



Development Land For Sale / Build-To-Suit / Land Lease

4814 Transit Road Cheektowaga, NY

Development Land / For Sale or Land Lease

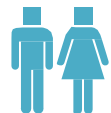
1.4 ± ACRE DEVELOPMENT OPPORTUNITY

BUILDING FEATURES

Lot Size	1.4 ± Acres
Planned and Approved Building Size	13,000 ± Sq. Ft.
Parking	Surface Lot

Property Highlights

- 1.4 ± Acre development site available for sale
- 13,000 ± Sq. Ft. building has been proposed and approved for the site
- Corner lot located at Transit Road and Jessica Lane
- Just south of Transit Road and Losson Road
- Located directly across from the new Delta Sonic development site
- Transit Road Retail Corridor location with many area amenities nearby
- Ideal for: retail, medical, single or multi-tenant retail development plaza



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,766	59,042	136,190
Average Household Income	\$85,274	\$81,460	\$77,305



STEPHEN DEMEO / Real Estate Salesperson / sdemeo@pyramidbrokerage.com / +1 716 852 7500 x109

14 Lafayette Square, Suite 1900, Buffalo, NY 14203
+1 716 852 7500

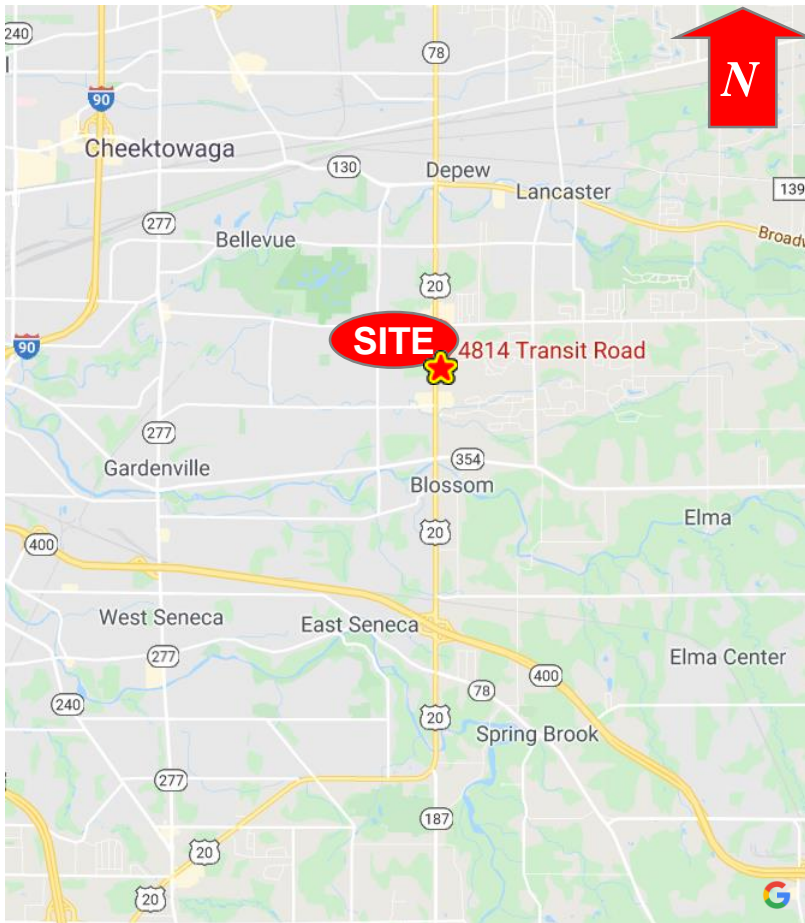
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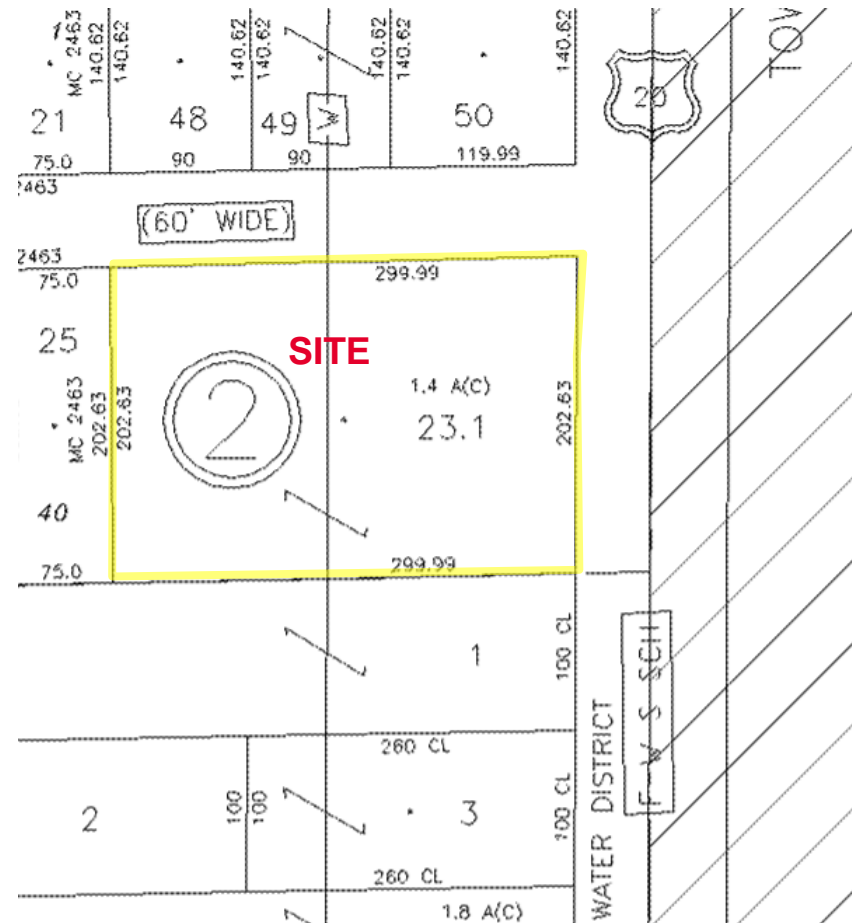
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Location Map



Tax Map

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