

Former Protocol Restaurant & Banquet Hall

6766 Transit Road, Williamsville, NY 14221



OFFERING SUMMARY

Sale Price:	Call For More Details
Available SF:	11,461 SF
Lease Rate:	Call For More Details
Lot Size:	2.34 Acres
Building Size:	11,461 SF
Zoning:	Commercial
Traffic Count:	40,000
Price / SF:	-

PROPERTY OVERVIEW

Redevelopment opportunity or operate as its last use being a restaurant with a banquet hall & patio. Fully equipped 2.34 +/- acres of land with 461' +/- of frontage on Transit Road. 135 +/- parking spaces with room to add more. Signalized Intersection

LOCATION OVERVIEW

Located 1/2 mile north of the New York State Thruway I-90 Exit 49 (Depew/Lockport/NY Route 78) between Genesee Street to the south and Main Street to the north. Across from Russels Grand View Hotel and Russels Steak, Chops, & More and surrounded by many new hotels. This busy Transit road corridor has a traffic count of over 40,000 +/- vehicles per day. Just a few minutes from the Buffalo Niagara International Airport.

PROPERTY HIGHLIGHTS

- 2.34 +/- Acres
- 461' x 260' Lot Size
- Signalized Intersection
- Turn-Key Restaurant & Banques Hall
- Fully Equipped
- 1/2 Mile of the NYS I-90 Thruway
- 40,000 +/- Daily Traffic Count



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ADDITIONAL PHOTOS

Former Protocol Restaurant & Banquet Hall

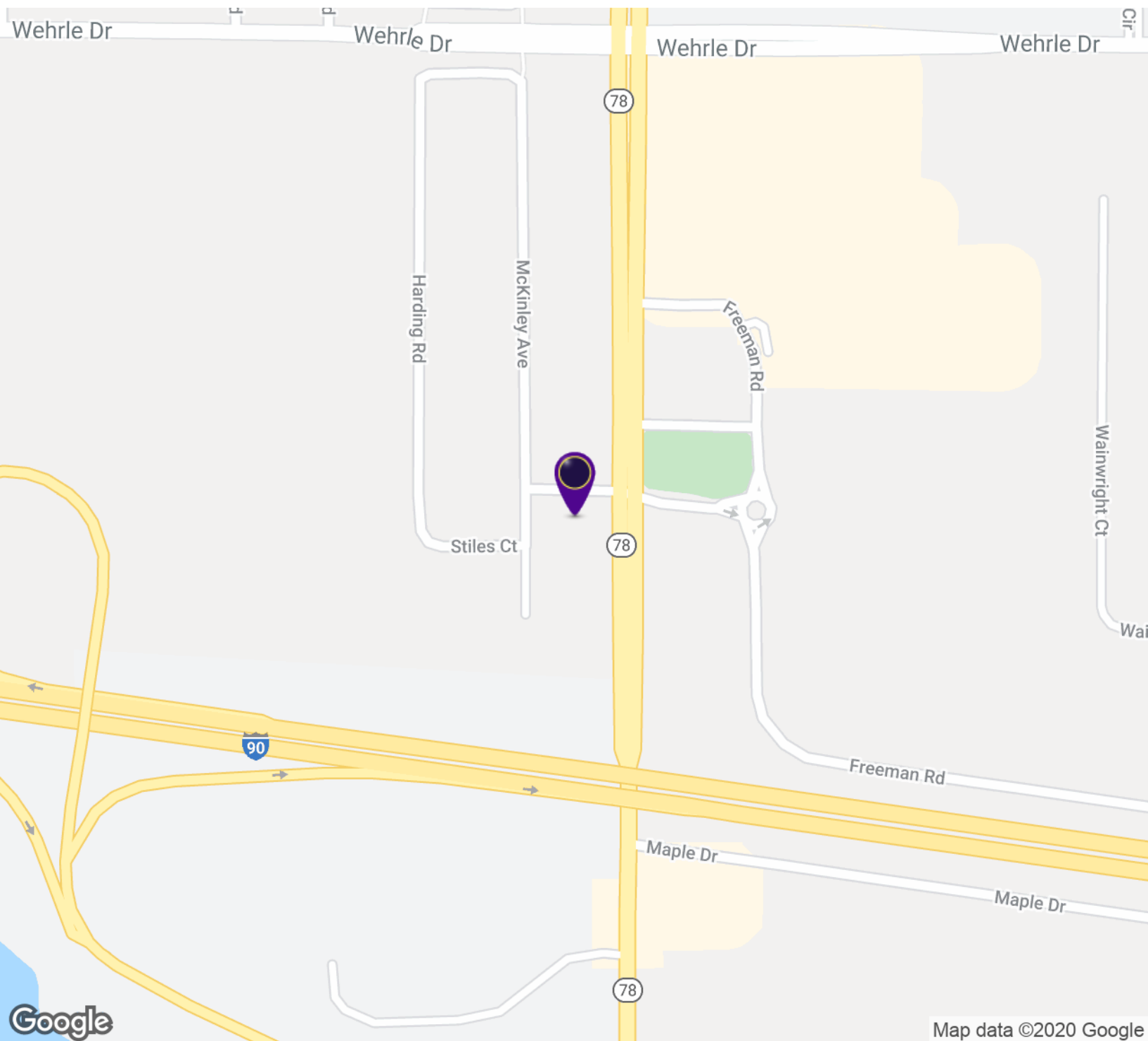
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LOCATION MAPS

Former Protocol Restaurant & Banquet Hall

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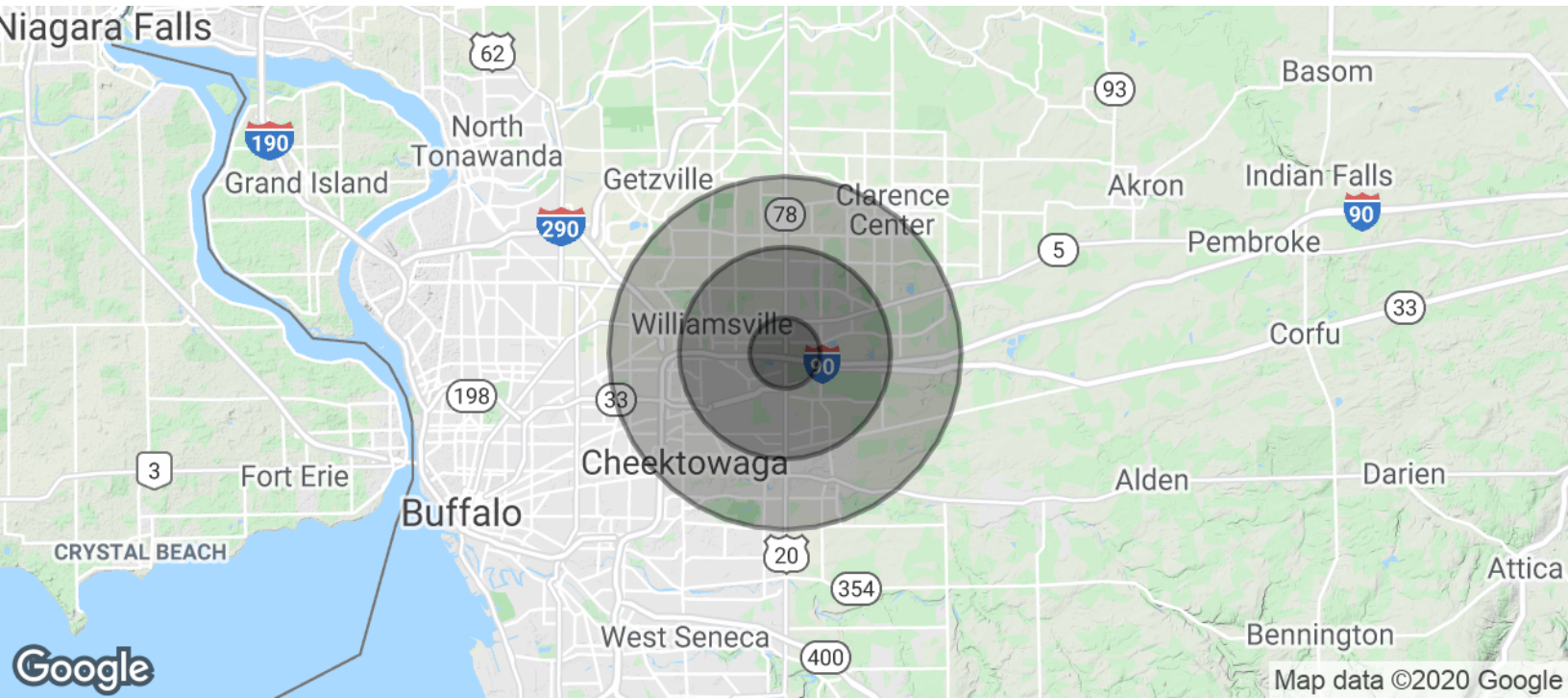


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,729	51,632	154,329
Average age	43.4	44.1	43.5
Average age (Male)	39.8	42.4	41.2
Average age (Female)	47.1	46.0	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,179	21,795	63,536
# of persons per HH	2.3	2.4	2.4
Average HH income	\$74,184	\$73,530	\$78,543
Average house value		\$147,130	\$170,452

* Demographic data derived from 2010 US Census