

For Sale or Development

Retail & Mixed-Use Site

6500 Transit Rd & Pfohl Rd
Cheektowaga, NY 14225

Site Information

- Available for Sale or Build to Suit, 4 Acres of Prime Transit Road Real Estate with 200' of prime Transit Road frontage.
- Zoned CM – General Commercial District.
- Site is north of Genesee Street (Rt. 33) and at Exit 49 of the NY State Thruway minutes to Buffalo-Niagara International Airport and 10 minutes to downtown Buffalo, NY.
- Access road to Pfohl Rd. available with potential future traffic signal.
- Close to all modern conveniences including restaurants, shopping and entertainment.

Demographics *

	1 Mile	3 Mile	5 Mile
Population	3,790	52,261	159,623
Ave. HH Income	\$80,928	\$82,582	\$91,394

* Sites USA 2018 Estimates

Traffic Counts *

Transit Road north of Genesee Street	32,993 AADT
Transit Road south of Genesee Street	27,824 AADT
Genesee Street west of Transit Road	28,817 AADT
Genesee Street east of Transit Road	15,389 AADT

* NYSDOT 2015 published data

High Profile LAND for SALE or DEVELOPMENT



For more information please contact

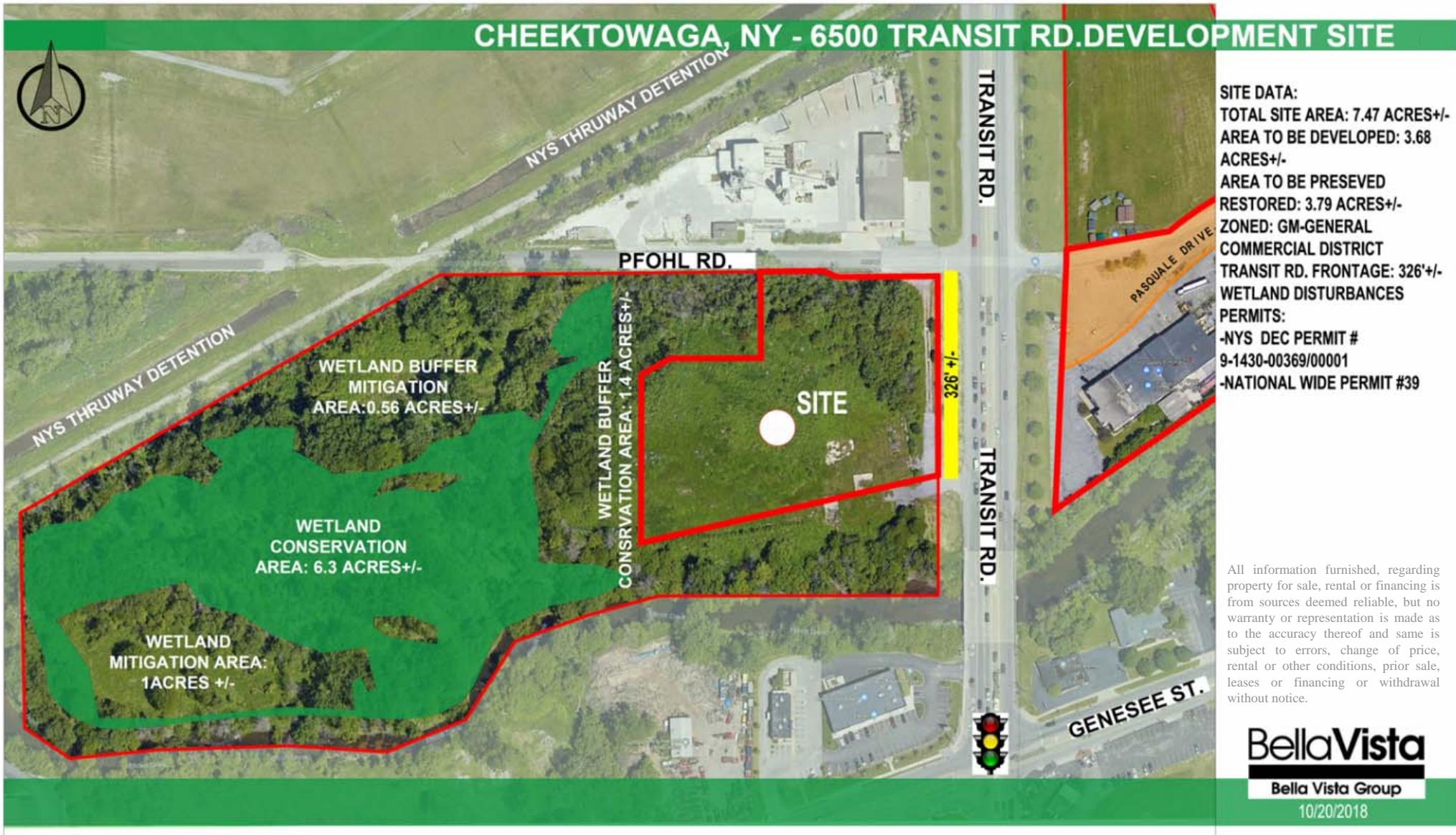
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Cheektowaga, NY – 6500 Transit Rd and Pfohl Rd – CONCEPT Plan



For more information please contact - Penny D. Cipolla (716) 684-9000 Ext 216 or cell (716) 912-9875

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