

Theo's Place - 3 Mix-Use Spaces Available

4781 Transit Rd, Depew, NY 14043



OFFERING SUMMARY

Available SF:	2,206 - 3,773 SF
Lease Rate:	Call For More Details
Lot Size:	1.35 Acres
Year Built:	2025
Building Size:	38,168 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Discover an exceptional retail opportunity at Theo's Place, a brand-new three-story mixed-use building featuring 20 modern apartments and three (3) highly visible retail storefronts 2,697+/- SF, 3,773+/- SF, & 2,206+/- SF. This premier location offers outstanding exposure, convenience, and accessibility for your business. Situated along Lancaster's primary retail corridor—a key connector between the Northtowns and Southtowns—this site benefits from high traffic counts, strong local demographics, and continuous activity from the surrounding French/Transit business and residential district. Join a thriving marketplace surrounded by major national, regional, and local retailers including Kohl's, M&T Bank, Walmart, Starbucks, Tops, ALDI's, Wegmans, Valu Home Center, and many others. This established commercial landscape offers built-in customer draw and strong synergy for incoming tenants. This space is ideal for all types of retail: Professional or medical office users, A restaurant or café, A high-end salon or spa, or Boutique retail or specialty services. With its strategic location, modern construction, and strong commercial neighbors, this is a golden opportunity to elevate your business in one of Western New York's most desirable retail corridors.



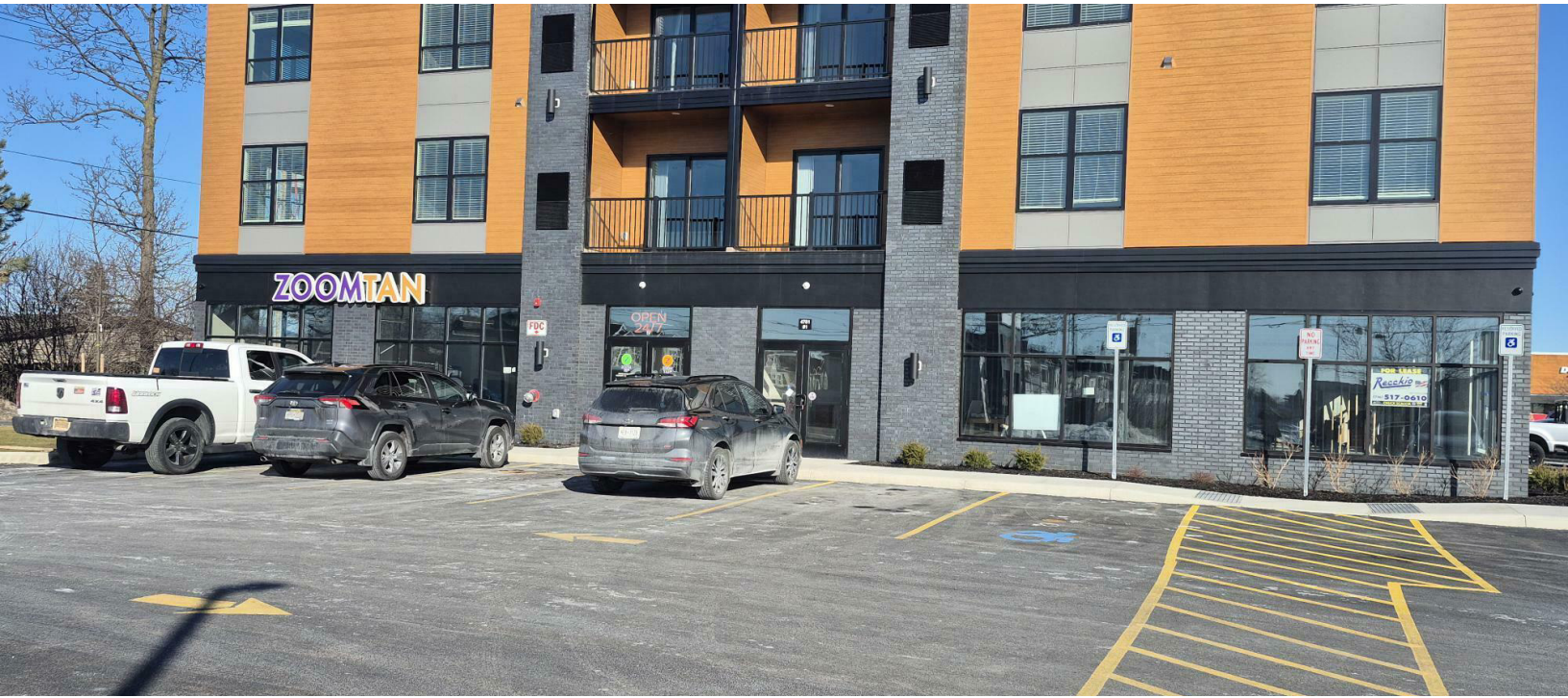
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LOCATION DESCRIPTION

In the Prime corridor of the village of Lancaster within five minutes of I-90 NYS Thruway and 400 Expressway. Near the heavily populated French Rd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,337	24,742	64,292
Total Population	9,410	56,085	144,582
Average HH Income	\$99,529	\$104,258	\$96,796

PROPERTY HIGHLIGHTS

- Ample on-site parking
- Excellent signage opportunities
- High visibility from a dense, active population base
- Public transit access (on the bus line)
- New Construction
- Adjacent to Tops Plaza

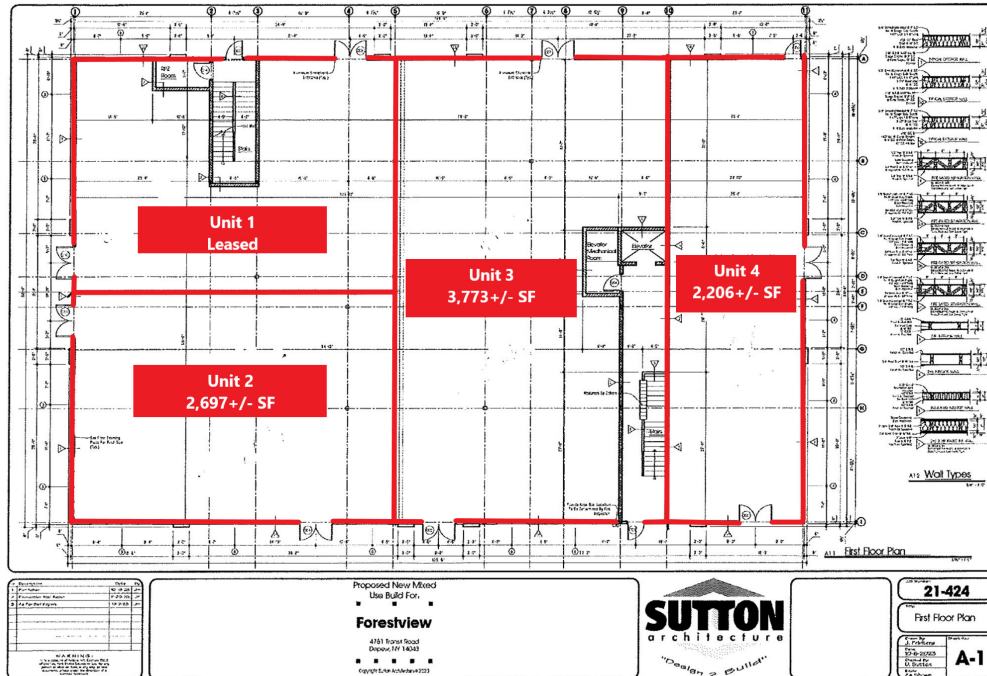


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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	2,206 - 3,773 SF	Lease Rate:	Call For More Details

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2	Available	2,697 SF		Call For More Details	-
Unit 3	Available	3,773 SF		Call For More Details	-
Unit 4	Available	2,206 SF		Call For More Details	-



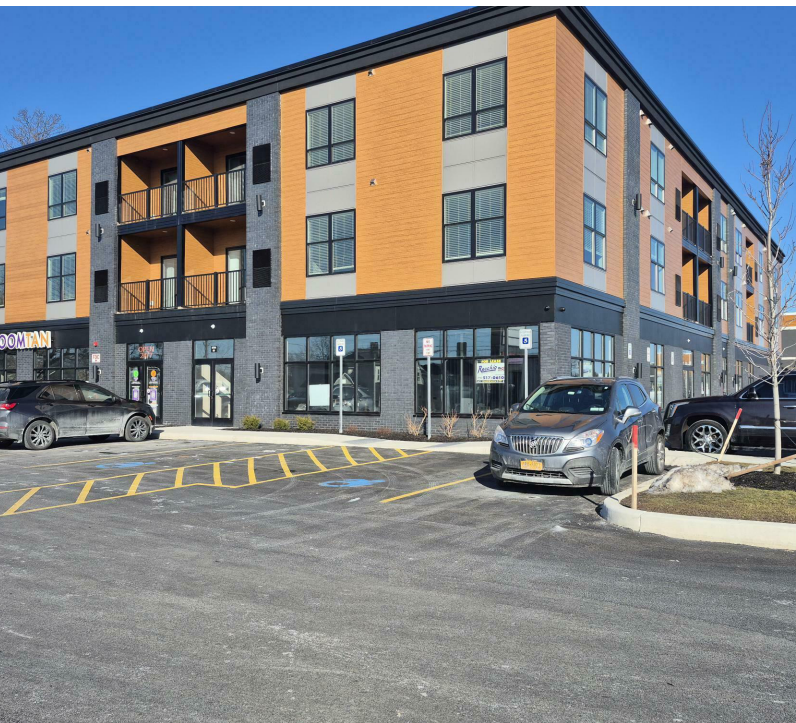
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ADDITIONAL PHOTOS

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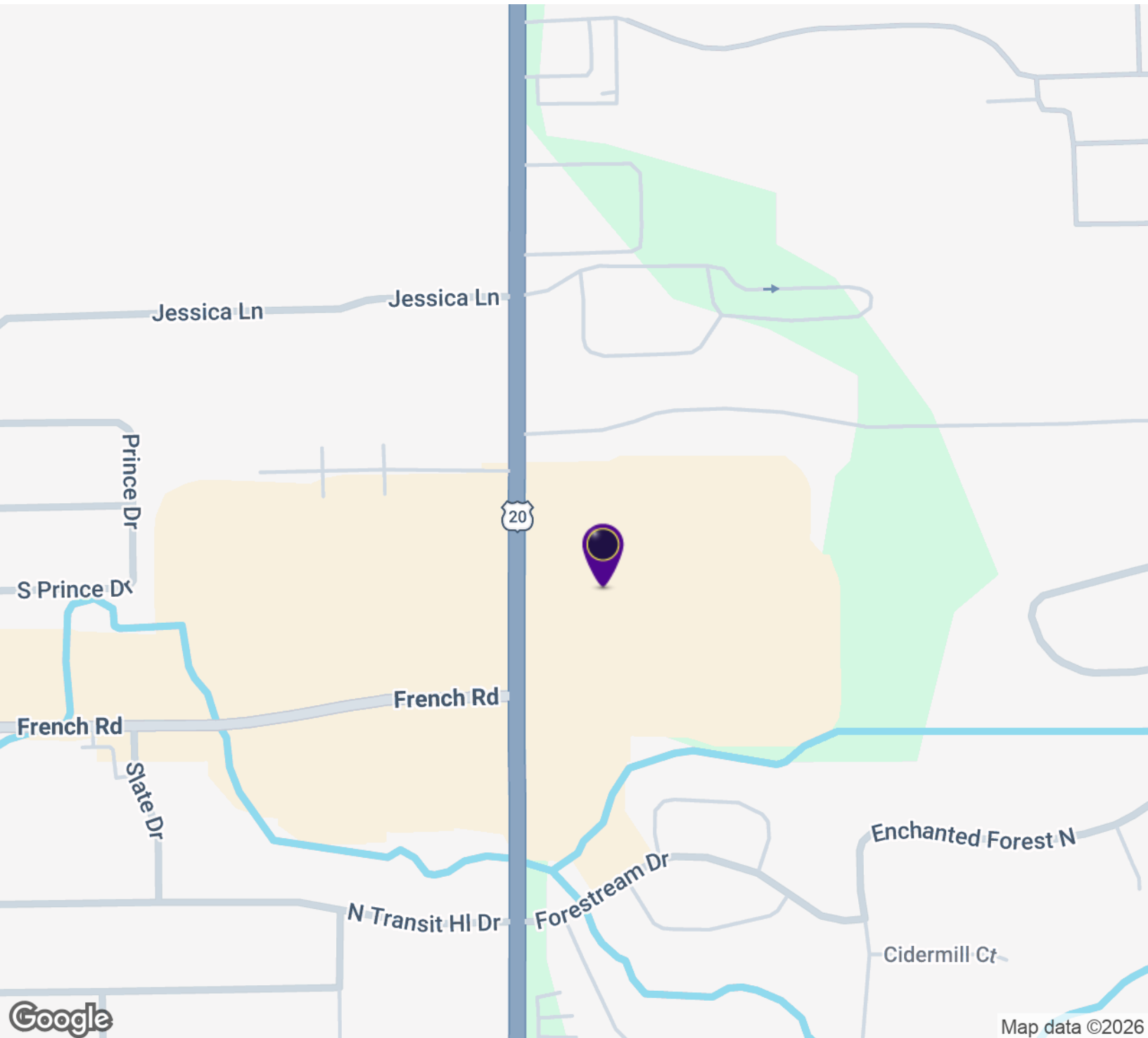


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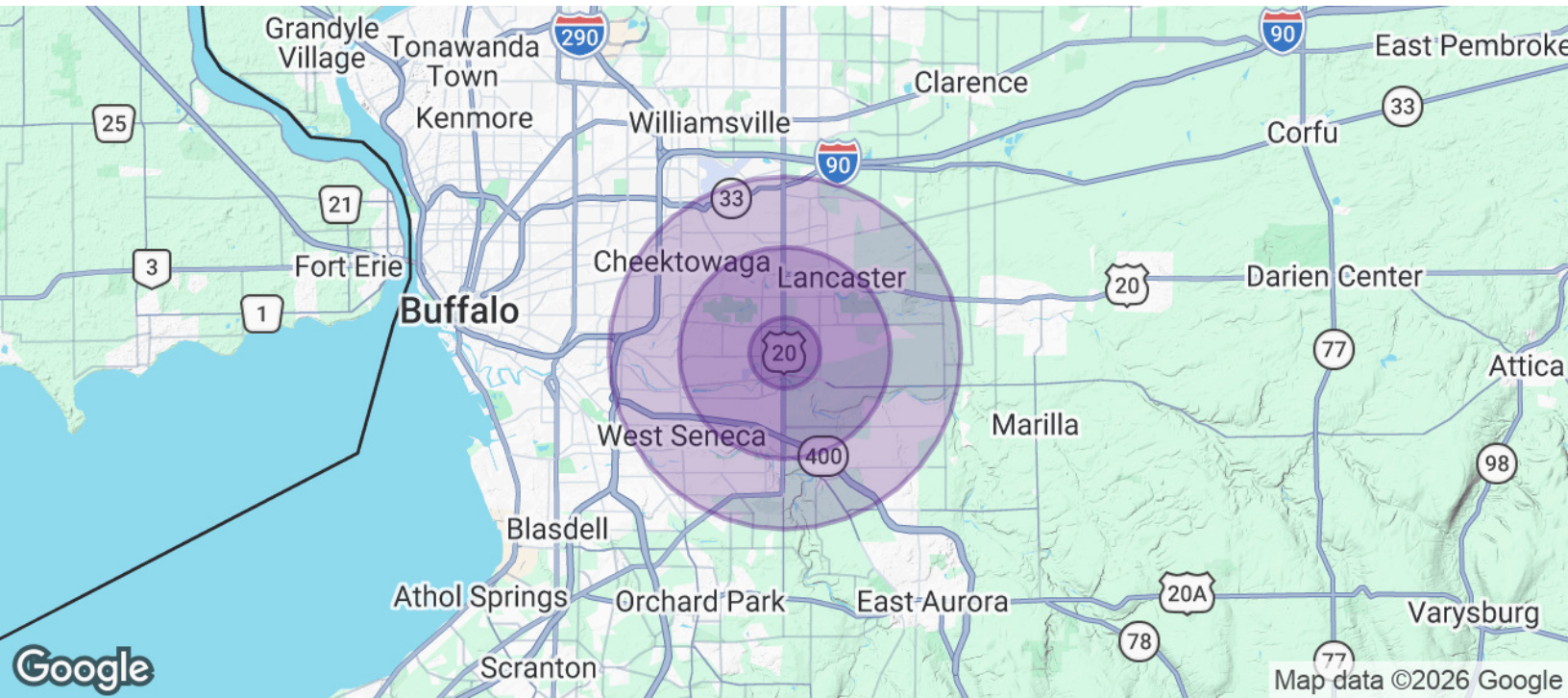


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,410	56,085	144,582
Average Age	46	45	45
Average Age (Male)	45	43	43
Average Age (Female)	48	46	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,337	24,742	64,292
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$99,529	\$104,258	\$96,796
Average House Value	\$291,651	\$272,973	\$259,526

Demographics data derived from AlphaMap



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