

6970 TRANSIT ROAD

6970 Transit Road
Amherst, NY 14221



PROPERTY DESCRIPTION

Join DiBella's in an endcap space with a generous parking lot behind the building. The site has cross-access with Wendy's as well. The property is located in Amherst, NY which does allow cannabis retail locations.

LOCATION DESCRIPTION

Transit Rd. is a dominant retail corridor on the east side of the Buffalo, NY, MSA. This trade area offers high traffic counts and quick access to highways. Numerous big-box retailers operate along Transit Road, creating a large draw. Located just off the intersection of Transit Road and Wherle Drive, the available space is less than a mile from I-90. Big Box Retailers along Transit Road include Wegmans, Tops, Home Depot, Lowe's, TJ Maxx, Hobby Lobby, Burlington, Walmart, Michael's, Target, Homegoods, and Kohl's. Other retailers of note include Starbucks (x2), Burger King, Dunkin', Red Lobster, Olive Garden, Chili's, Wendy's, and Dairy Queen.

PROPERTY HIGHLIGHTS

- Endcap space
- NNN lease
- Pylon signage and building signage
- Co-tenant with DiBellas

SPACES	LEASE RATE	SIZE (SF)
Available Endcap	Negotiable	3,400

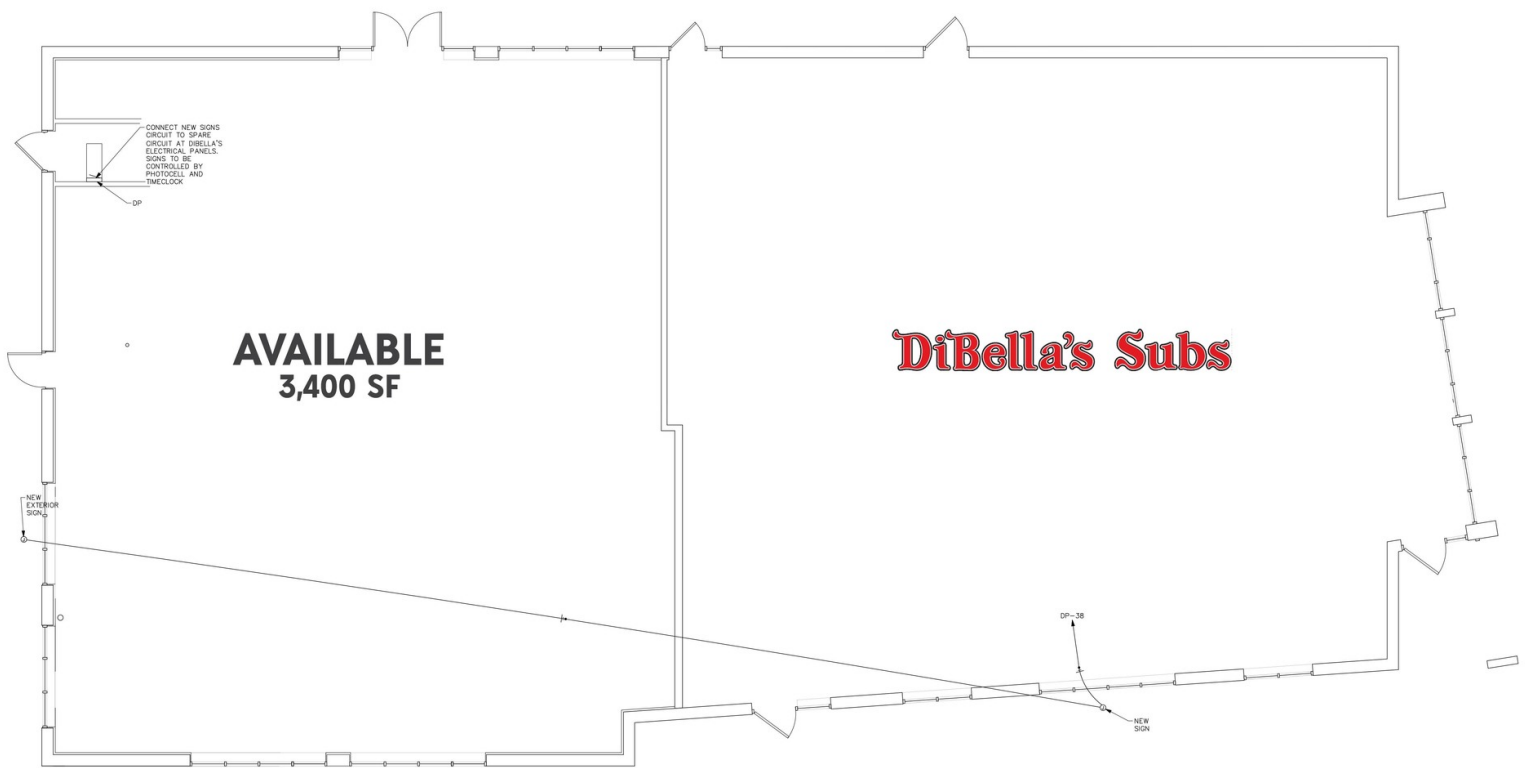


Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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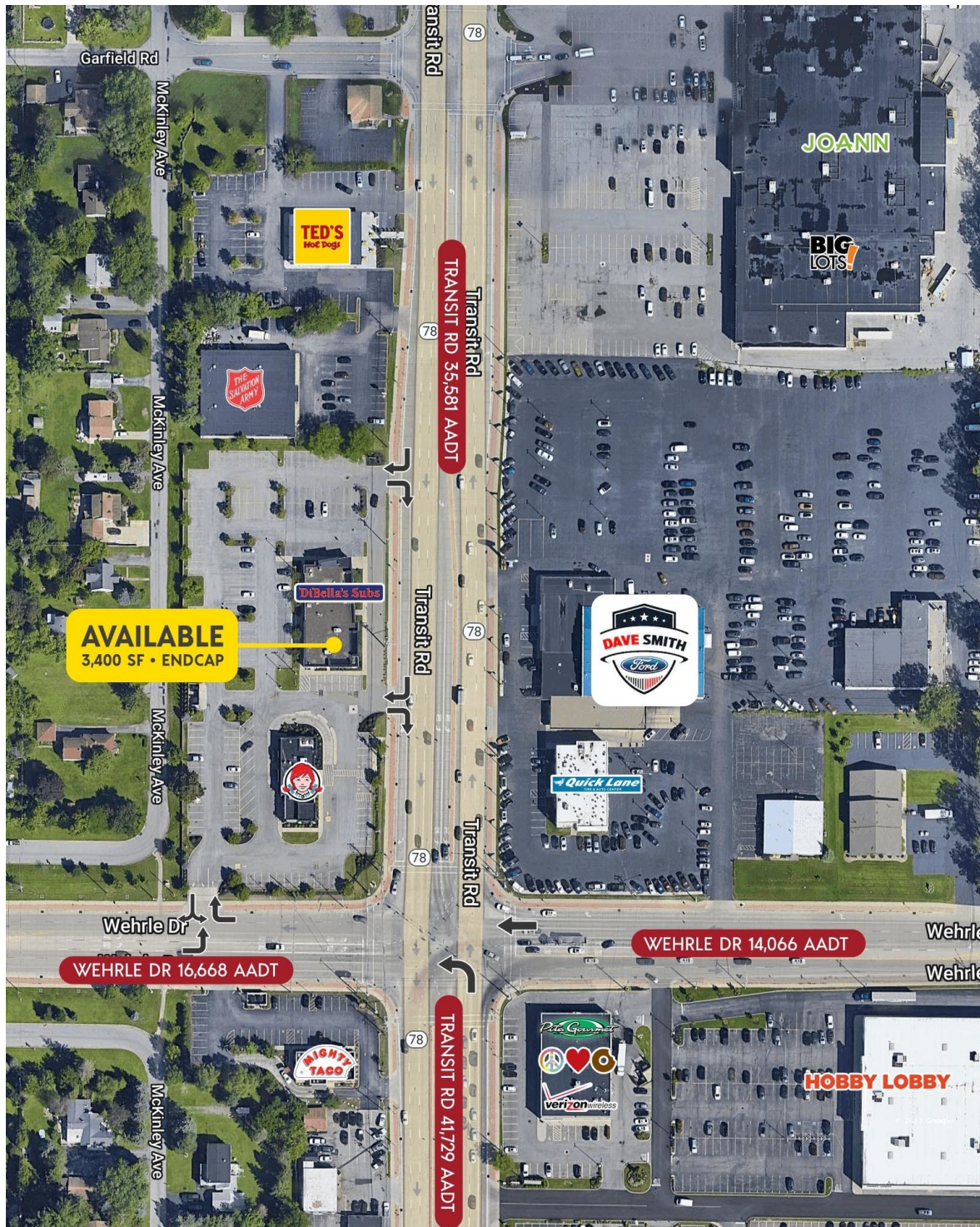


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,400 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Endcap	Available	3,400 SF	NNN	Negotiable	-



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	4,330	16,890	52,608	72,235
2027 Projected Population	4,302	16,746	52,087	71,501
2020 Census Population	4,089	16,858	52,351	71,980
2010 Census Population	3,927	16,041	50,105	69,204
2022 Median Age	45.4	47.2	46.5	46.0
Households				
2022 Estimated Households	1,899	7,551	23,175	31,770
2027 Projected Households	1,907	7,569	23,188	31,770
2020 Census Households	1,791	7,530	23,056	31,648
2010 Census Households	1,673	7,024	21,656	29,818
Race and Ethnicity				
2022 Estimated White	82.4%	82.5%	83.7%	84.1%
2022 Estimated Black or African American	4.4%	4.3%	4.1%	4.3%
2022 Estimated Asian or Pacific Islander	6.7%	7.6%	6.3%	5.7%
2022 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%	0.2%
2022 Estimated Other Races	6.2%	5.5%	5.7%	5.7%
2022 Estimated Hispanic	4.2%	3.5%	4.1%	4.0%
Income				
2022 Estimated Average Household Income	\$117,999	\$105,828	\$104,207	\$105,939
2022 Estimated Median Household Income	\$90,446	\$84,335	\$79,269	\$79,034
2022 Estimated Per Capita Income	\$51,941	\$47,486	\$46,072	\$46,758
Education (Age 25+)				
2022 Estimated High School Graduate	23.9%	22.9%	23.7%	23.3%
2022 Estimated Some College	15.2%	15.5%	15.5%	15.6%
2022 Estimated Associates Degree Only	13.4%	11.6%	11.2%	11.3%
2022 Estimated Bachelors Degree Only	24.0%	25.9%	25.1%	24.9%
2022 Estimated Graduate Degree	18.5%	20.1%	20.0%	20.4%
2022 Estimated College Educated	71.1%	73.1%	71.8%	72.2%
Business				
2022 Estimated Total Businesses	658	1,843	3,349	4,050
2022 Estimated Total Employees	10,671	32,485	52,777	62,992
2022 Estimated Employee Population per Business	16.2	17.6	15.8	15.6
2022 Estimated Residential Population per Business	6.6	9.2	15.7	17.8



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