

Imagine The Possibilities

6495 Transit Road  Bowmansville (Buffalo), New York 14026  716/684-9000 Phone  716/684-9098 Fax

AVAILABLE

Join Wal-Mart, Wegmans & Target

Transit Road & William Street Lancaster (Buffalo), New York SITE INFORMATION

- 28,000 square foot freestanding, expandable building in busy retail corridor
- Total of 7.4 acres, zoned General Business
- Great for retail, fitness center, showroom, office, etc.
- Large parking lot with over 580 spaces
- Access to both William St. and Transit Rd.
- Traffic Signal to be installed at the main entrance/exit
- Area Retailers/Restaurants:
Wal-Mart ('09), Target, Kohls, Wegmans, Applebee's, Sunoco, Wendy's, Evans National Bank, Rite Aid, Pizza Hut, Taco Bell, Aldi's and Hollywood Video

DEMOGRAPHICS*

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population:	9,673	34,449	65,888

Average Household			
Income:	\$64,038	\$59,813	\$58,089

*ScanUS 2003 Estimates

TRAFFIC COUNTS*

- Transit Rd. north of William St. - 19,900 AADT
- Transit Rd. south of William St. - 19,500 AADT
- Losson Rd. west of Transit Rd. - 15,100 AADT
- William St. east of Transit Rd. - 15,300 AADT

*2005 Erie County Traffic Volumes



For More Information
Please Contact

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