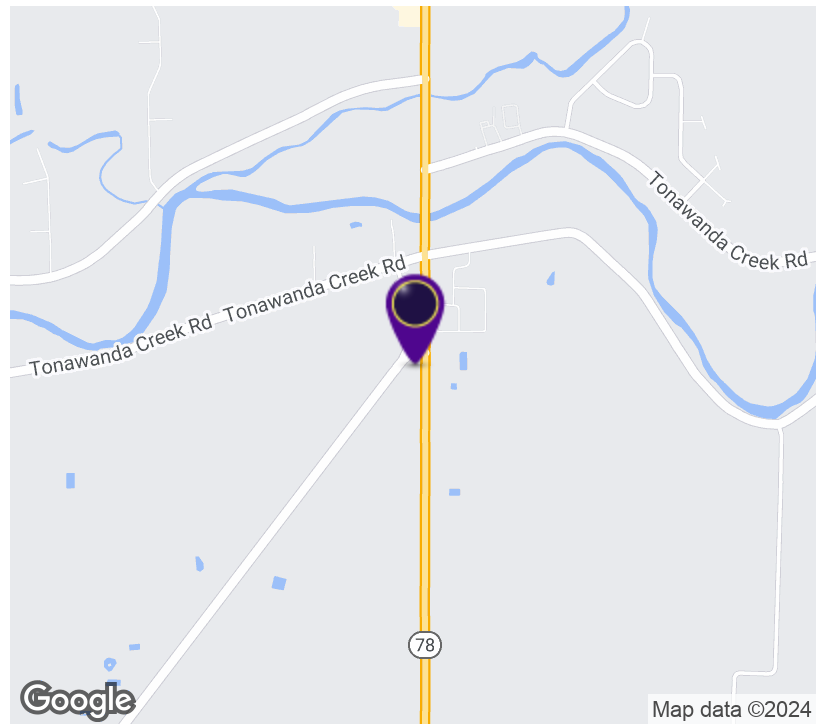
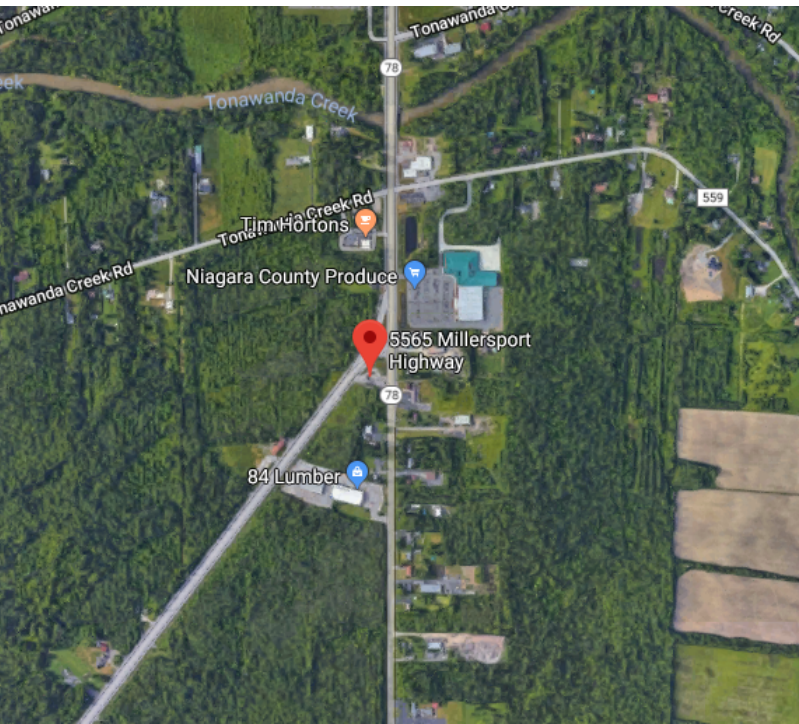


# Transit Road & Millersport Hwy

5565 Millersport Hwy, Amherst, NY 14051



## OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 3.29 Acres

Year Built: 1951

Building Size: 1,225 SF

Submarket: North

## PROPERTY OVERVIEW

3.29 +/- Acres of Land. Former Gas Station decommissioned 24 +/- years ago. New fiberglass split 10,000 gallon gasoline storage tanks were installed in 1999. Combined AADT traffic count 48,774 +/- cars. Approximately \$240,000 was spent on environmental clean up in 2012. One acre of land on corner with traffic signal access from Transit Rd and Millersport Hwy, with an additional 2.29 acres of land totaling 3.29 +/- Acres. Owner will entertain any reasonable offers and will consider holding a mortgage to a qualified buyer with terms to be determined. Excellent location with great visibility. Traffic signal access. Ground lease also available.

## LOCATION OVERVIEW

North Amherst, bordered by Lockport. Niagara Produce Grocery Market across Transit Road from this property and New York Beer Project Brewery and restaurant. Just North of Millersport Hwy. and Transit Road Intersection.

## PROPERTY HIGHLIGHTS

- Excellent Corner Location
- High Visibility
- Traffic Count on Transit Rd: 13,688 +/- Cars
- Traffic Count on Millersport Rd: 35,086 +/- Cars
- Traffic Signal on access



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Transit Road & Millersport Hwy

5565 Millersport Hwy, Amherst, NY 14051

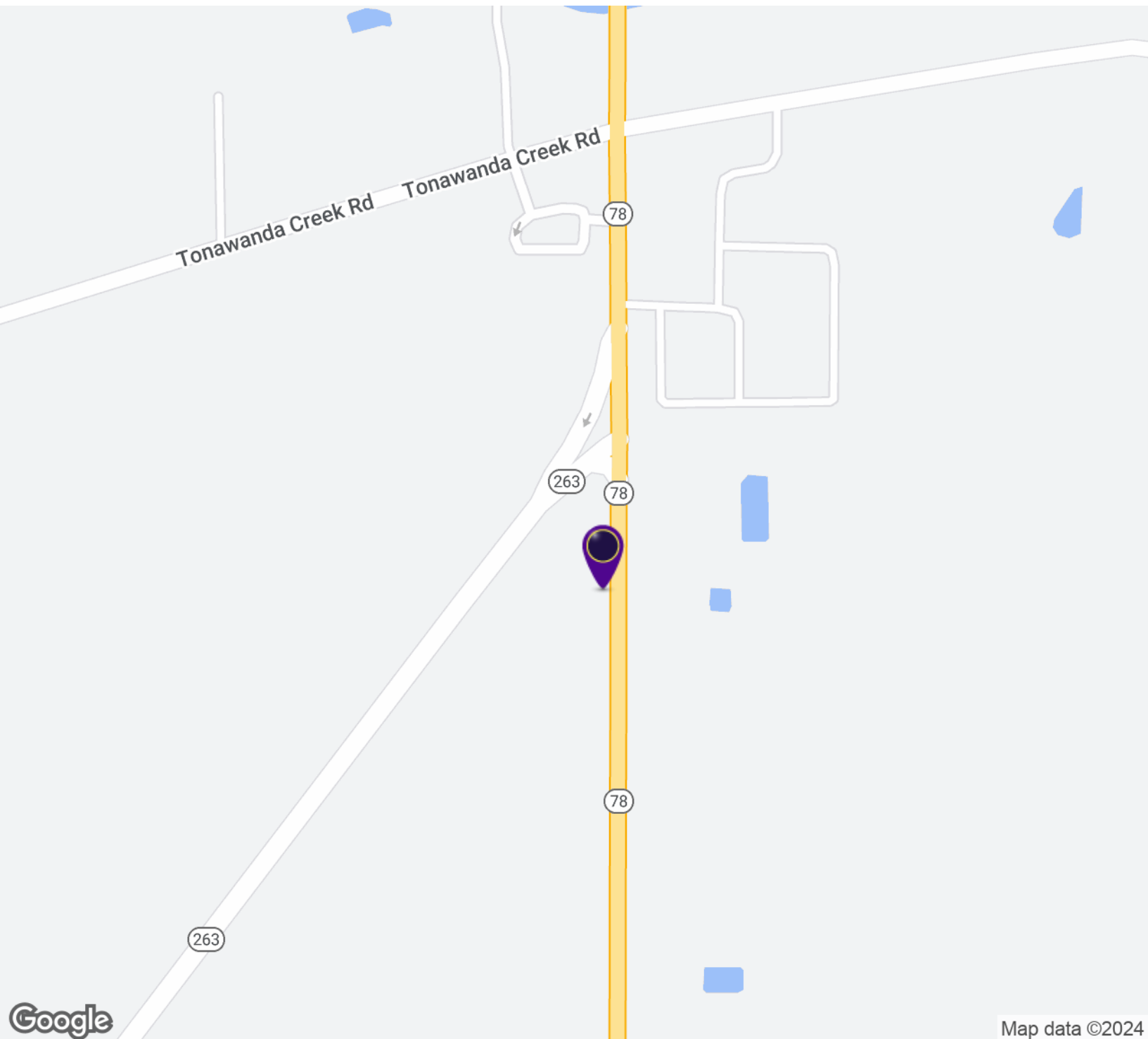


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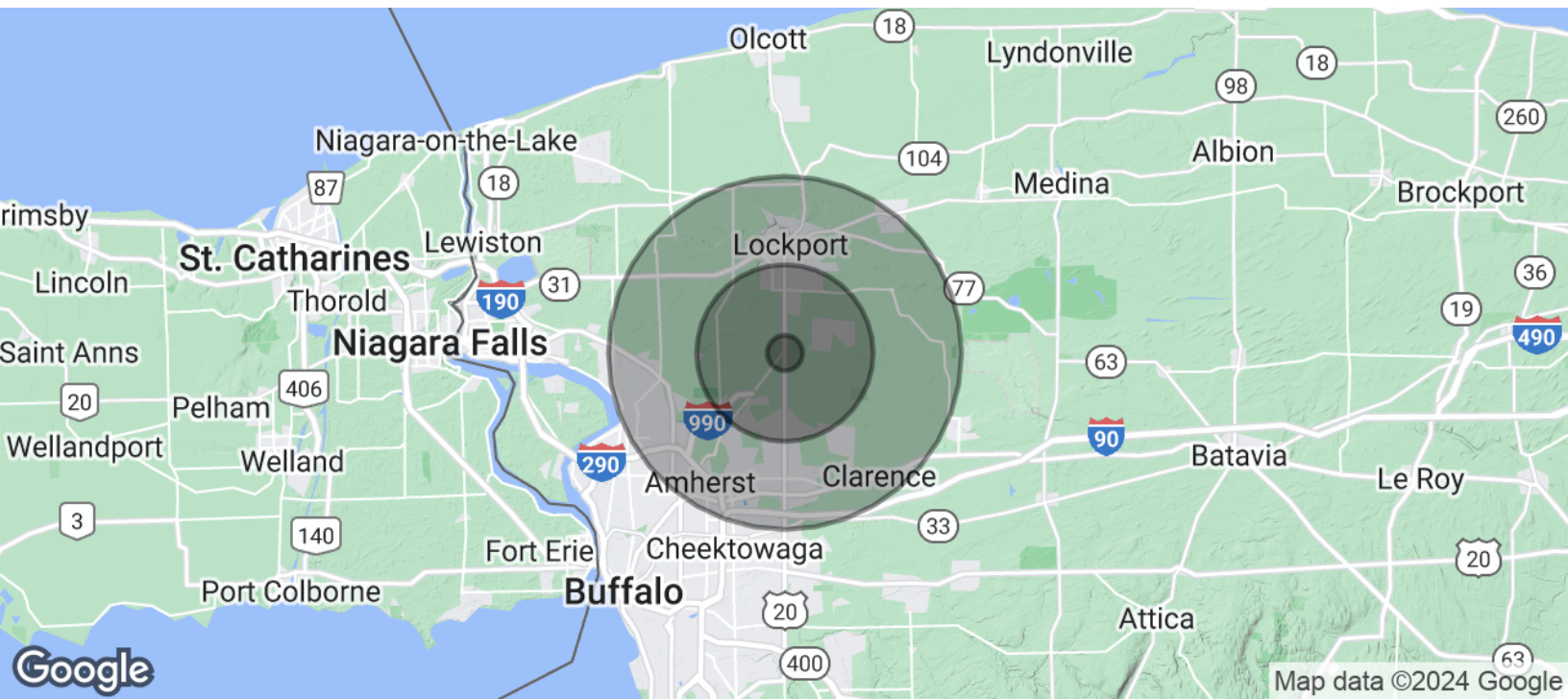
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# Transit Road & Millersport Hwy

5565 Millersport Hwy, Amherst, NY 14051



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,100	49,509	252,001
Average Age	39.6	40.0	41.0
Average Age (Male)	37.8	39.4	39.6
Average Age (Female)	41.4	41.1	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	426	18,761	97,936
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,178	\$95,639	\$81,612
Average House Value	\$215,126	\$192,156	\$188,603

\* Demographic data derived from 2020 ACS - US Census



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