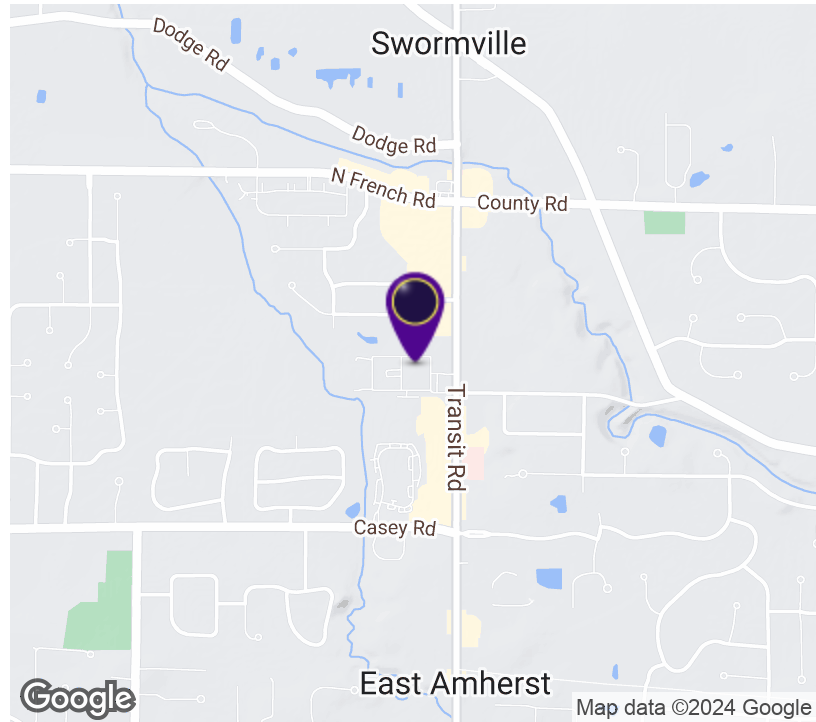
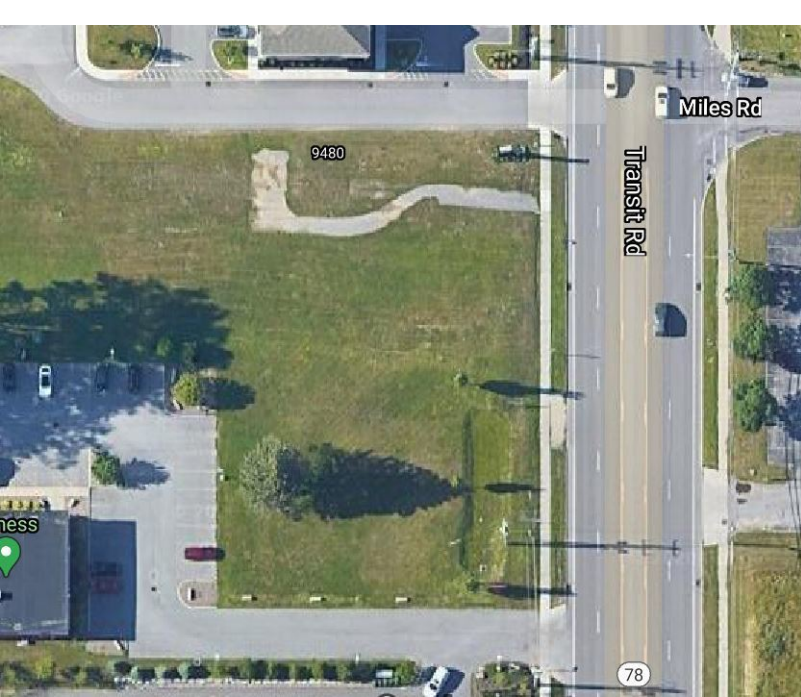


9500 Transit Road

East Amherst, NY 14051



OFFERING SUMMARY

Available SF: 7,800 SF

Lease Rate: Negotiable

Lot Size: 6.75 Acres

Building Size: 1500 up to 15,000 SF

PROPERTY HIGHLIGHTS

- Traffic Count: 28,437 +/- Daily
- 178 Feet of Transit Road Frontage
- Highly Visible
- Between N. French Road & Casey
- Minutes From Major Shopping, Banks, & Restaurants



RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

FOR LEASE/ RETAIL/ OFFICE

9500 Transit Road

East Amherst, NY 14051



PROPERTY OVERVIEW

7,800 square feet for lease. Possible restaurant, retail or office uses including medical offices. 178 feet of Transit Rd. frontage. Consists of a two story 7,800 SF building. Traffic Count: 28,437. Current building has 4,800 square on the first floor with 3,000 sq. ft. mezzanine totaling 7,800 square feet building dimensions (60'x80'). Lot size 178' x 1,100' or approximately 2+/- acres of usable land with additional 4.67 acres in the rear. Available SF does not include the front out parcel which is also available for a built to suit 1,500 SF up to 8,500 SF or a ground lease. Please call Rick Recckio 716-998-4422 for further details.

LOCATION OVERVIEW

Located on Transit Road between Casey and North French Roads. Located 1/4 mile South of Tops Supermarket Plaza at North French Rd., 1/2 mile North of Clarence Center Rd. High visibility commercial lot! Call for Survey. Nearby centers include Transit-Wehrle Retail Center, Transittown Plaza, Shops at Main and Transit, Eastgate Plaza, Premier Place, Tops Plaza, (anchored by Tops Supermarkets) Eastern Hills Mall, Wegmans Market, Kohls, Target, Dollar Tree, Eastview Plaza, and Windsor Park. The area draws shoppers from Clarence, Amherst, Pendleton, and Lockport. The site is located adjacent to Capella's Salon and Spa, and Platinum Health and Fitness. Property boarder a 230 senior apartment complex opened in 2014. Located on Transit Rd. between Casey and North French Roads. Within minutes of major shopping hubs.

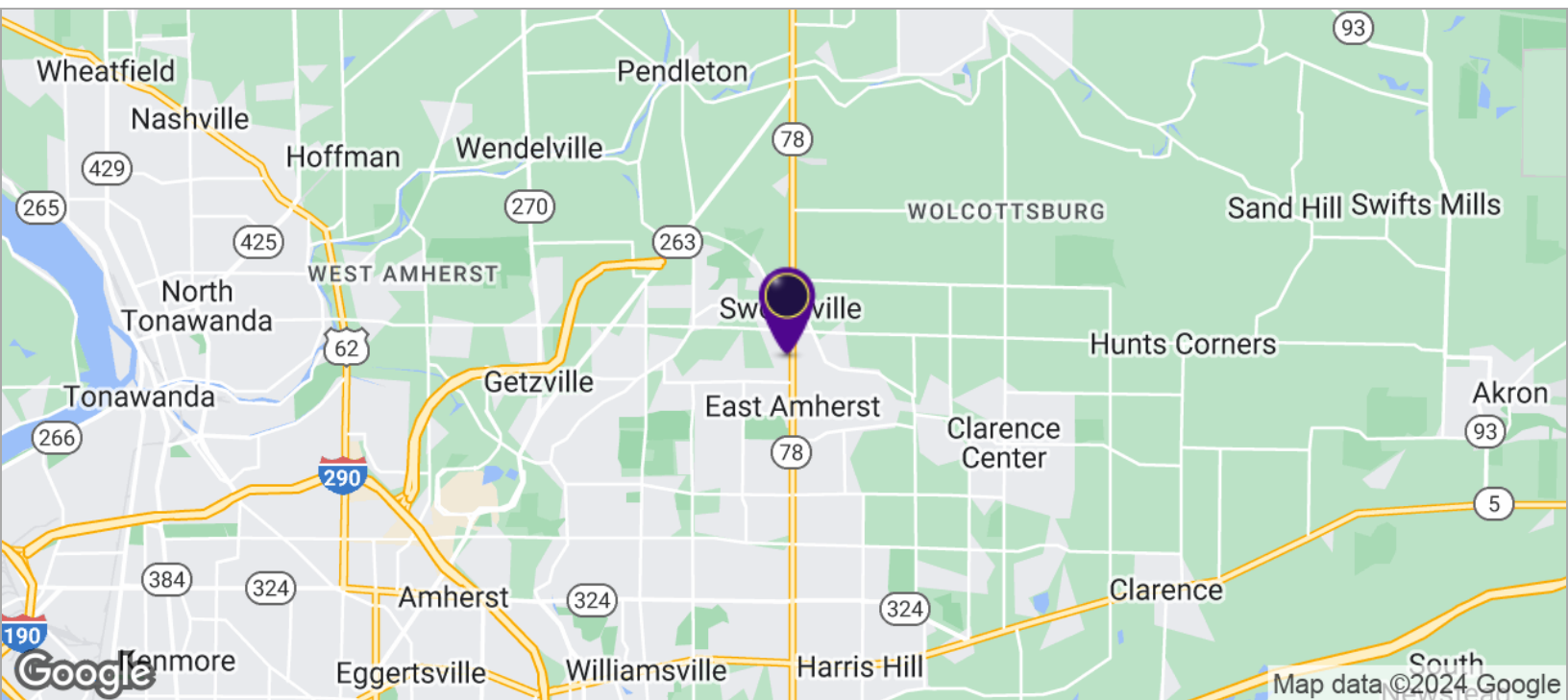
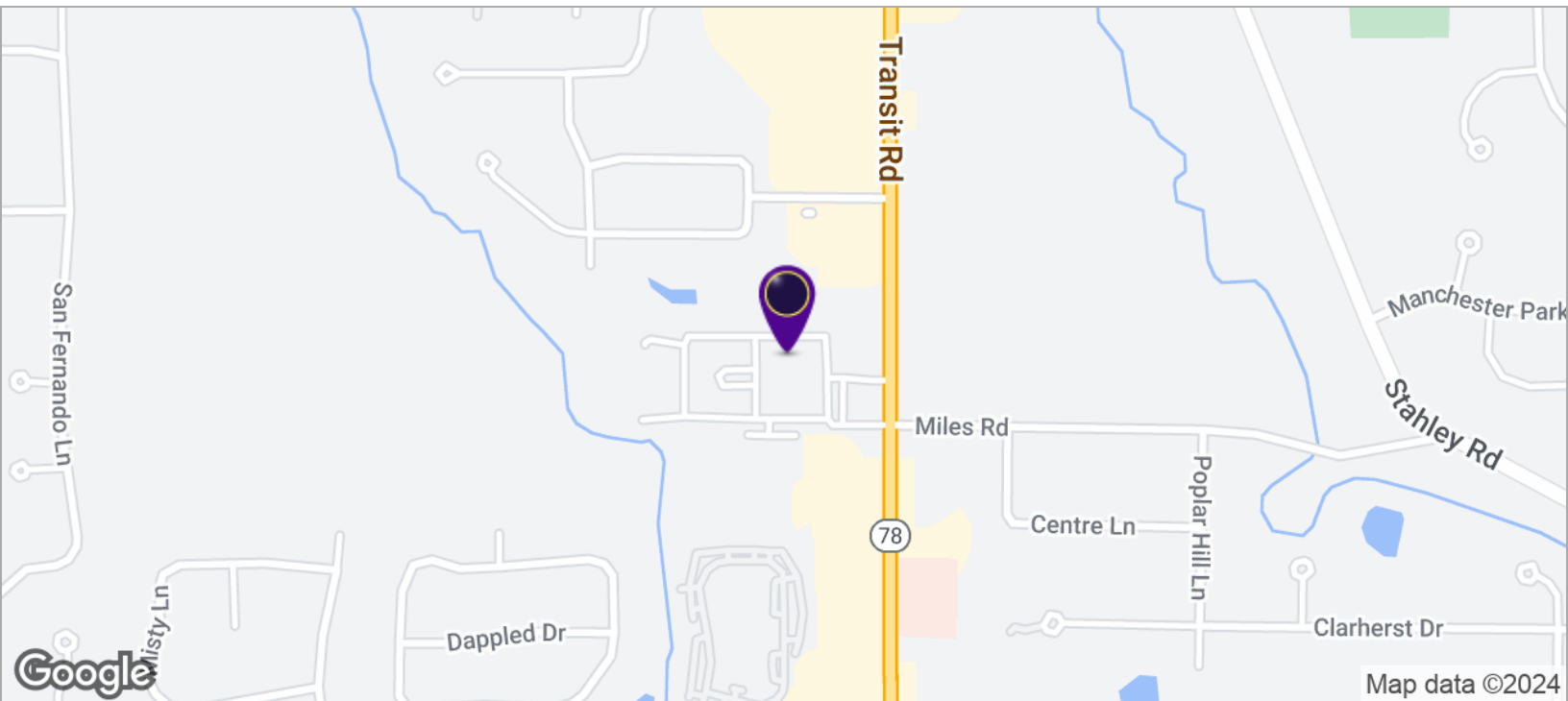


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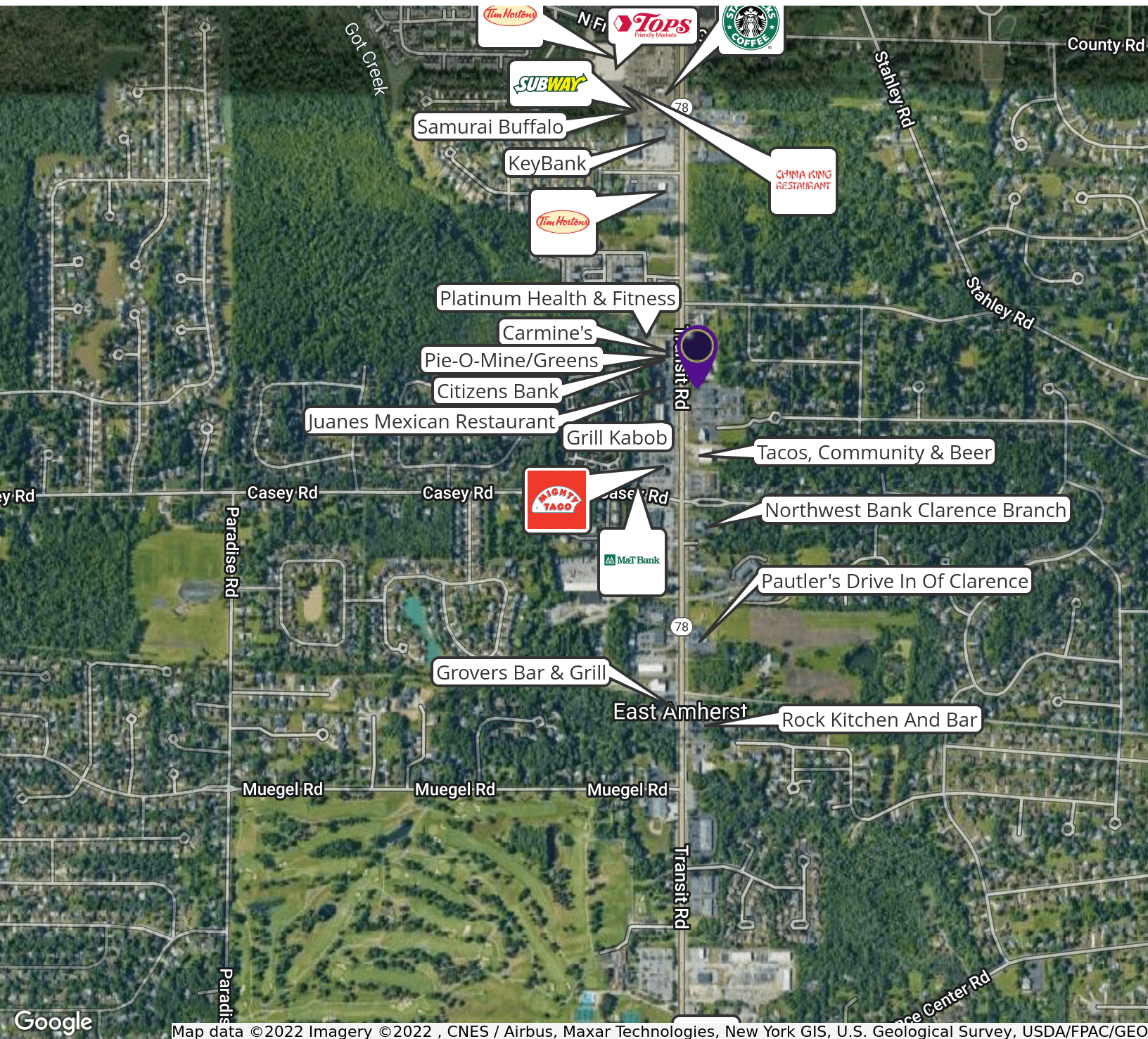


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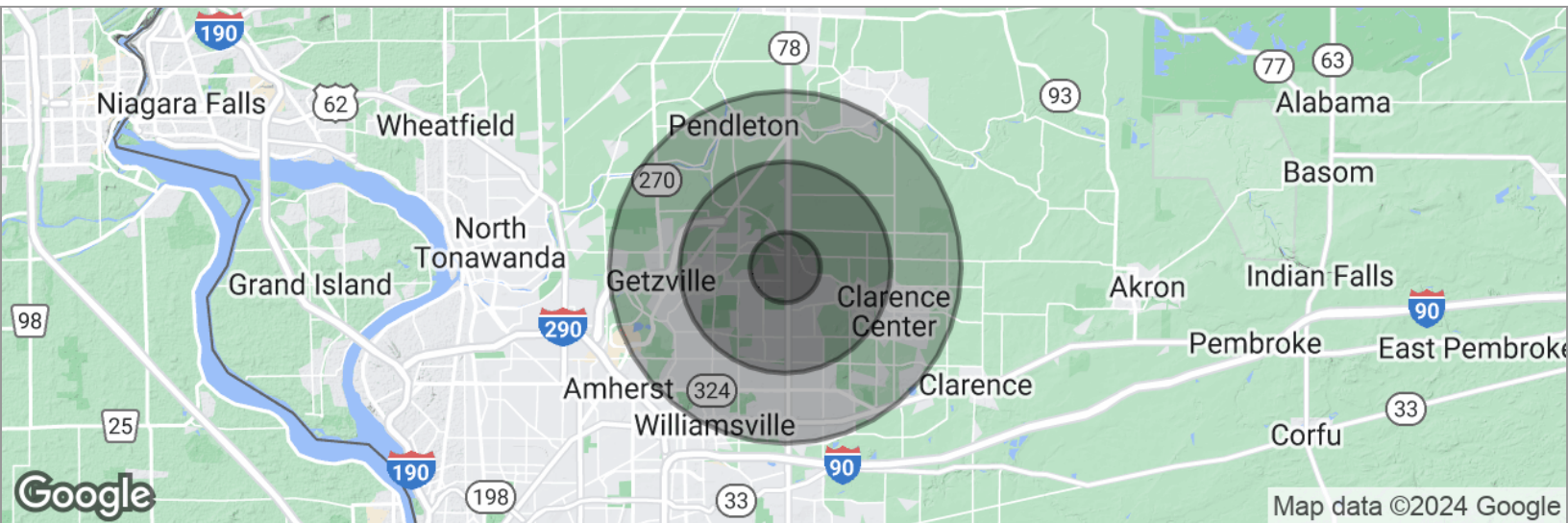
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,472	41,199	97,367
Median age	39.8	42.6	43.3
Median age (Male)	40.0	41.6	41.4
Median age (Female)	39.7	43.5	44.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,917	15,125	37,332
# of persons per HH	2.9	2.7	2.6
Average HH income	\$129,137	\$120,630	\$105,604
Average house value	\$259,728	\$248,508	\$226,739

* Demographic data derived from 2020 ACS - US Census