

FOR LEASE

6386 TRANSIT RD CHEEKTOWAGA, NY 14043



OFFERING SUMMARY:


- NEW MIXED USE DEVELOPMENT
- 4+/- ACRES
- RETAIL PAD SITES WITH DRIVE-THRU'S
- \$NEGOTIABLE


PROPERTY HIGHLIGHTS:

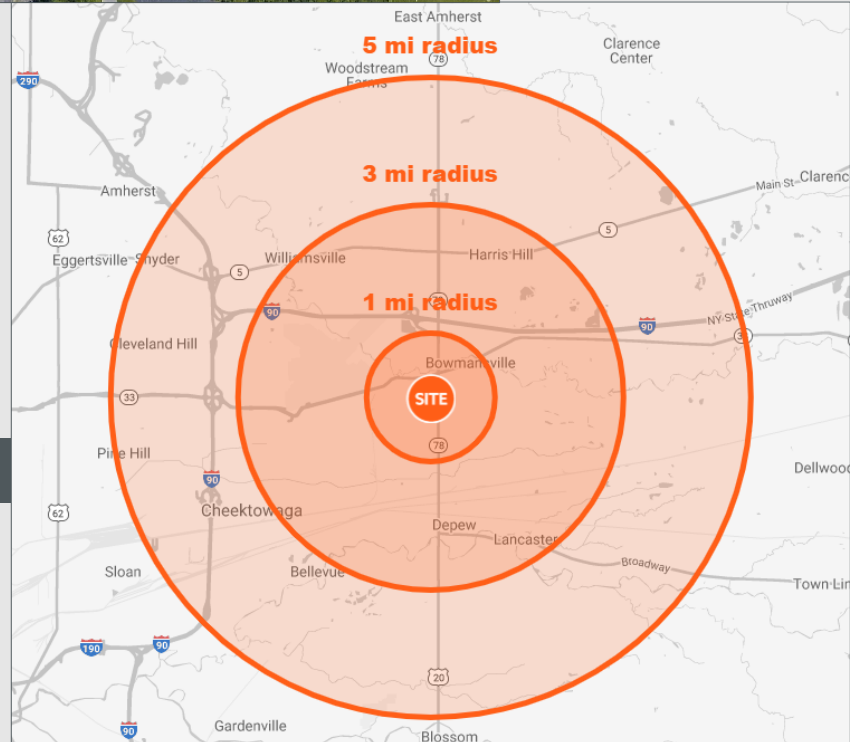
- PROPOSED MIXED USE DEVELOPMENT INCLUDES 150, 1-3 BEDROOM APARTMENTS & 98 UNITS OF SENIOR HOUSING
- SIGNALIZED ENTRANCE
- STRONG DEMOGRAPHICS
- 27,716 VPD IN FRONT OF SITE

3 MILE DEMOGRAPHICS:


55,726
 TOTAL
 POPULATION


\$69,270
 MEDIAN
 HH INCOME


56,708
 DAYTIME
 POPULATION



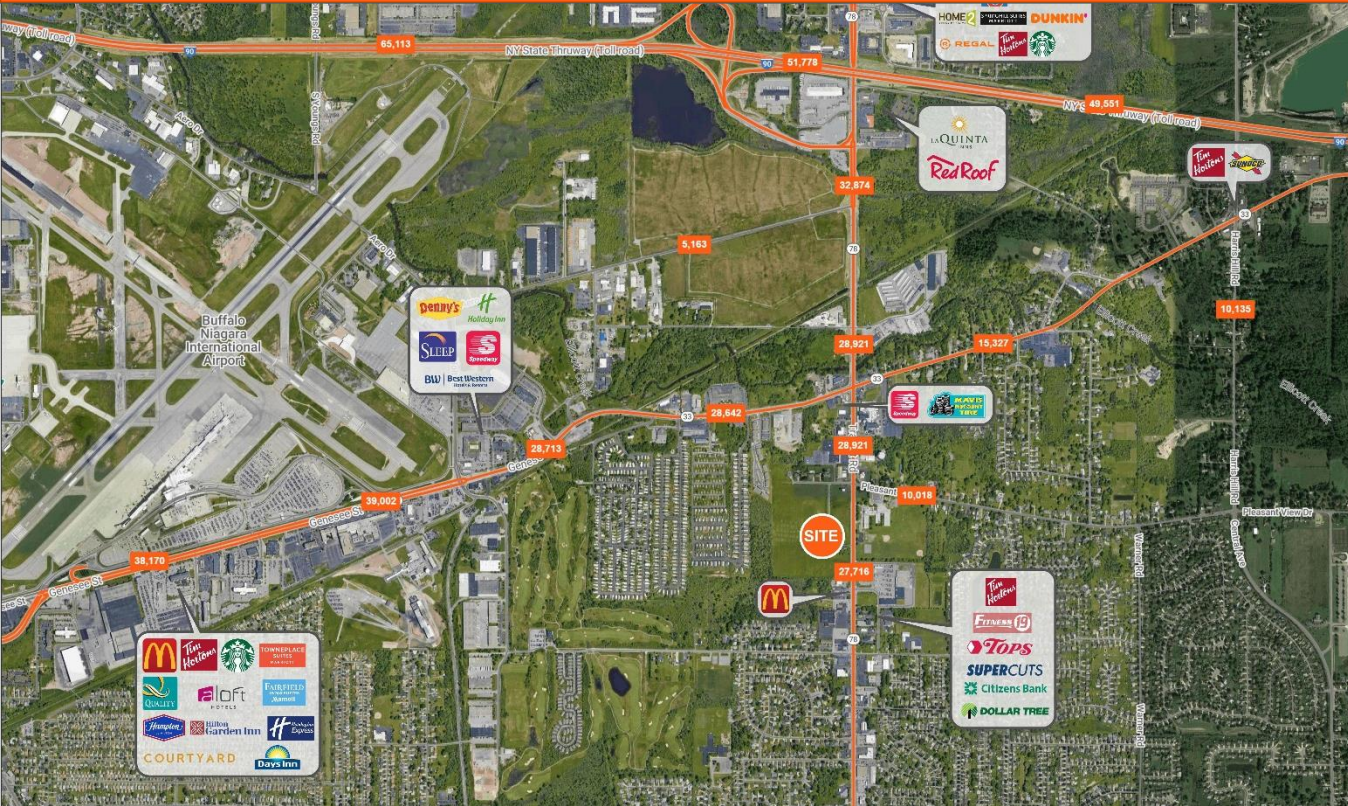
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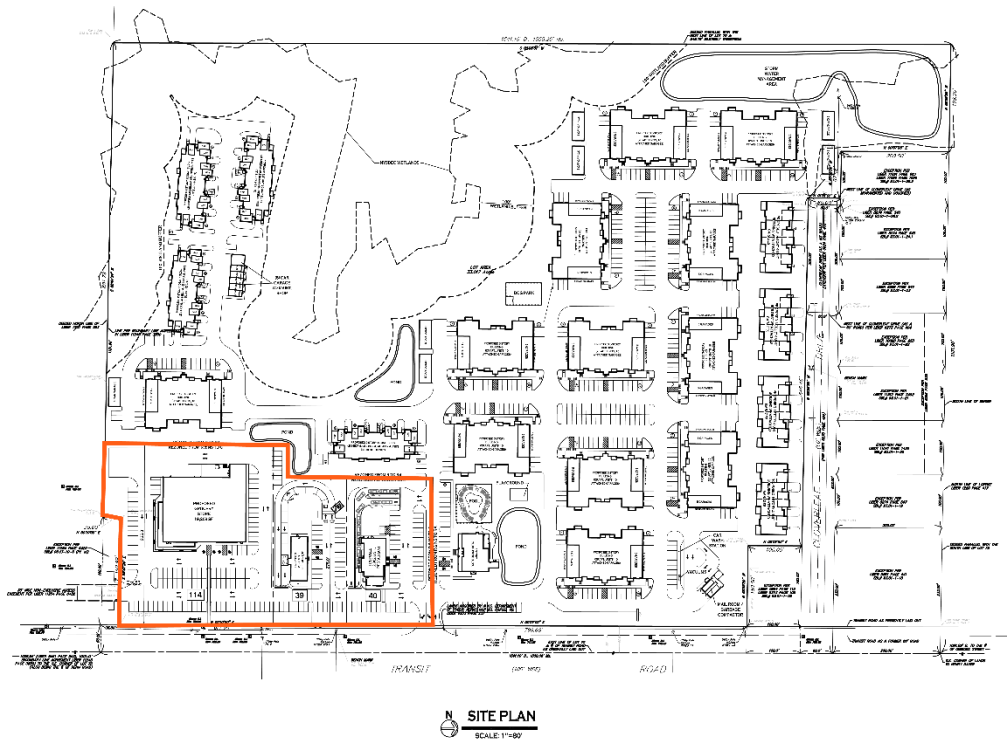
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MARKET
AERIAL



SITE
PLAN



N
SITE PLAN
SCALE 1"=40'

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