



Mixed-Use For Lease

# 5050 Transit Road Depew, NY

Brand New Mixed-Use Opportunity / For Lease

**AVAILABLE SPRING 2022**

BUILDING FEATURES	
Total Building Size	43,560 ± Sq. Ft.
Total Available	1,200 – 14,520 ± Sq. Ft.
Parking	Ample On-Site
Zoning	NS

### Property Highlights

- Commercial space available in brand new mixed-use building
- Space ranges from 1,200 ± Sq. Ft. to 14,520 ± Sq. Ft.
- Highly visible location on busy Transit Road Lancaster/Cheektowaga retail corridor
- Area retailers and amenities include: Wegmans, Walmart, Kohl's, Applebee's, Flix Theatre, car dealerships, fast food, restaurants, fitness centers, pharmacies, and more
- First of its kind development in Town of Cheektowaga with retail on first floor and high-end apartments on second and third floors
- Ideal for: small casual restaurant, retail user, professional office, salon, spa



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,625	74,607	142,540
Average Household Income	\$79,821	\$80,580	\$77,184



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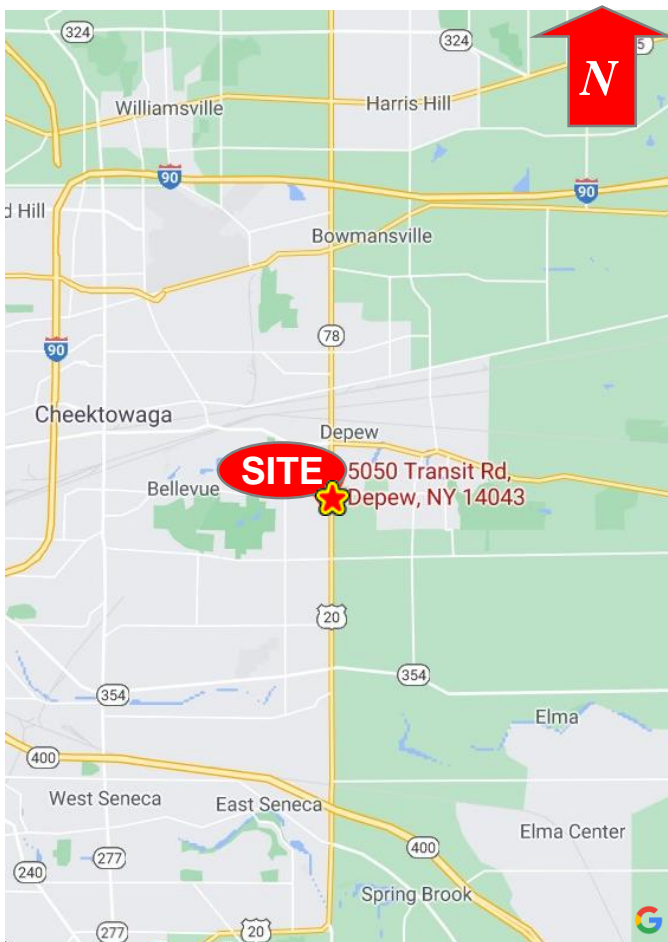
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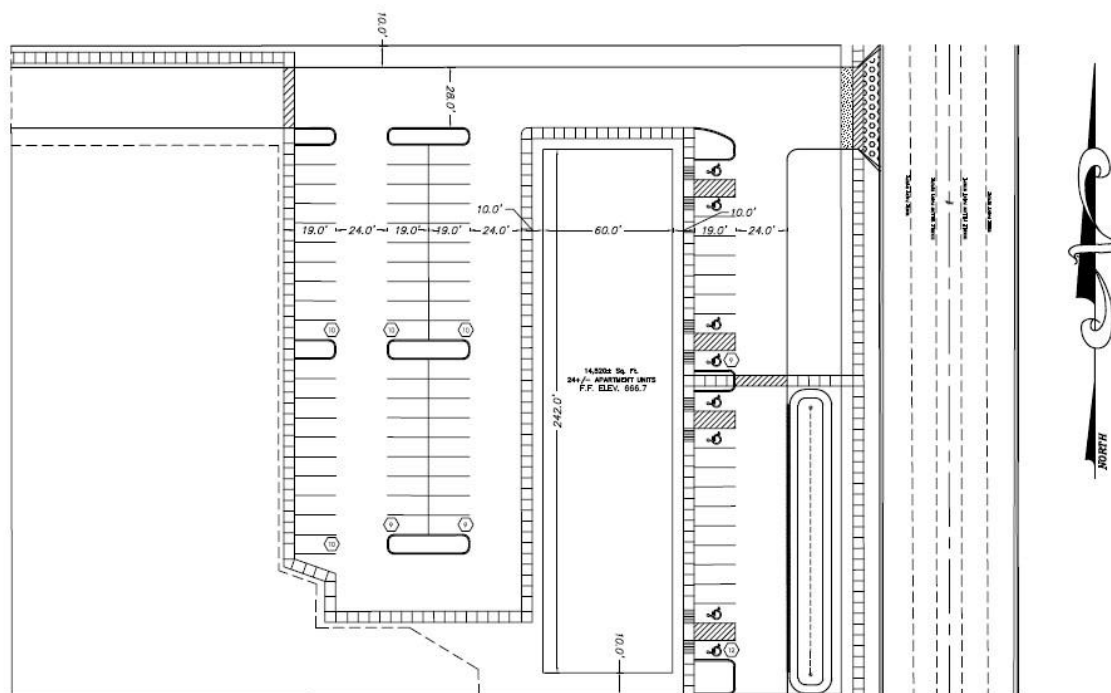
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Location Map



Enlarged Site Plan

Site Plan

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