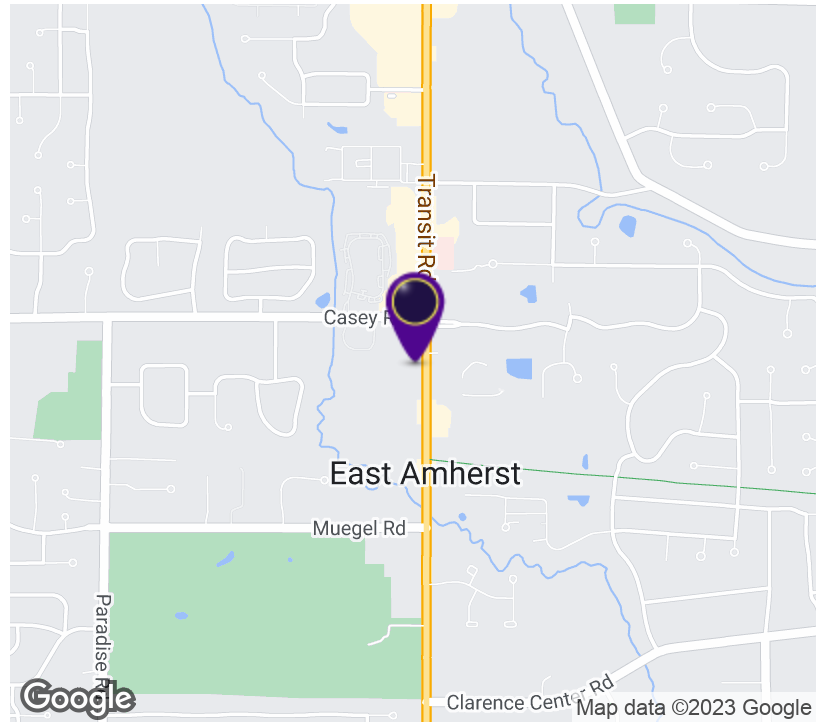


# 9290 Transit Road & Casey Road

9290 Transit Road , East Amherst, NY 14051



## OFFERING SUMMARY

Sale Price:	N/A
Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.4 Acres
Zoning:	Commercial
Traffic Count:	35,000
Price / SF:	-

## PROPERTY OVERVIEW

1.4 acres with 140' frontage on Casey Road zoned commercial. Will consider a build to suit, sell or a ground lease. Traffic count on both roads 35,000 +/- daily. Surrounding properties include United States Postal Service, Dollar Tree, Tops Supermarket, Pet Supplies Plus, Key Bank, M&T Bank, Starbucks, Walgreens, and Platinum Health and Fitness

## LOCATION OVERVIEW

Located at the corner of Transit road and Casey Road with a frontage of 140' on Casey Road with 434' of depth or 1.4 +/- acres of flat grassland adjacent from Transit and in the rear of Aldi & CVS with access from Transit Road and Casey Road.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Flat Vacant Land
- Access From Transit Road & Casey Road
- 35,000 +/- Traffic Count Daily on Both Roads
- Consistently Growing Market

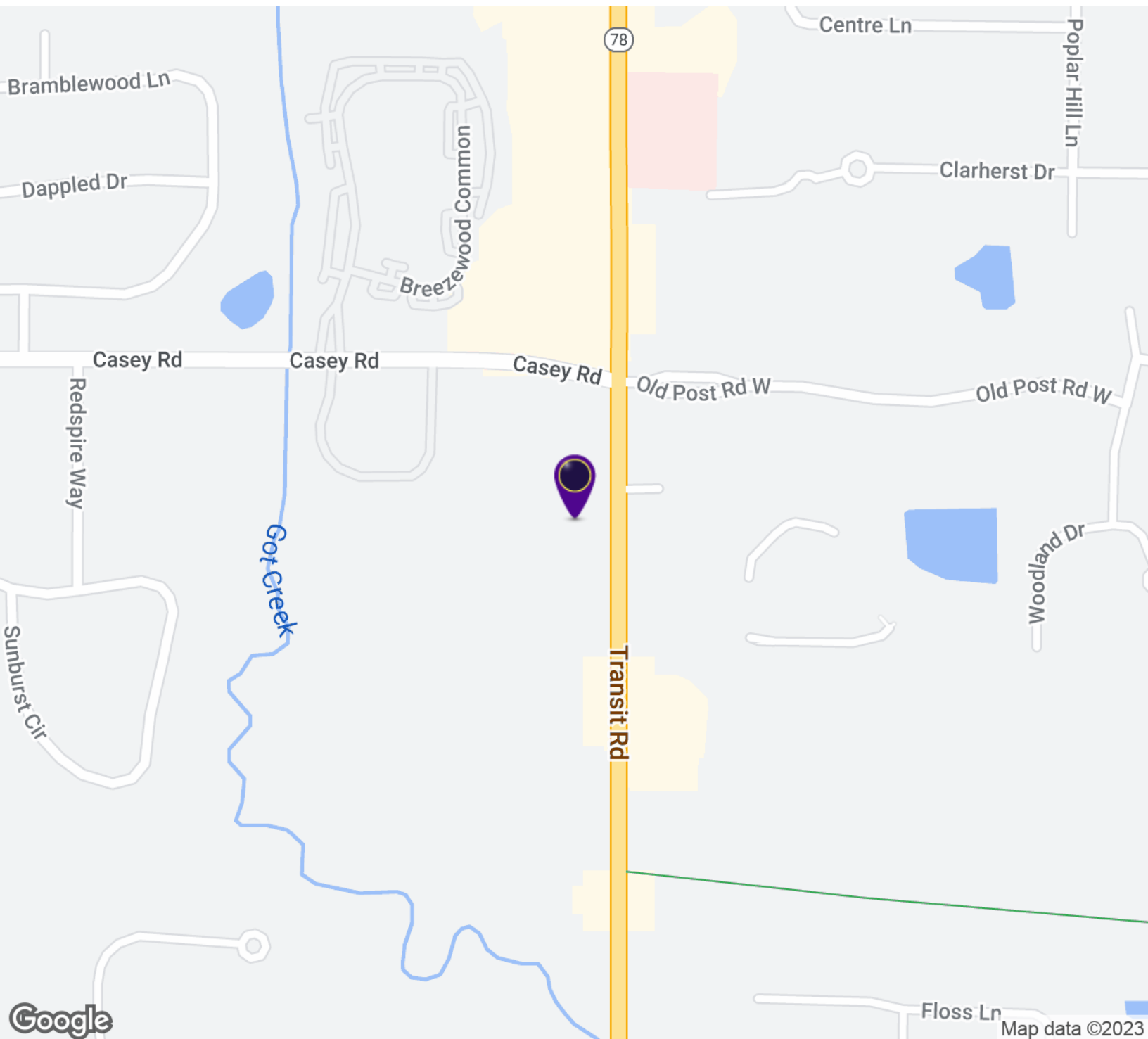


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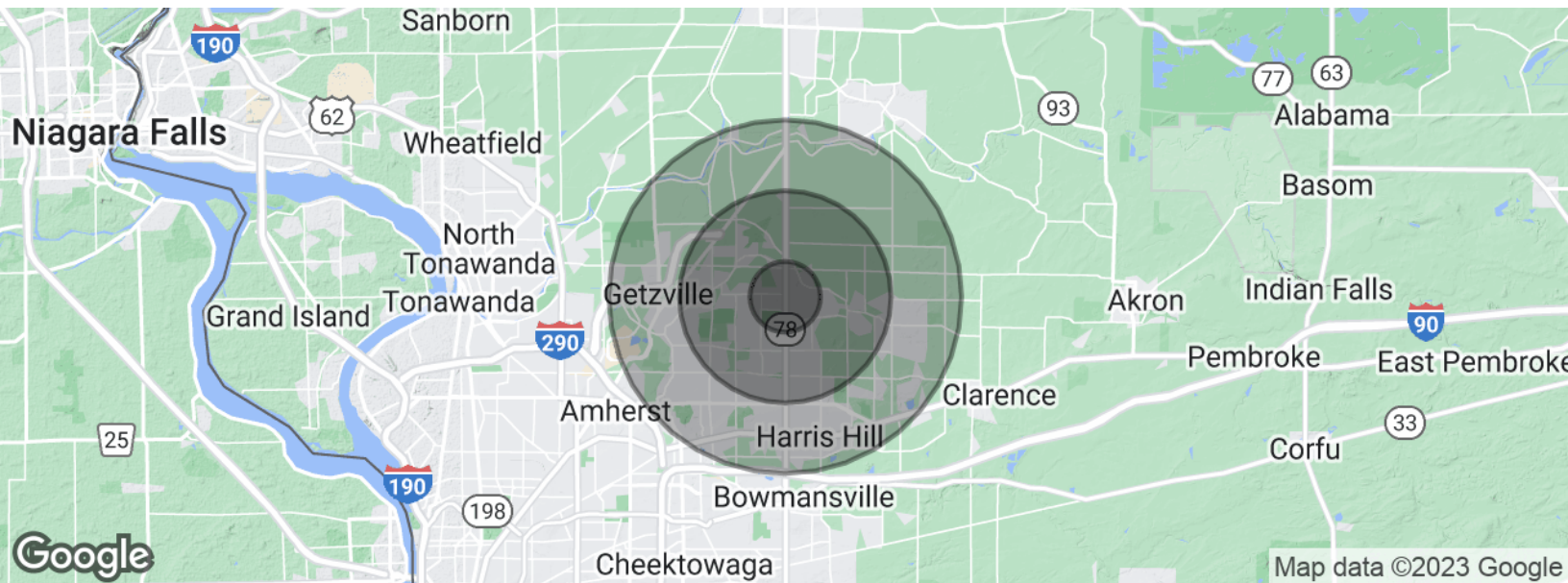
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,649	45,505	100,820
Median age	40.3	42.9	43.4
Median age (Male)	40.9	41.9	41.4
Median age (Female)	39.8	43.8	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,938	16,841	38,810
# of persons per HH	2.9	2.7	2.6
Average HH income	\$137,743	\$118,905	\$104,880
Average house value	\$263,619	\$242,472	\$226,999

\* Demographic data derived from 2020 ACS - US Census