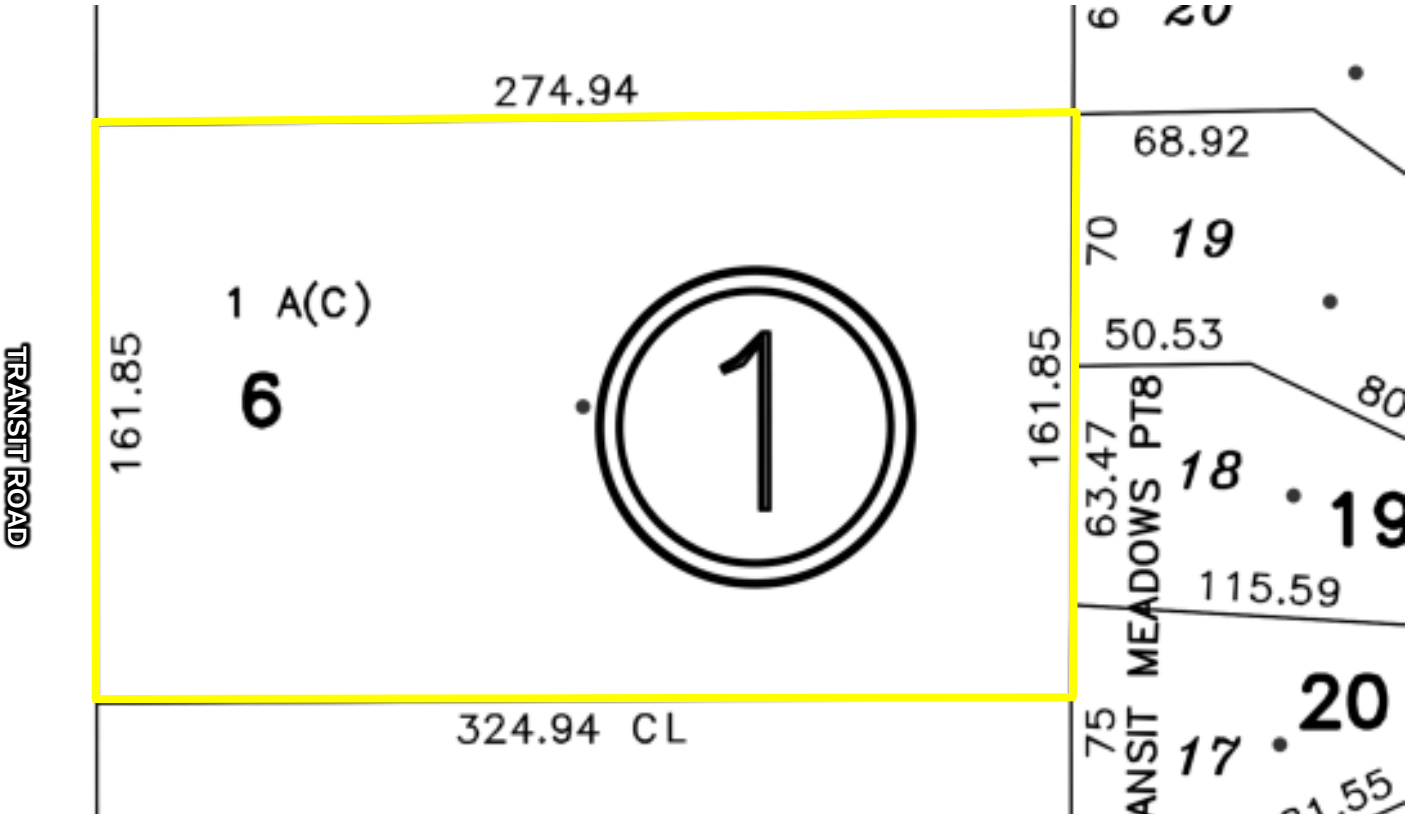
**Richard J. Schechter**
**Associate Real Estate Broker**
+1 716 316 4040
rschechter@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
**pyramidbrokerage.com**

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Location Map




Tax Map

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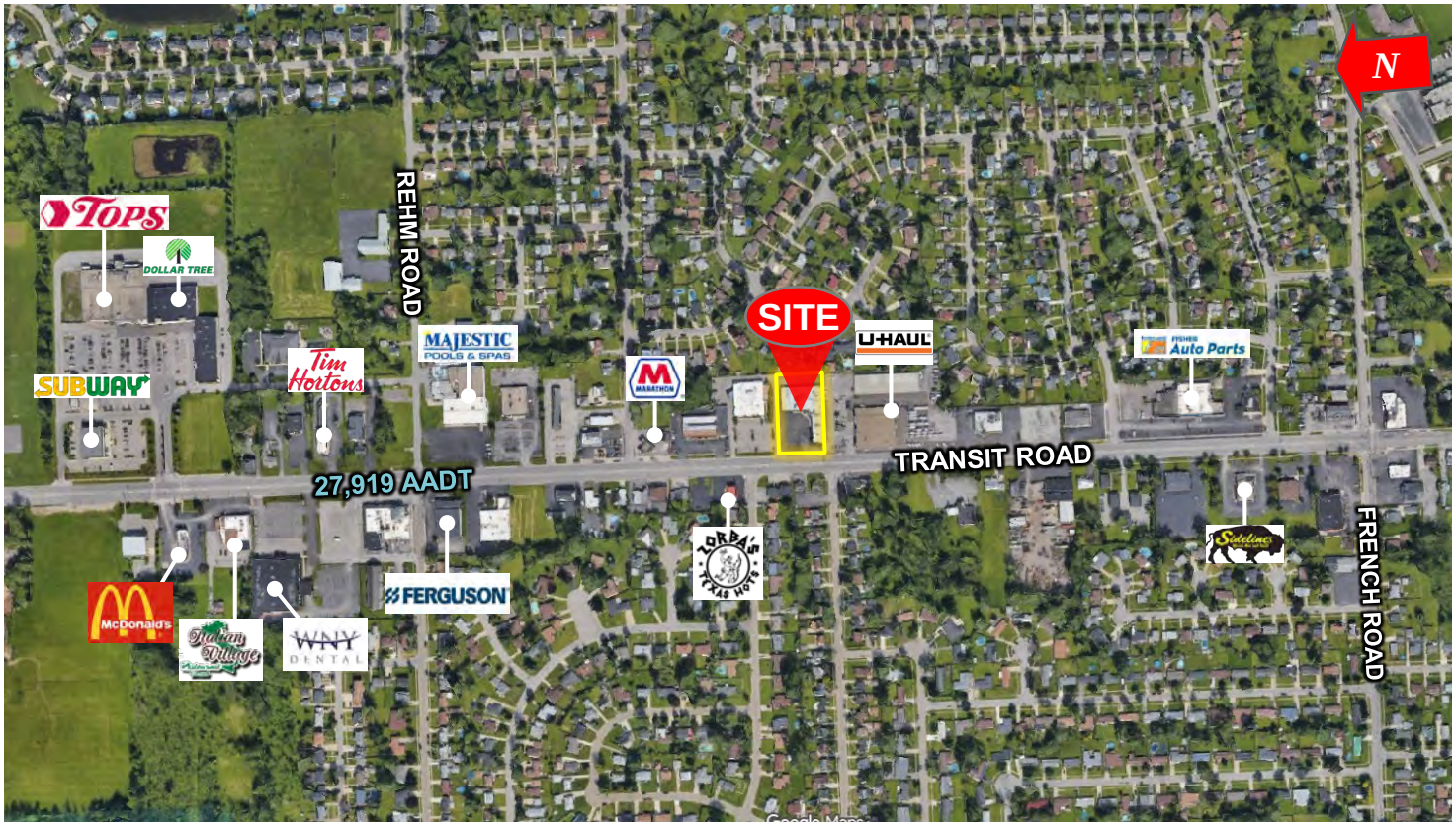








Property Photos




Retail Aerial

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