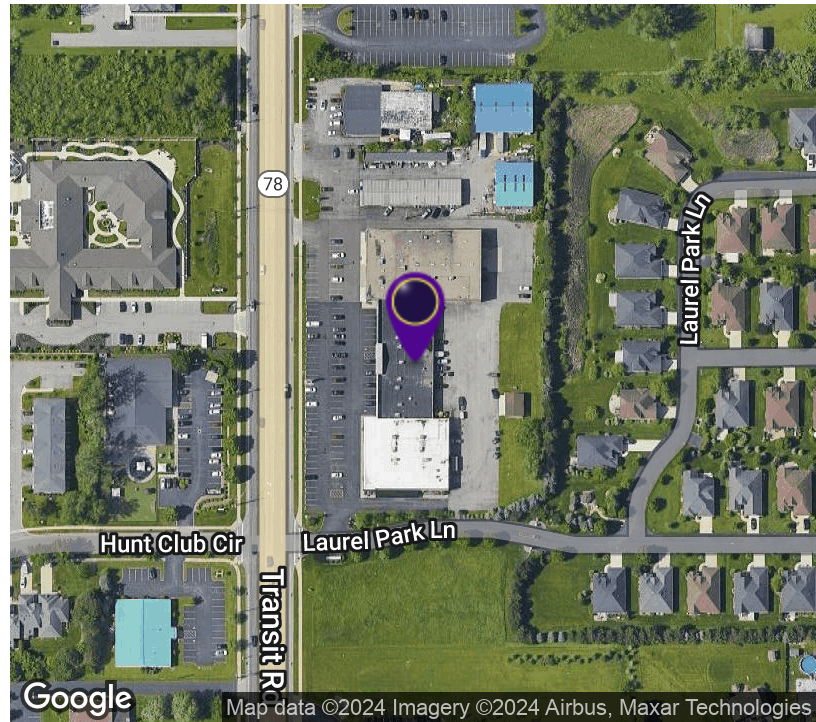


# FORMER DENTAL OFFICE

5853 & 5857 Transit Road , East Amherst, NY 14051



## OFFERING SUMMARY

Available SF: 1,420 SF

Lease Rate: \$16.00 SF/yr (NNN)

Year Built: 1986

Building Size: 23,670 SF

## PROPERTY OVERVIEW

5853 Transit Road, former dental office currently available. Situated in the Transit Valley Plaza. This location is suitable for any type of retail, medical, office, or restaurant uses with ample parking. Plaza tenants include Runner's Roost, Studio 2000 Hair Salon, Yolo's Restaurant & Lounge, King Wellness, Genevieve's Cheesecakes & Bake Shop, Kings Acupuncture and Fitness Institute. 1,420+/- SF space available. Pylon signage is available at the street and signage above each individual space. Nets are approximately \$3.85+/- SF.

## LOCATION OVERVIEW

Located on Transit Road in the Transit Valley Plaza this heavy traffic area is ideal for any business. This property has 436 feet of frontage as well as two curb cuts for easy access in and out of the property. Great visibility on Transit Road, East Amherst, NY. Between Roll Road and Clarence Center Road. High traffic count. Just minutes from Transit Middle School, Super Walmart, Wegman's Foods, Tops Super Market, Kohl's, Target, Lowe's, Home Depot, Best Buy, and the Eastern Hills Mall.

## PROPERTY HIGHLIGHTS

- Excellent Location / Heavy Traffic Area
- 1,420+/- SF Space Available
- Ample Parking
- Highly Visible Location



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# FORMER DENTAL OFFICE

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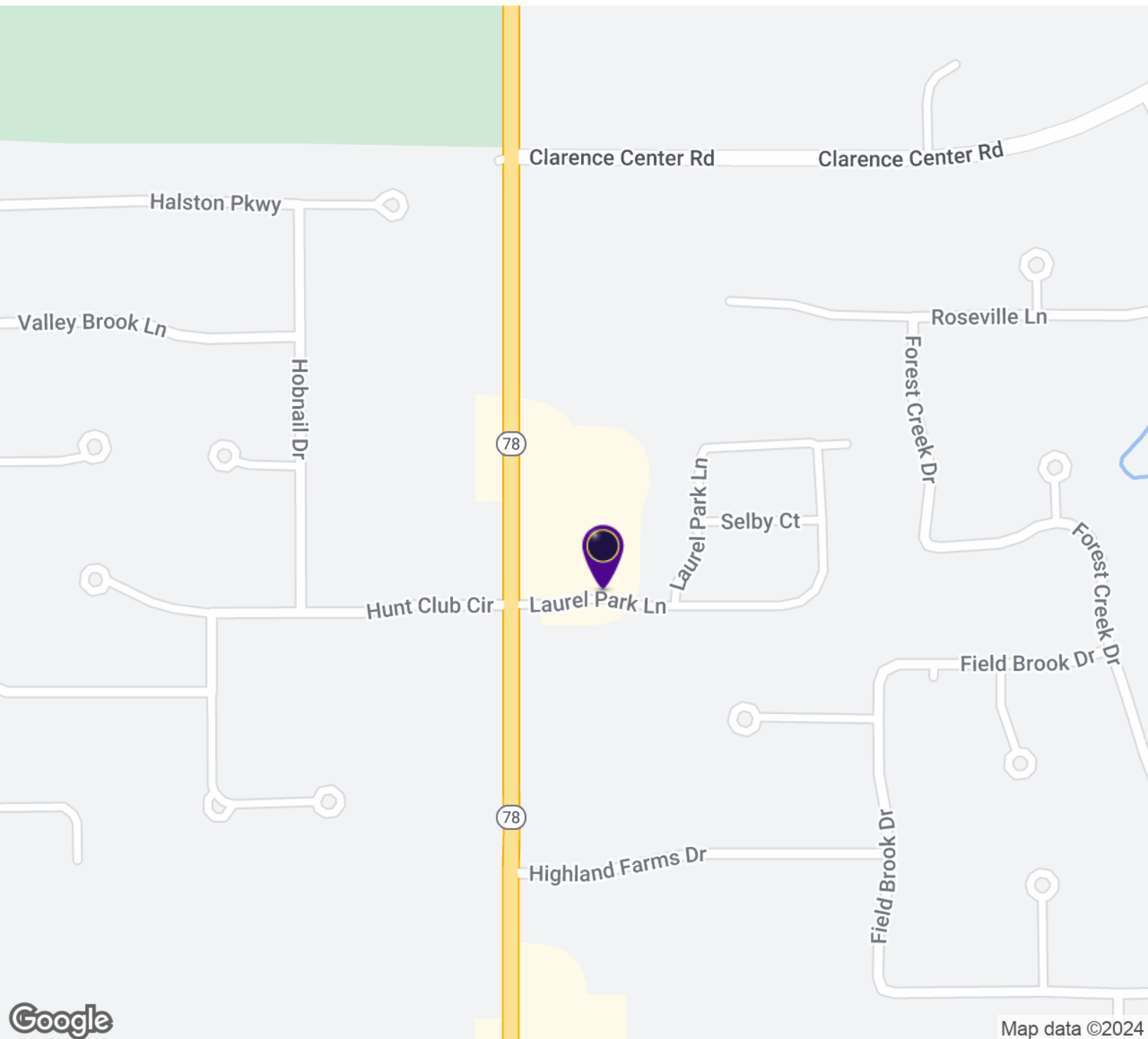
NY & PA Licensed Broker

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LOCATION MAP

# FORMER DENTAL OFFICE

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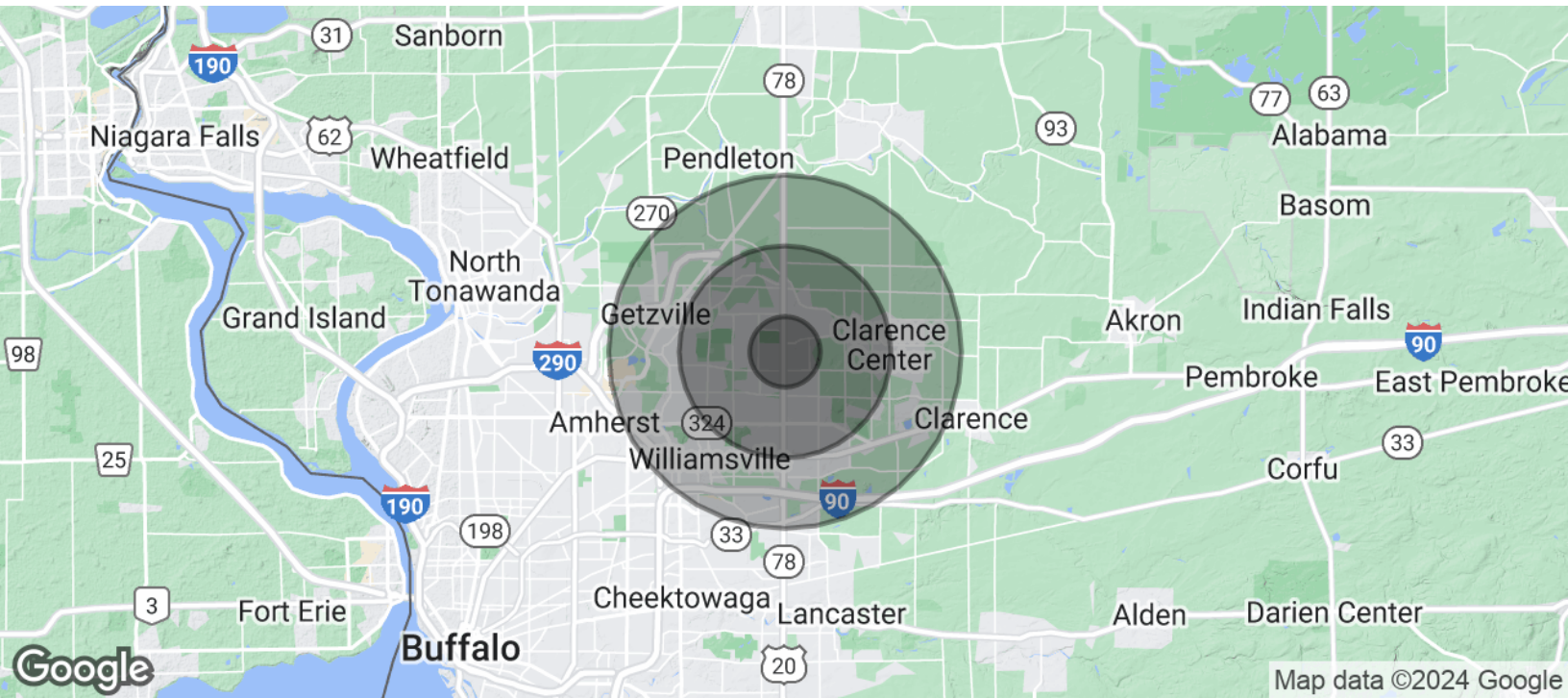
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# FORMER DENTAL OFFICE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,667	52,417	108,708
Average Age	46.9	47.0	45.4
Average Age (Male)	43.1	45.1	43.7
Average Age (Female)	49.1	48.5	46.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,425	22,401	45,687
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$131,381	\$132,034	\$117,093
Average House Value	\$379,074	\$309,998	\$274,627

2020 American Community Survey (ACS)



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