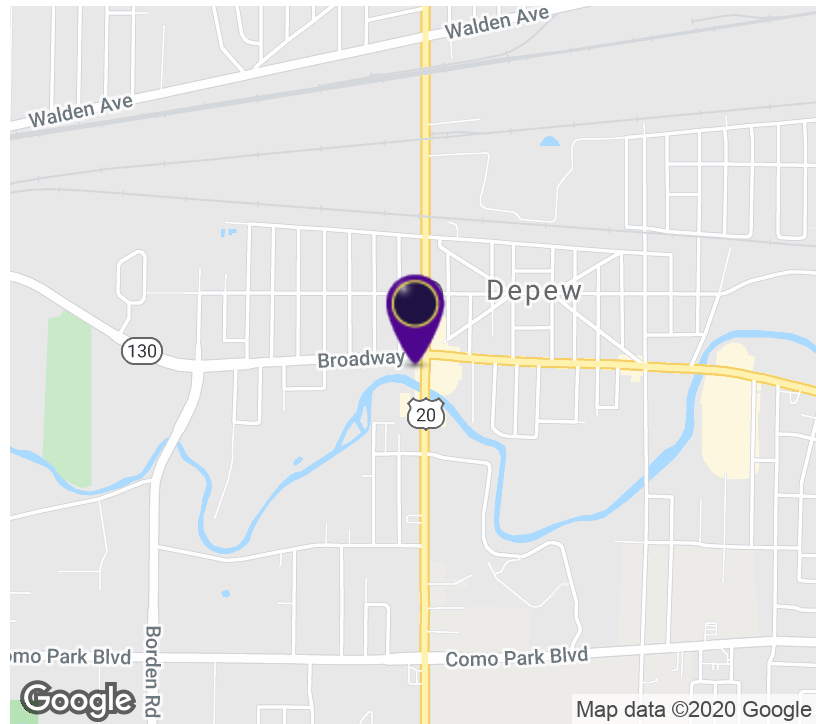


# 1.3+/- Acres Redevelopment Site

4801 Broadway (at S.W. Corner of Transit Rd.), Depew, NY 14043



## OFFERING SUMMARY

Sale Price:	Call For More Details
Available SF:	1.3 Acres
Lease Rate:	Call For More Details
Lot Size:	1.3 Acres
Zoning:	C-2
Traffic Count:	43,000 +/- Daily
Price / SF:	-

## PROPERTY HIGHLIGHTS

- Excellent Corner Location with High Visibility
- Ideally Located at a Signalized Intersection
- Lot Size 1.3 +/- Acres 270' x 250' with Irregular Shape
- Many National Retailers & Restaurants Nearby
- Ideal for National Tenant
- Centrally Located



**RICK RECCKIO**  
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Williamsville, NY 14221  
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## PROPERTY DESCRIPTION

# 1.3+/- Acres Redevelopment Site

4801 Broadway (at S.W. Corner of Transit Rd.), Depew, NY 14043



### PROPERTY DESCRIPTION

This former Mobil gas station/convenience store was built in 1972 recently demolished and now being offered as a vacant commercial lot. This corner location is situated on 1.3 +/- acres 270' x 250' with an irregular shape. With access from Broadway and Transit Road located at a signalized intersection nearby many local retailers & restaurants, this site is ideal for any national tenant. Traffic Count for this intersection is approximately 43,000 +/- cars per day. For the surrounding community of Depew (14043) the nearby schools have very high ratings which include the Depew High School, Depew Middle School, and Cayuga Heights Elementary School. The Buffalo-Niagara International Airport is located a few miles north of this site. For more details please call Rick Recckio 716.998.4422

### LOCATION DESCRIPTION

Located at the southwest corner of Broadway and Transit Road, this parcel is extremely visible from the intersection. Centrally located with close proximity and easy access to the New York State Thruway I-90, Downtown Buffalo, Southtowns & Northtowns. Minutes from Walmart Super Center, Wegmans, Aldi Foods, Target, Tops Friendly Market, Walgreens, Chick-Fil-A, Wendys, Applebees, Panera Bread, Tim Hortons, and many other national retailers and restaurants.



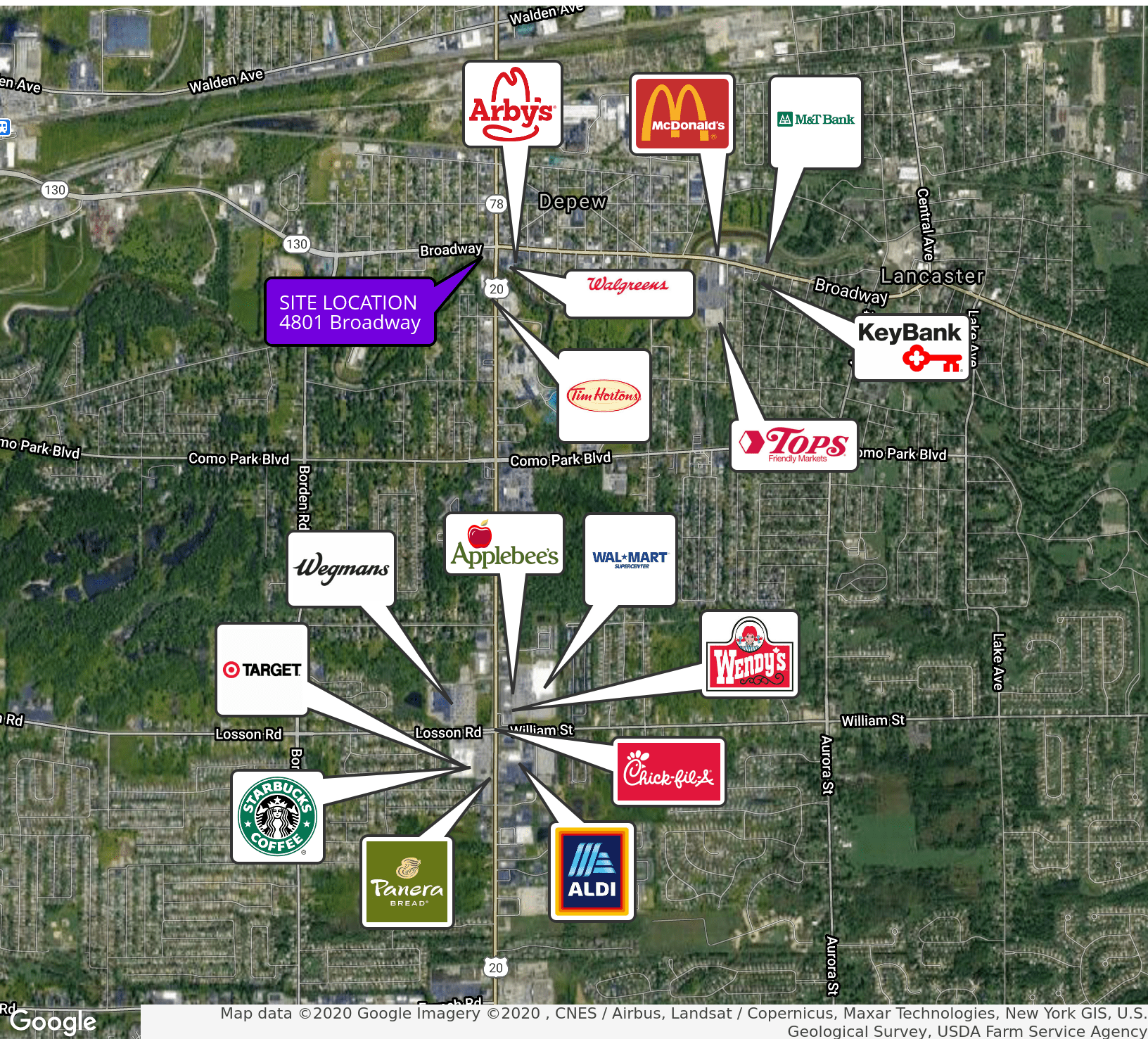
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ADDITIONAL PHOTOS

# 1.3+/- Acres Redevelopment Site

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NY & PA Licensed Broker

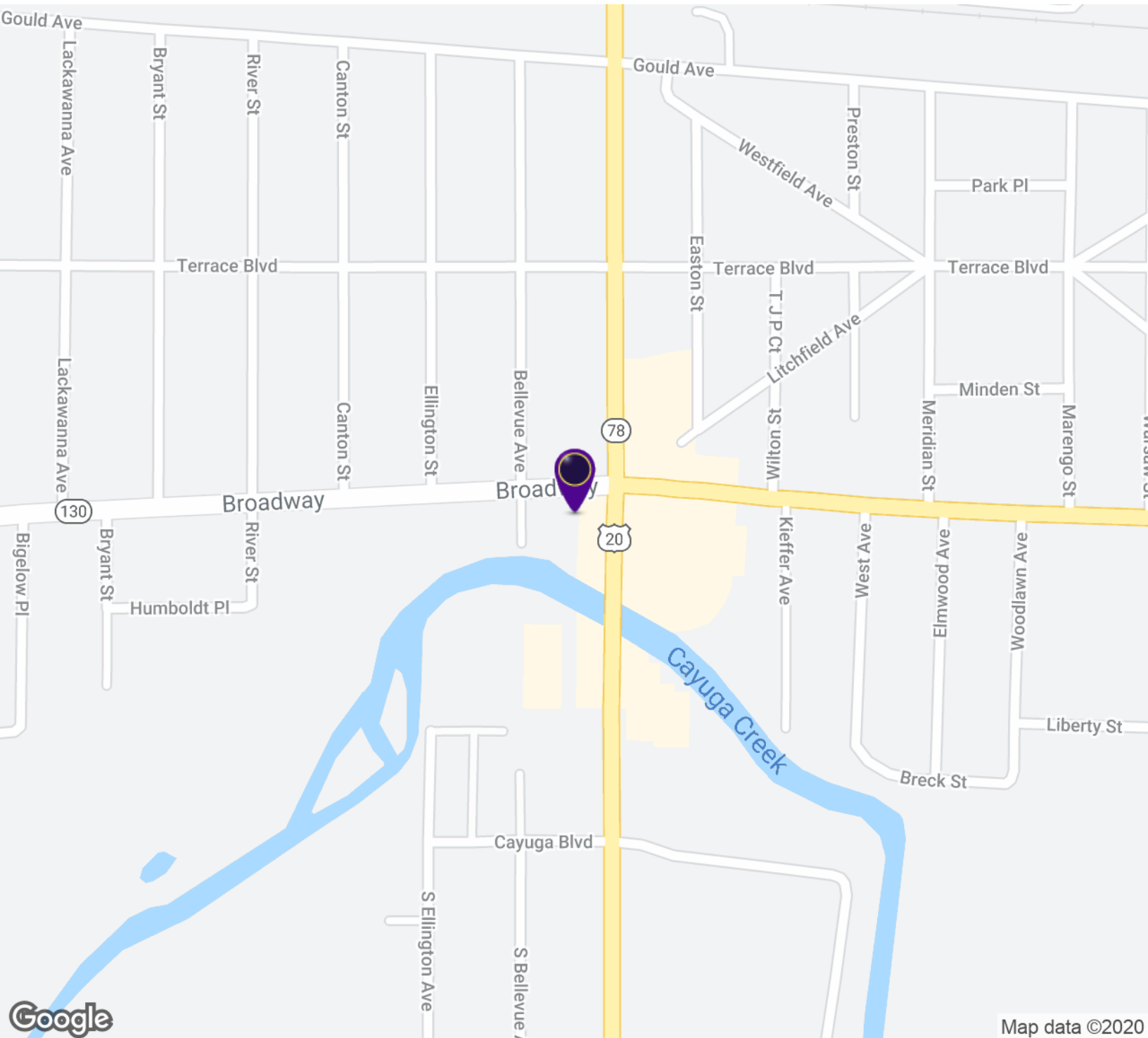
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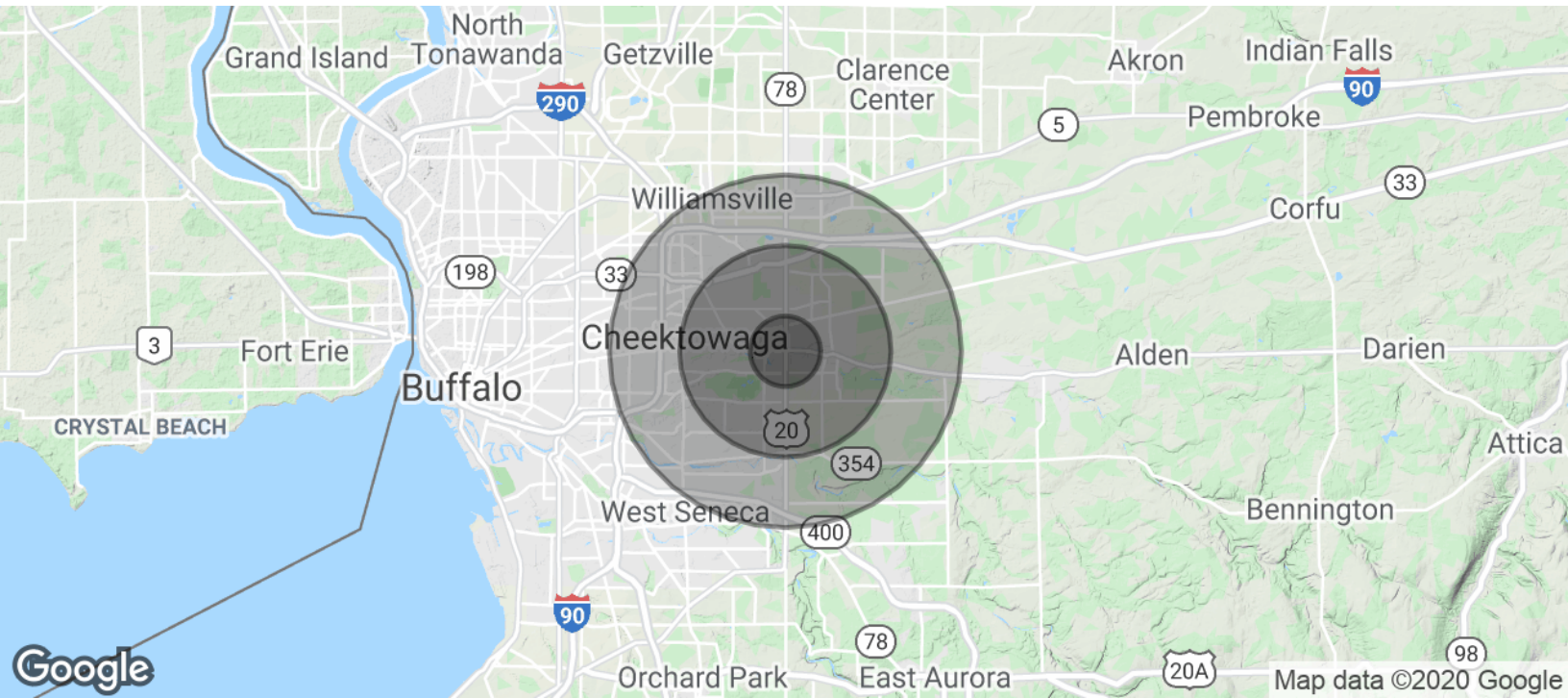
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# 1.3+/- Acres Redevelopment Site

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,230	75,962	142,800
Average age	38.5	42.6	43.2
Average age (Male)	36.0	40.0	40.8
Average age (Female)	41.6	45.2	45.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,031	31,536	59,699
# of persons per HH	2.4	2.4	2.4
Average HH income	\$53,501	\$61,825	\$63,567
Average house value	\$117,768	\$126,816	\$127,921

\* Demographic data derived from 2010 US Census



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