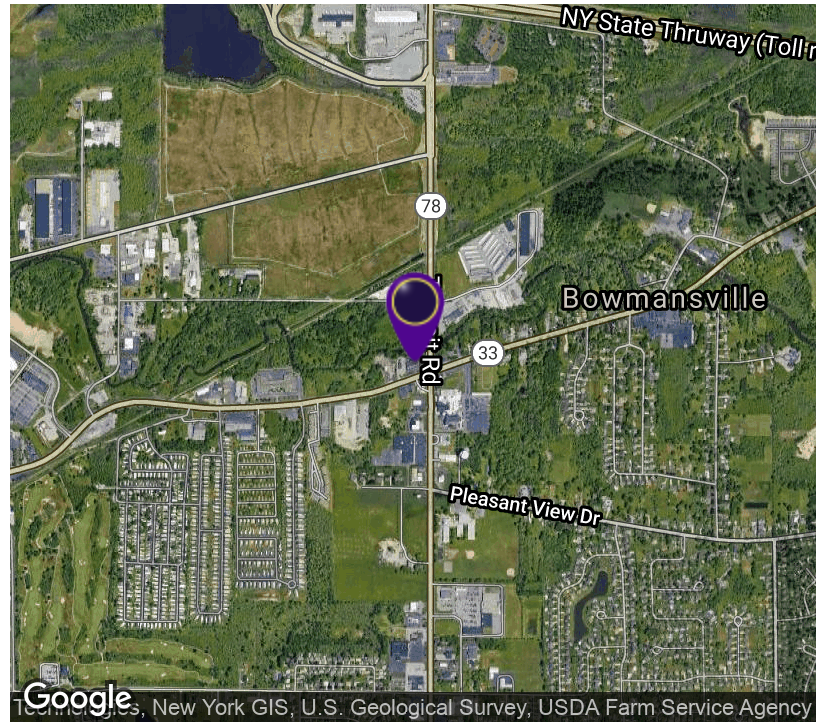


5102 Genesee Street

Depew, NY 14043



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.0 Acres
Year Built:	2007
Building Size:	7,000 SF
Zoning:	Commercial
Traffic Count:	60,000

PROPERTY HIGHLIGHTS

- 2,000 +/- SF Available Space
- Corner Location
- Extremely High Traffic Counts: Both Streets Combined
60,000+/- Daily Cars
- Easily Accessible: 1/2 Mile South of NYS Thruway I-90
- Close Proximity to Kensington Expressway Rt. 33
- Ample Parking
- Excellent Visibility



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY DESCRIPTION

5102 Genesee Street

Depew, NY 14043



PROPERTY DESCRIPTION

2,000 +/- SF available space for lease in one of the most heavily trafficked intersections in Erie County, NY. The space is completely gutted and ready for built-out. The owner has pre-chosen contractors able to design any business or floorplan requirements. Bathrooms are to be installed by the owner to fit all codes. Excellent visibility and ample parking. Transit Road's daily traffic count is 32,900+/- cars while Genesee Street has approximately 28,200+/- daily cars. This building has 135'+/- of frontage on Transit Road and 220'+/- of frontage on Genesee with a curb cut on both roads allowing effortless access to the plaza. For more details please call Rick Recckio, 716-998-4422.

LOCATION DESCRIPTION

Located at the intersection of Transit Road & Genesee Street on one of the heaviest trafficked intersections in Erie County, NY. Easily accessible to New York State I-90, Kensington Expressway Route 33, and 1/2 mile from the Buffalo-Niagara International Airport. Close proximity to major national retailers, restaurants, and entertainment such as Home Depot, Starbucks, Tim Hortons, Tops Friendly Supermarket, McDonalds, Fitness 19, Dollar Tree, Aldi Foods, TJ Maxx, Joann Fabrics, Cracker Barrel, Anchor Bar, Tru By Hilton, Home 2 Suites, Springhill Suites by Marriott, Denny's, and much more. Approximately 4.4 miles from the Galleria Mall, Cheektowaga has a population of 88,226. The town is in the north-central part of the county. It is the second-largest suburb in Buffalo, after the town of Amherst.



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ADDITIONAL PHOTOS

5102 Genesee Street

Depew, NY 14043

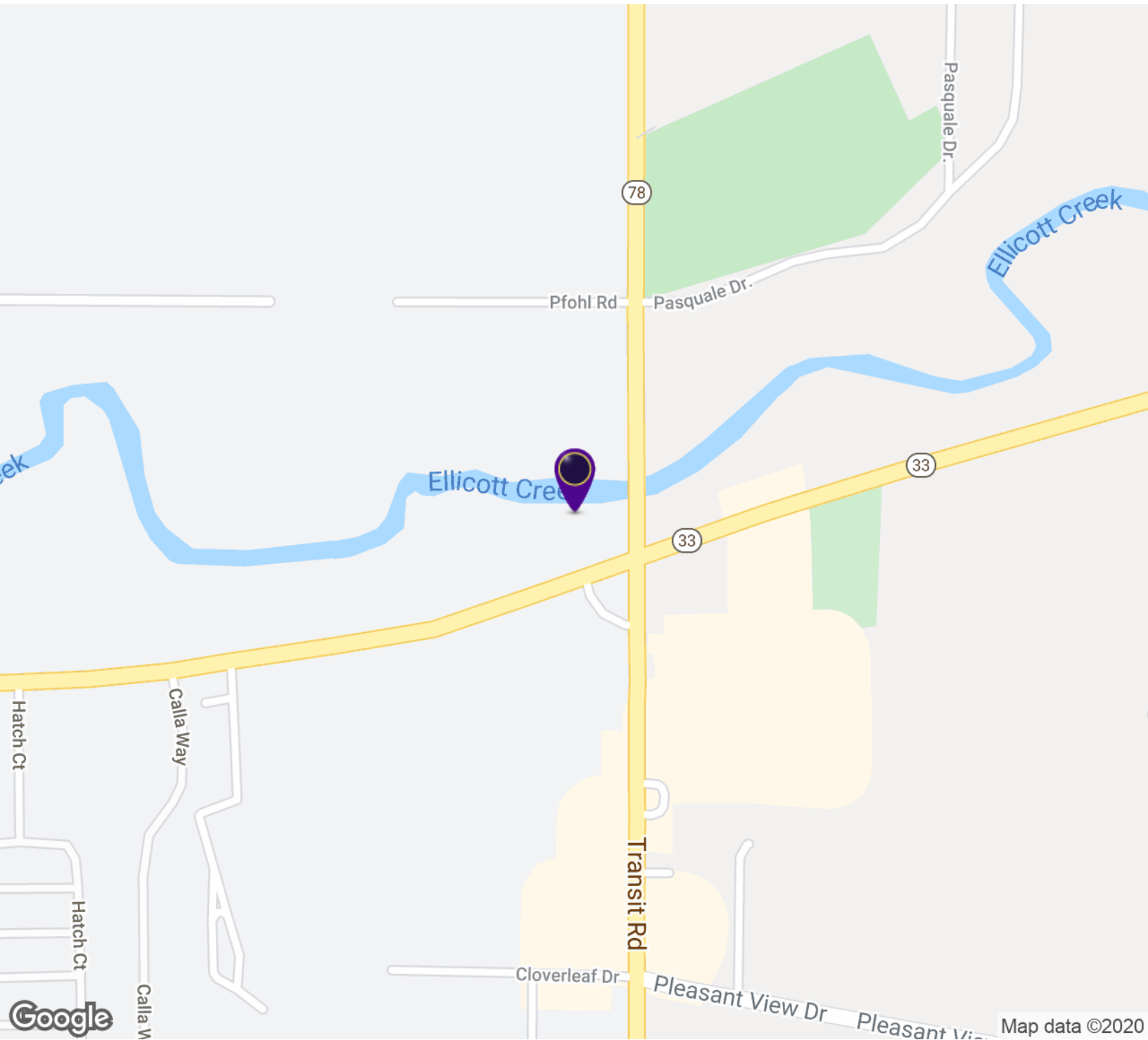


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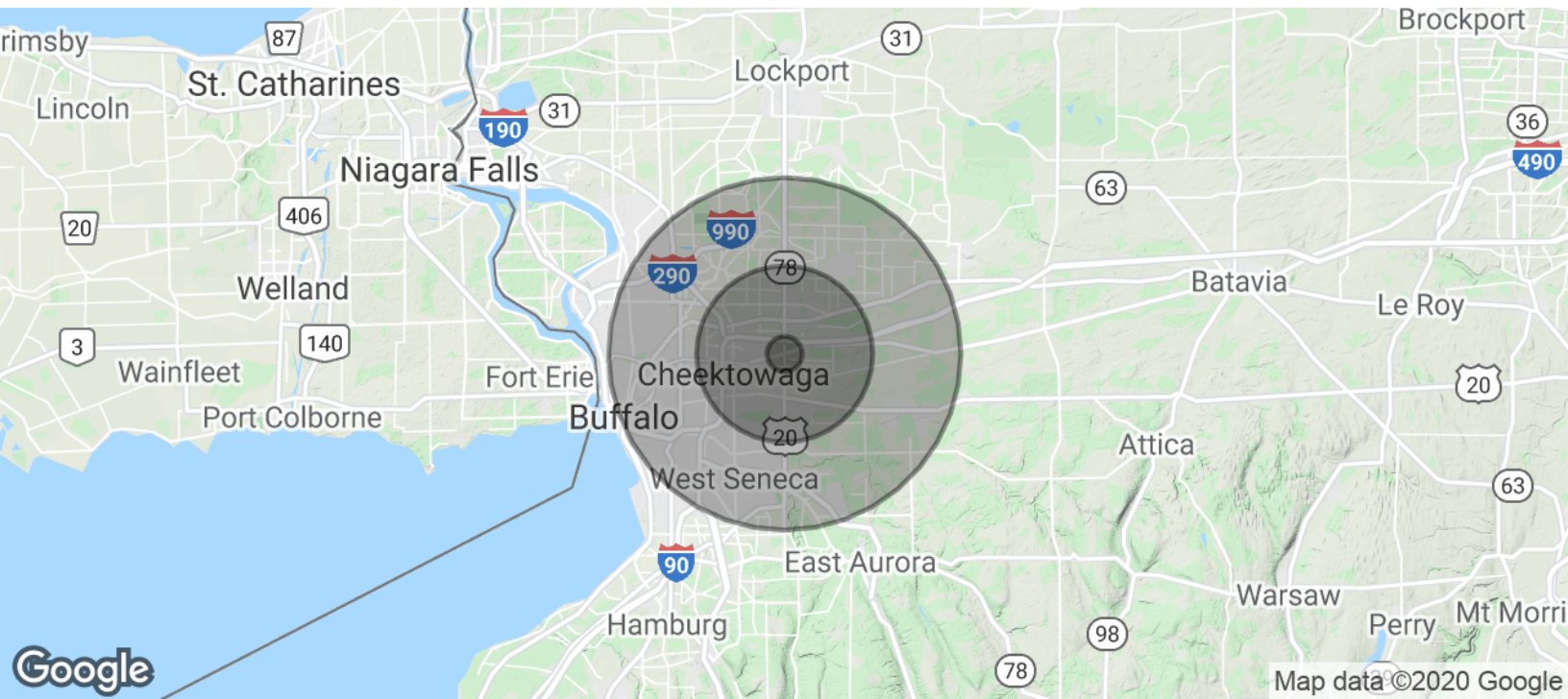


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,138	158,339	593,171
Average age	45.2	43.2	40.1
Average age (Male)	44.0	40.9	37.7
Average age (Female)	46.7	45.3	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,183	65,672	240,361
# of persons per HH	2.4	2.4	2.5
Average HH income	\$60,848	\$72,635	\$65,593
Average house value	\$122,358	\$157,181	\$157,534

* Demographic data derived from 2010 US Census



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