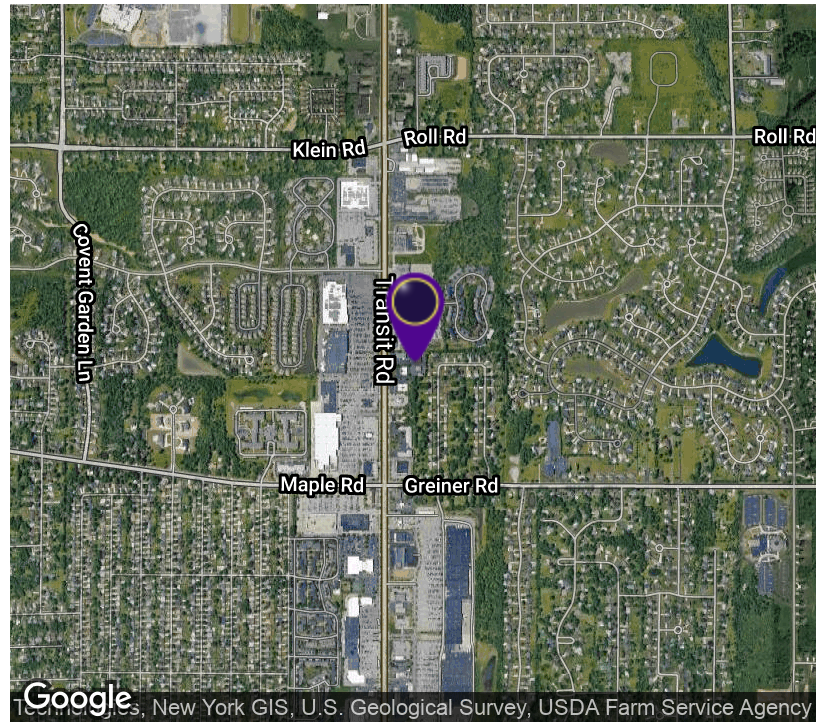


5373 Transit Road

Williamsville, NY 14221



OFFERING SUMMARY

Available SF:	1,160 SF
Lease Rate:	\$1,450.00 per month (Gross)
Lot Size:	0 Acres
Building Size:	1,160 SF

PROPERTY OVERVIEW

Two story freestanding commercial building situated on a 1/2 acre paved lot. Building offers 1160 square feet of leasable space, which is ideal for professional offices or retail applications. Ample paved parking. Building is solid brick construction and has been well maintained since its construction in 1988. Lease includes taxes and cam charges, tenant pays for utilities.

LOCATION OVERVIEW

Excellent location in Clarence, NY. Located on the East side of Transit Road and just North of Transit Road and Maple Road, which has a traffic count of 38,000 vehicles. The town of Clarence also offers great demographics. Across from Rite Aid, Wegmans, Kohls, Target, Orville's Appliances, and Lowes.

PROPERTY HIGHLIGHTS

- Excellent Location
- Across From Many Big Box Retailers
- Retail and Office Space

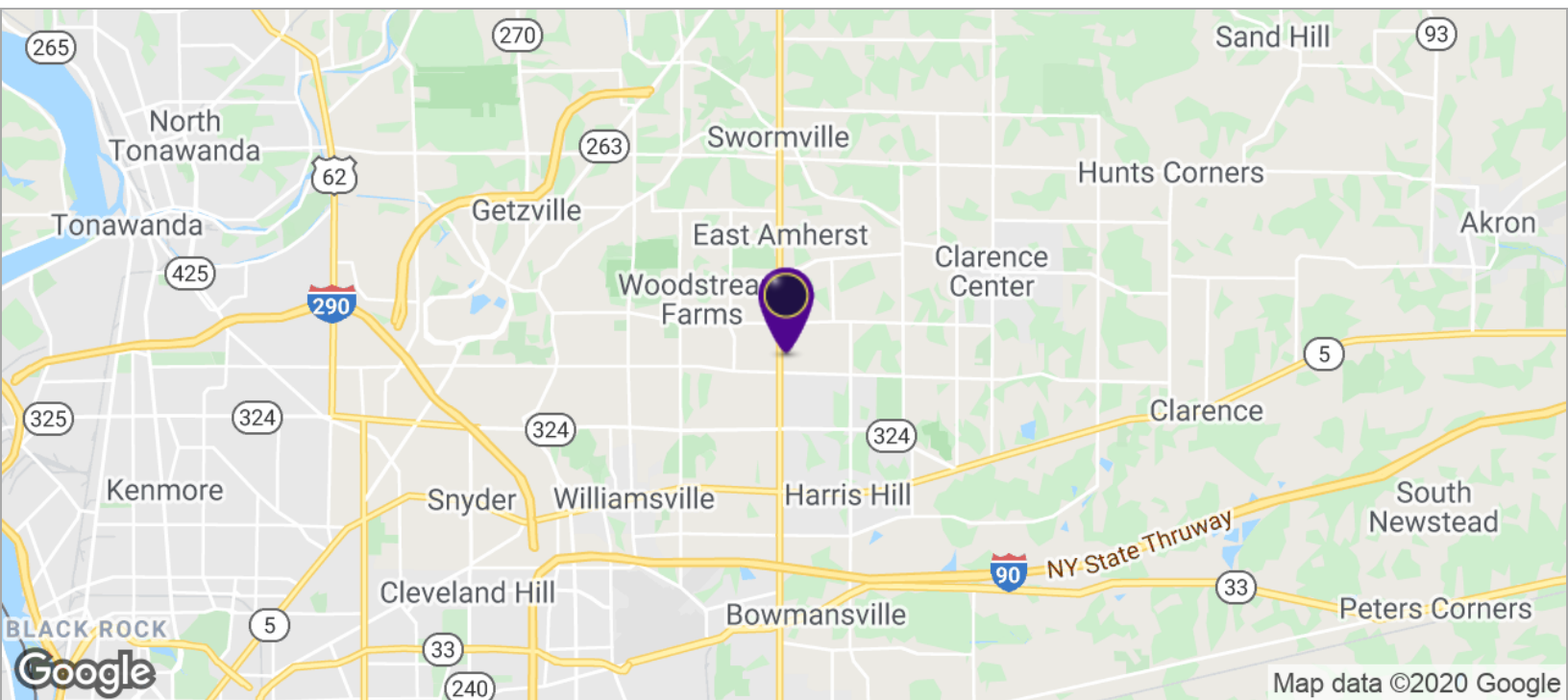
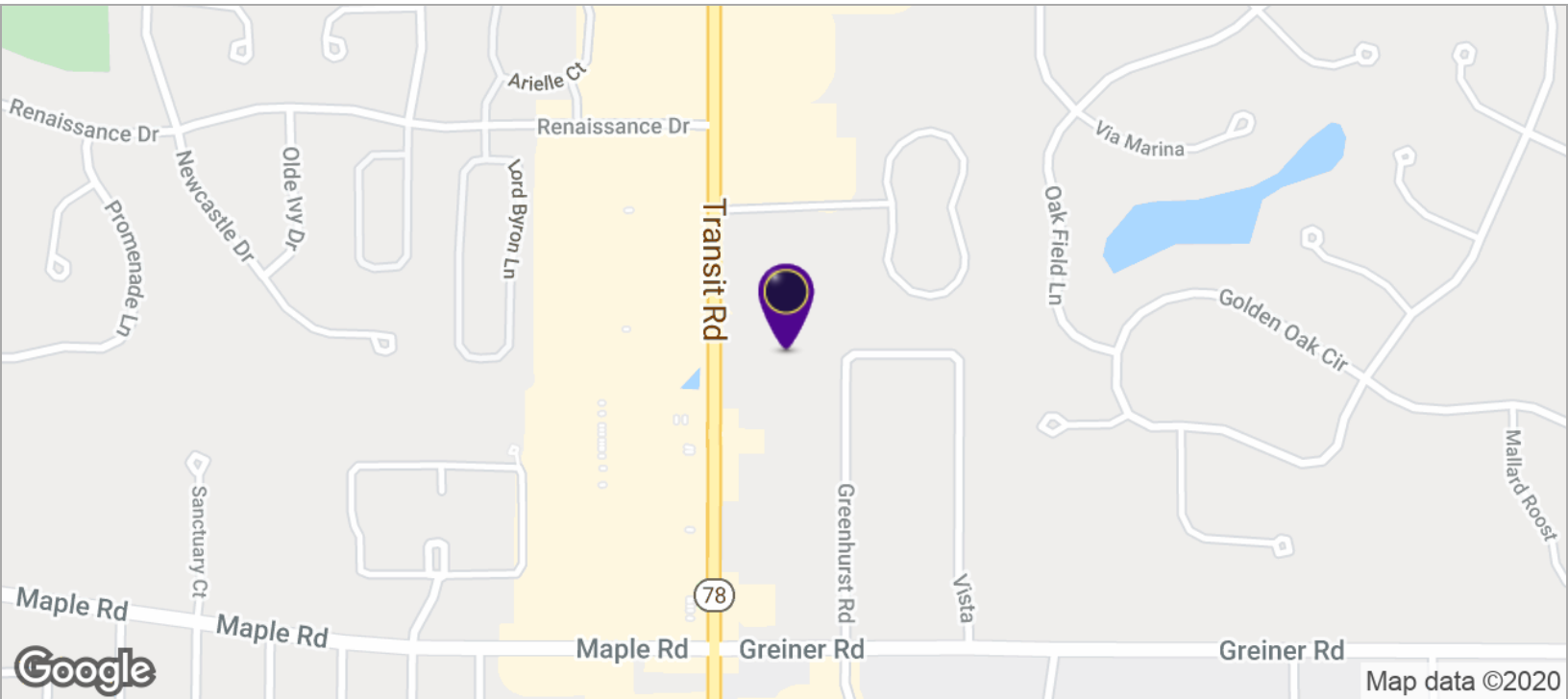


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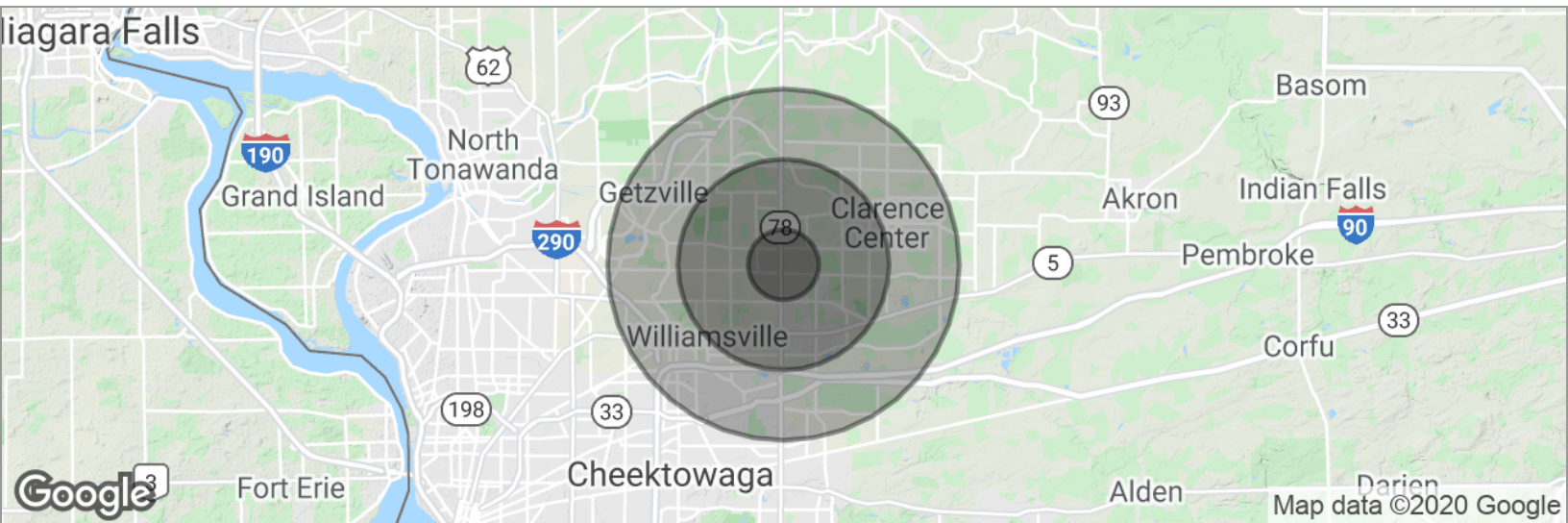


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,502	49,717	123,112
Median age	46.6	44.0	43.7
Median age (Male)	44.5	42.4	42.0
Median age (Female)	48.3	45.4	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,578	19,243	48,376
# of persons per HH	2.5	2.6	2.5
Average HH income	\$104,773	\$108,907	\$97,635
Average house value	\$227,173	\$233,408	\$212,134
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.5%	1.4%	1.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	84.9%	84.8%	88.0%
Black	3.7%	3.2%	2.8%
Asian	9.6%	10.3%	6.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.1%
Other	0.5%	0.4%	0.6%

* Demographic data derived from 2010 US Census



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