

TRANSITOWN PLAZA, WILLIAMSVILLE, NY

LEASING OFFICE: 4221 TRANSIT ROAD ▪ WILLIAMSVILLE, NY 14221 ▪
716.633.5266 ▪ 716.633.4798 FAX ▪ WWW.GIANPROPERTIES.COM

FOR LEASE ♦ UP TO 45,000 SQUARE FEET
RETAIL/SHOWROOM/WAREHOUSE

SPACE HIGHLIGHTS:

- ♦ Prime retail space situated on one of the busiest corridors in the Greater Buffalo area.
- ♦ Up to 45,000 sq.ft. available
- ♦ Former Carolina Furniture
- ♦ Close proximity to NYS Thruway (I-90) and Kensington Expressway (Rt 33)
- ♦ Dedicated canopy and 1st floor foyer and entrance.
- ♦ Truck Dock
- ♦ Passenger and Freight Elevators
- ♦ Building signage on 3 sides
- ♦ Transit Road Pylon signage

SITE DEMOGRAPHICS:

3 Mile:

Population 44,608

Household Income \$84,791

5 Mile:

Population 147,773

Household Income \$79,894

7 Mile

Population 303,817

Household Income \$67,990



GIAN
PROPERTIES

Contact:

Matt or Ned Gian

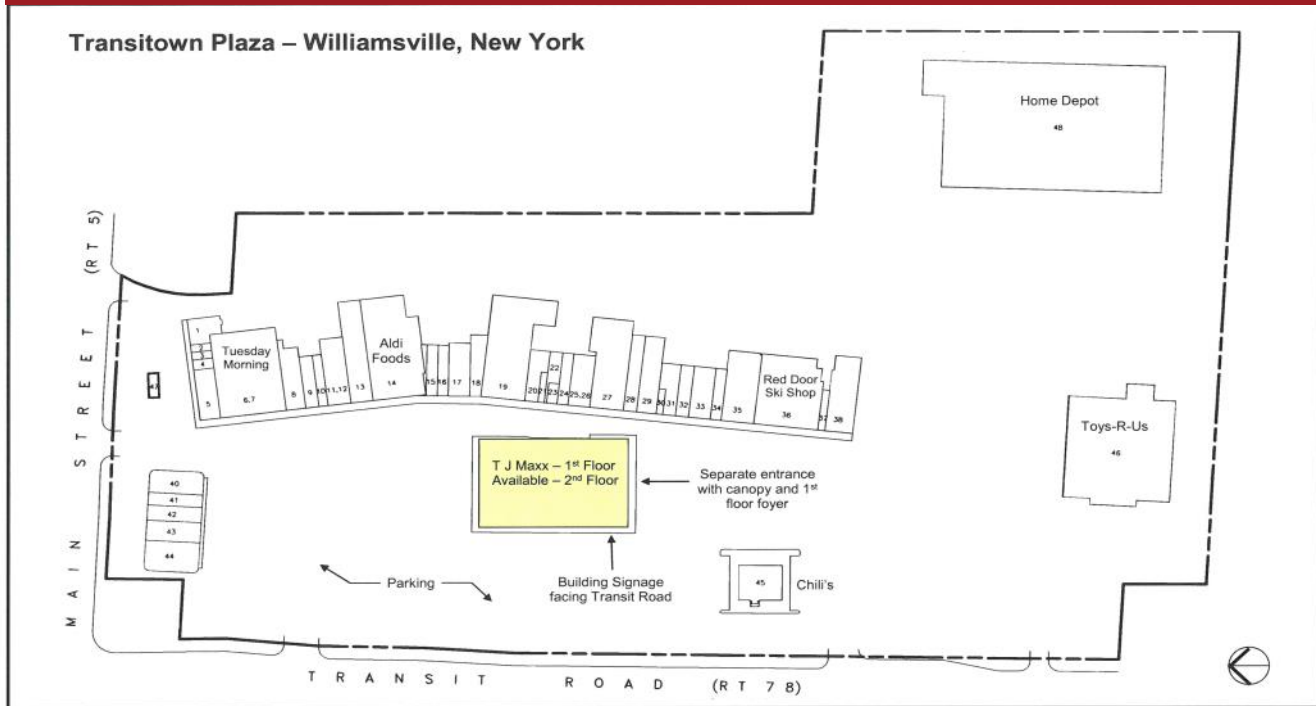
Phone: 716-633-5266

Fax: 716-633-4798

E-mail: Matt@gianproperties.com



LEASING PLAN



SITE MAP



Strategically located on the corner of Transit Road and Main Street

TRAFFIC COUNTS:

Transit Road (Rt. 78)
33,700 AADT
Main Street (Rt. 5)
16,300 AADT

For more info, please call Matt or Ned @ (716) 633-5266