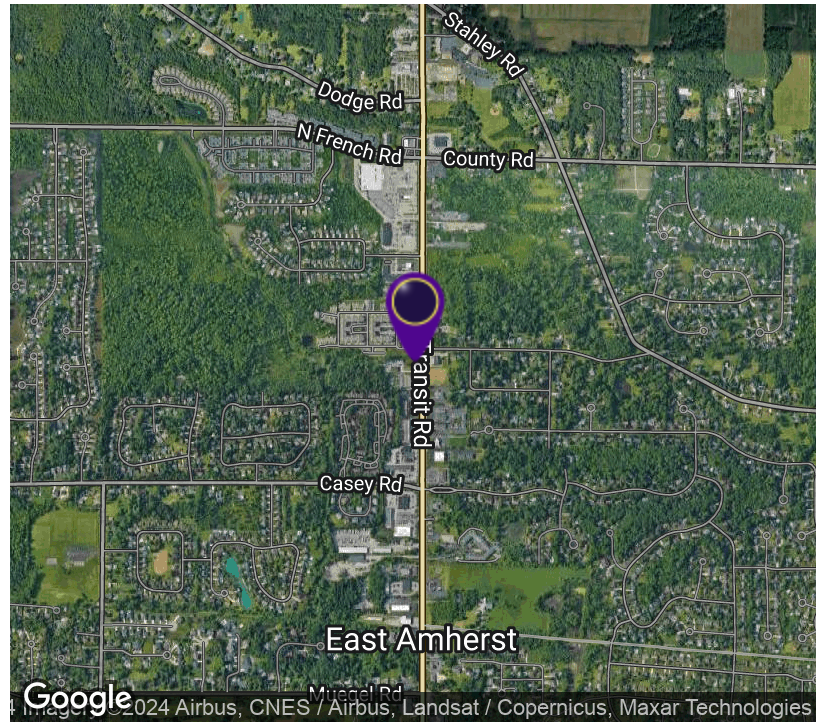


Development Site on Transit Road

9450 Transit Road, East Amherst, NY 14051



OFFERING SUMMARY

Available SF: 1,500+/- SF Up To
16,000+/-SF

Lease Rate: Call for Details

Lot Size: 5.0 Acres

Building Size: 16,000 SF

PROPERTY OVERVIEW

Build to suit opportunity with 1,500+/- SF up to 16,000+/- SF for development. Possible restaurant, retail or office uses including medical offices. 178 feet of Transit Rd. frontage. Currently has a 8,000+/- SF Platinum Health and Fitness Center with personal training, massage, chiropractor, body wraps and classes located in the rear of this out parcel. Traffic Count: 27,296. Rear building has 4,800 +/- SF on first floor with 3,200 +/- sq. ft. mezzanine on second floor totaling 8,000 +/- SF building dimensions (60'x80') existing building is set back from Transit Rd 240 +/-'. 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 8,000 +/- SF building. Ground lease available in front of existing building on Transit Rd. The outparcel and contiguous one acre of vacant land to the north also available for ground lease or build to suit. Please call Rick Recckio 716-998-4422 for further details.



RICK RECCKIO
716.998.4422
rick@recckio.com

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

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LOCATION DESCRIPTION

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! Nearby centers include Transit-Wehrle Retail Center, Transittown Plaza, Shops at Main and Transit, East gate Plaza, Premier Place, Tops Plaza, (anchored by Tops Supermarkets) Eastern Hills Mall, Wegmans Market, Kohls, Target, Dollar Tree, Eastview Plaza, CVS and Aldi Foods. 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 borders a 300+/- SF fully leased apartment complex completed in 2014. Within minutes of major shopping hubs. Located on one of WNY busiest roads.

PROPERTY HIGHLIGHTS

- Built to Suit Opportunity
- 3/4 +/- Acre Out Parcel
- Traffic Count: 27,296 +/- cars daily
- 178 Feet of Transit Road Frontage
- Excellent Location & Demographics
- Between N. French & Casey Road
- Minutes From All Major Shopping & Restaurants



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ADDITIONAL PHOTOS

Development Site on Transit Road

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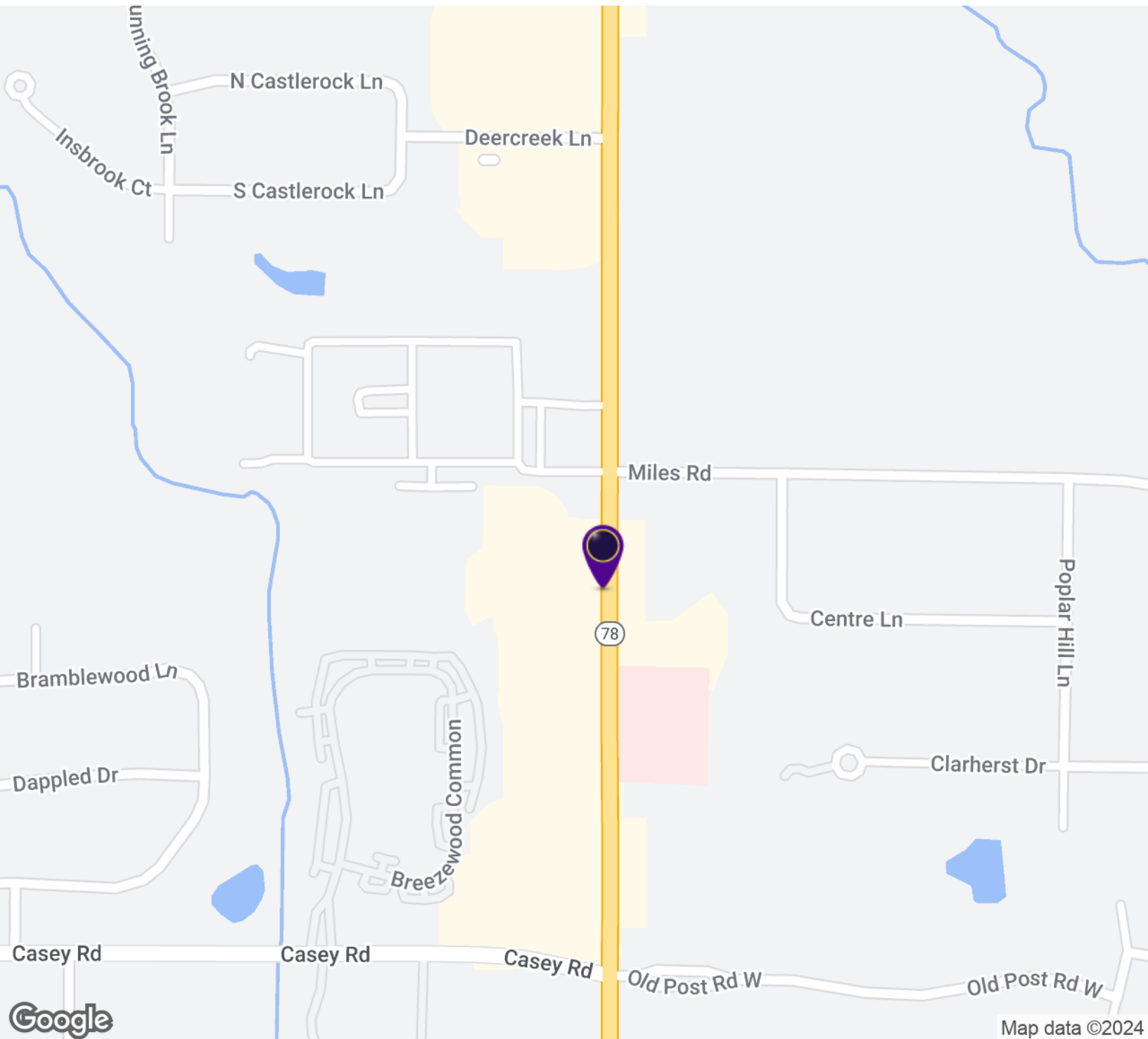


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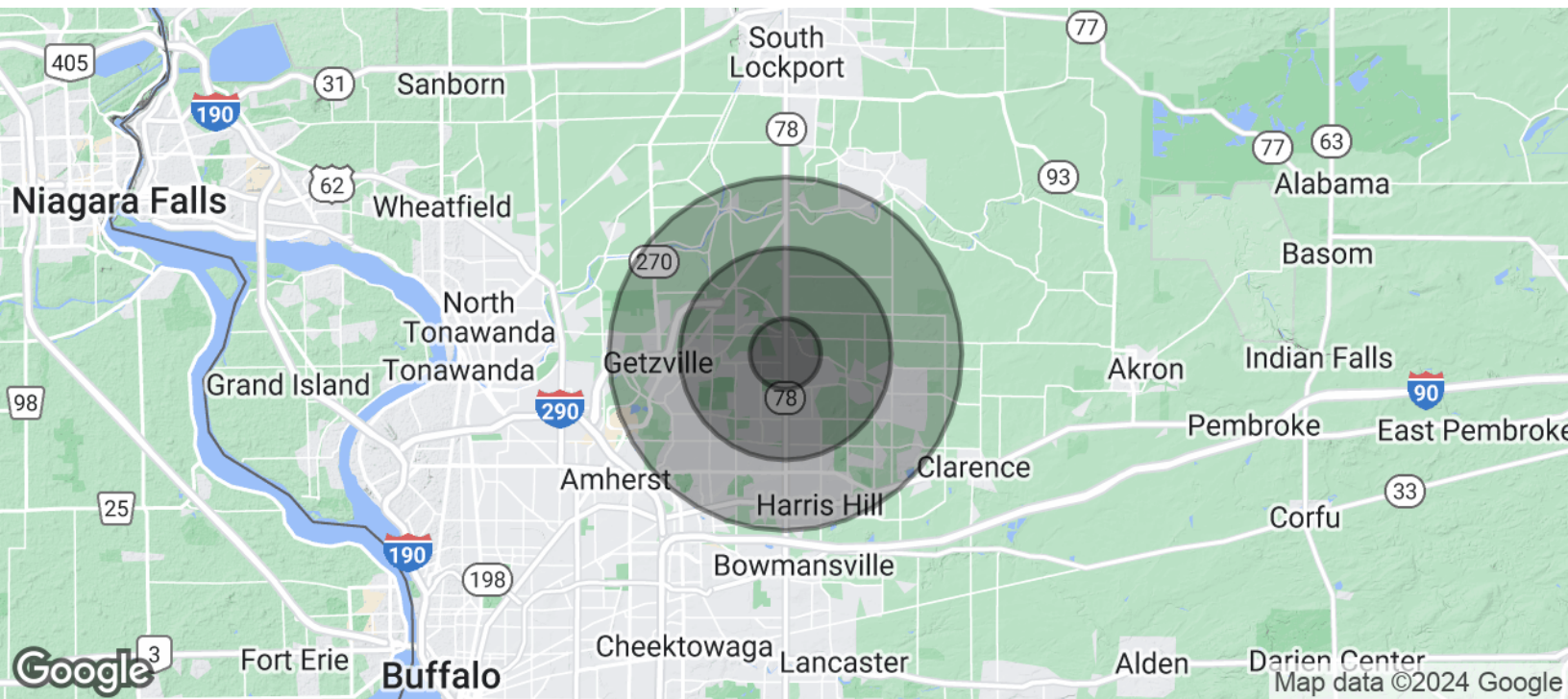
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,472	41,199	97,367
Average Age	39.8	42.6	43.3
Average Age (Male)	40.0	41.6	41.4
Average Age (Female)	39.7	43.5	44.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,917	15,125	37,332
# 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