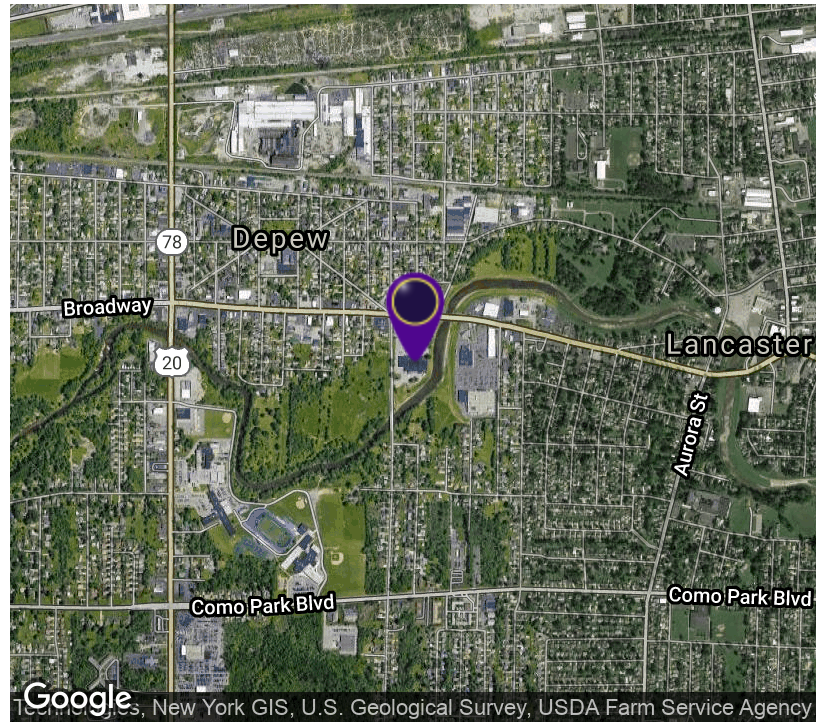


Retail/Warehouse Space: Catalyst Fitness Plaza

5087 Broadway, Depew, NY 14043



OFFERING SUMMARY

Available SF:	7,500 - 31,045 SF
Lease Rate:	\$4.50 - 6.50 SF/yr (NNN)
Lot Size:	8.02 Acres
Year Built:	1973
Building Size:	81,943 SF
Zoning:	Commercial

PROPERTY OVERVIEW

This Catalyst Fitness Plaza has two vacancies consisting of 7,500+/- SF of retail space & 31,045 +/- SF warehouse space with 2 Docks & 2 Drive-In 10' high doors. Tenants include Catalyst Fitness and ECMC Depew Clinic with the neighboring plaza tenants including Tops, Big Lots, Sally Beauty, H&R Block, UPS Store, Supercuts, Dollar Tree, Ace Hardware, Spa Nails, Laundromat, Wine & Liquor, and Nickel City Brewz.

LOCATION OVERVIEW

On the corner of Broadway & Penora Street with access from both streets. Located approximately six-tenths of a mile east of the intersection of Broadway and Transit Road which are both primary roadways in the Buffalo market.

PROPERTY HIGHLIGHTS

- Corner Location
- Access From Broadway & Penora Street
- Reasonably Priced



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ADDITIONAL PHOTOS

Retail/Warehouse Space: Catalyst Fitness Plaza
5087 Broadway, Depew, NY 14043

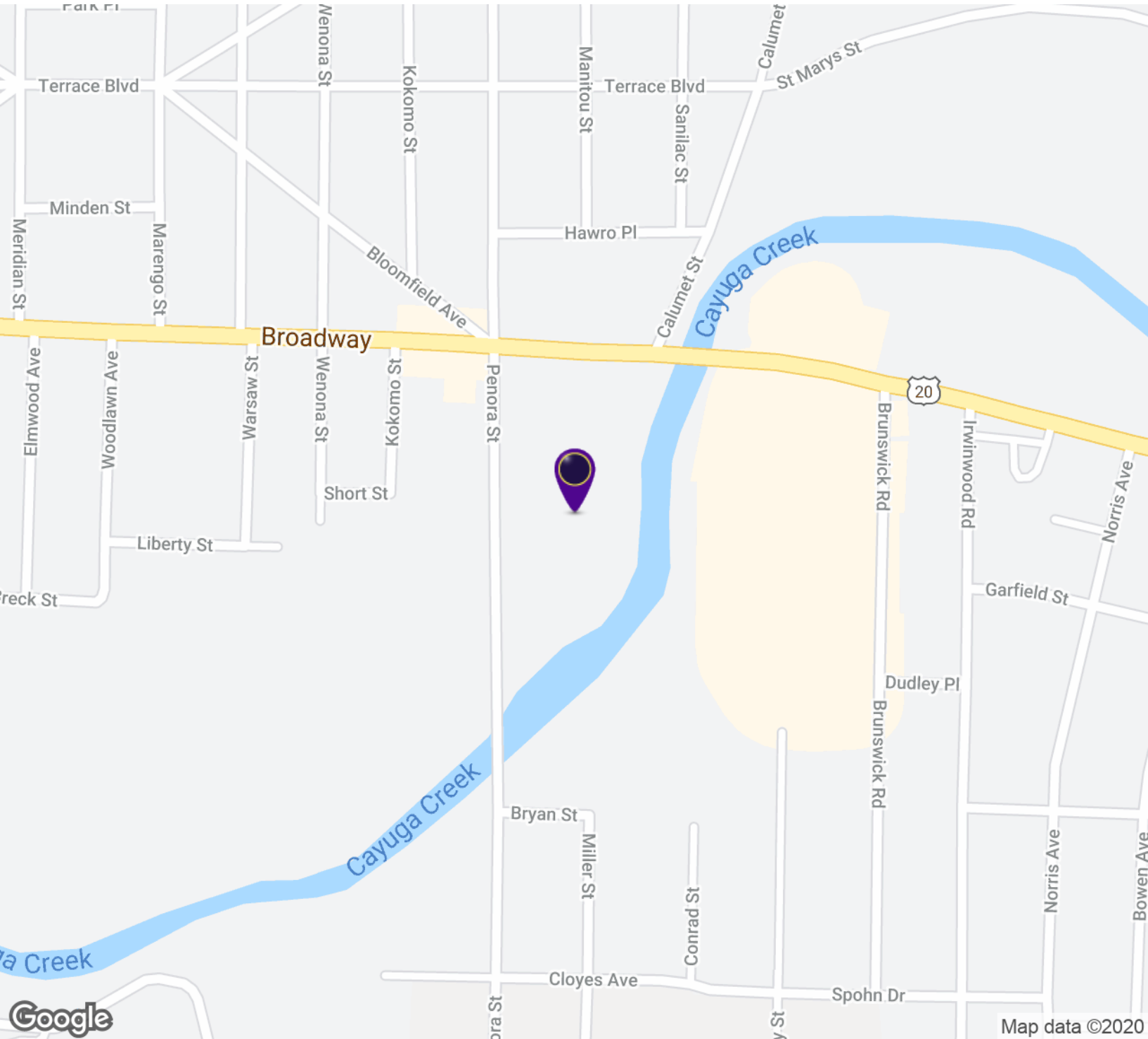


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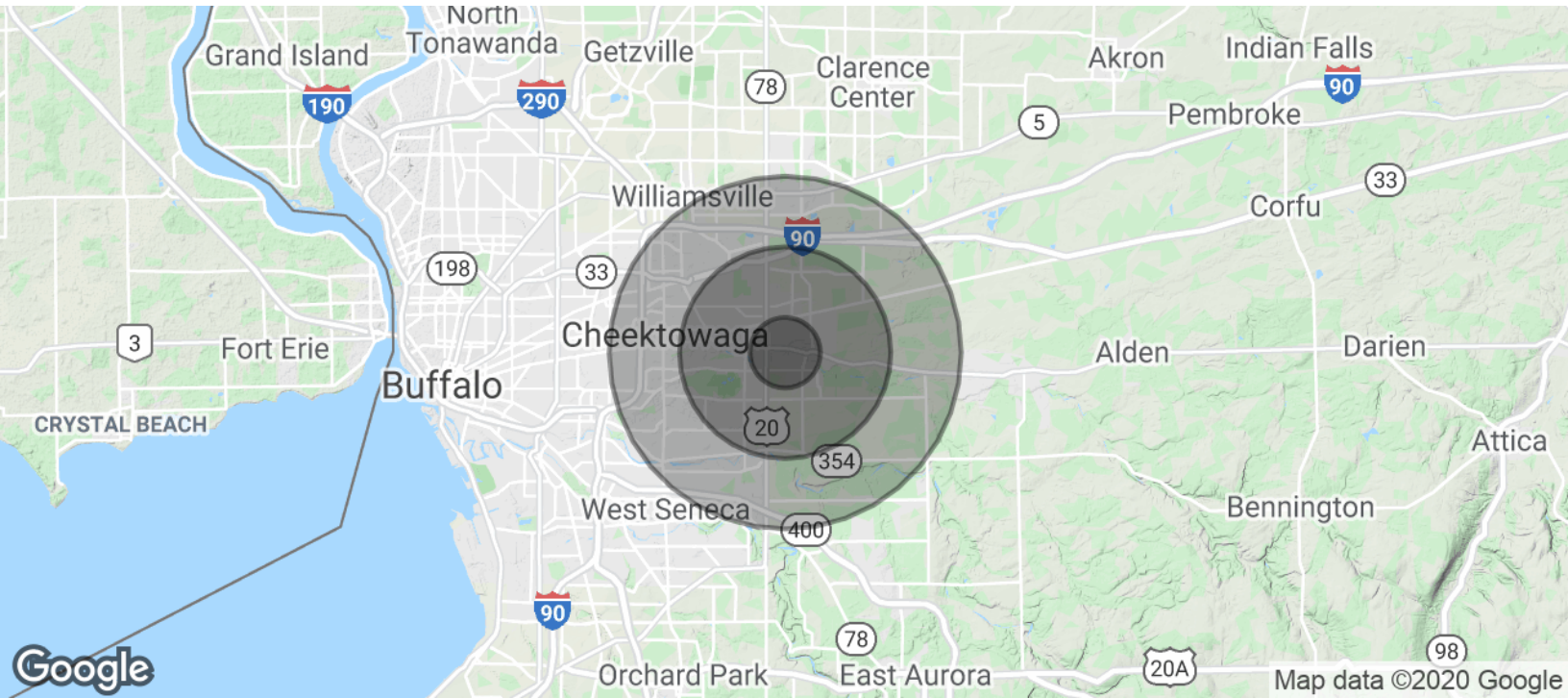


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,023	67,553	126,973
Average age	37.9	42.1	42.8
Average age (Male)	33.3	39.5	40.4
Average age (Female)	42.0	44.6	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,087	27,773	52,217
# of persons per HH	2.5	2.4	2.4
Average HH income	\$57,282	\$62,980	\$64,901
Average house value	\$124,658	\$130,363	\$133,260

* Demographic data derived from 2010 US Census



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