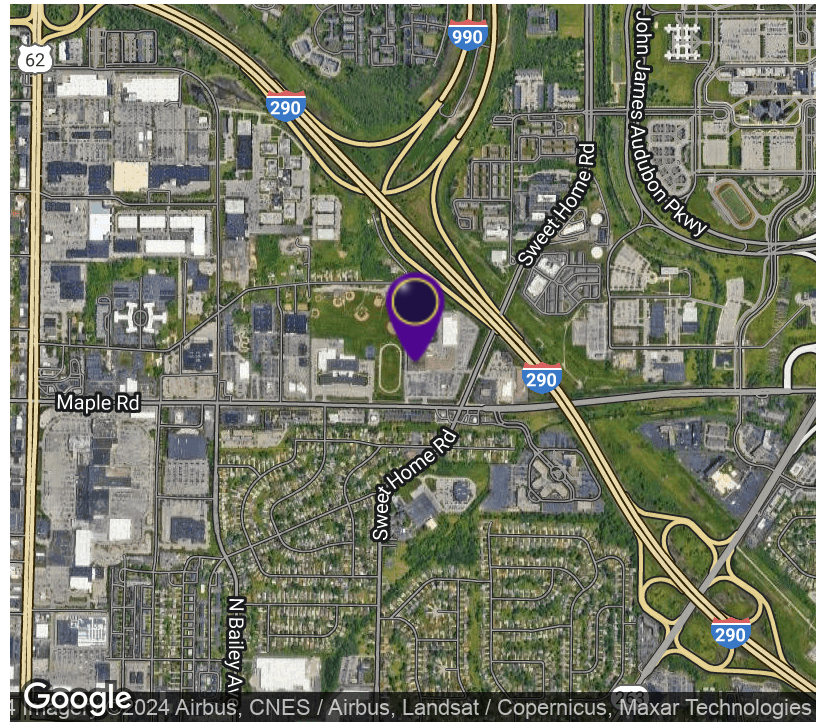


4,500+/- SF Available in Maple Ridge Plaza

4220-4224 Maple Road , Amherst, NY 14226



OFFERING SUMMARY

Available SF:	2,000 - 4,500 SF
Lease Rate:	Call For More Details
Lot Size:	15.91 Acres
Year Built:	1986
Building Size:	106,917 SF
Zoning:	commercial

PROPERTY OVERVIEW

This 4,500+/- SF former retail and restaurant space can be sub-divided down to 2,000+/- SF and 2,500+/- SF. Available in the Maple Ridge Plaza conveniently located in the heart of Amherst. High visibility from the traffic light at Maple Road and Sweet Home Road. Excellent exposure minutes from the University at Buffalo's North Campus, Niagara Falls Boulevard, and the New York State Thruway I-290. Co tenants include Value City Furniture, Taco Bell, AMC Theaters, Conover Chiropractic, Papi Grande's Mexican Restaurant, Subway, Party POP, 3D Fitcamp, K-BBQ & Hot Pot and Price Rite. Ample parking. Ideal for national or local tenants including retail, office, or restaurant uses. Contact Rick Recckio at 716-998-4422

LOCATION OVERVIEW

Located at the intersection of Maple Road and Sweet Home road. Easily accessible to New York State Thruway I-290 & I-990. Minutes from the University at Buffalo's North Campus. Close proximity to Boulevard Mall at Maple Road & Niagara Falls Boulevard including major retailers such as Lowes, Target, B J's, Whole Foods, Best Buy, IHOP, Olive Garden, Galaxy Golf, Raymore & Flanigan, Michaels, Barns and Nobel, Starbucks, Tim Horton, Dicks Sporting Goods, Wegmans, and many others.



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

PROPERTY SUMMARY

4,500+/- SF Available in Maple Ridge Plaza
4220-4224 Maple Road , Amherst, NY 14226



PROPERTY HIGHLIGHTS

- Excellent Location
- Ideal for any Retail, Office, Medical, or Restaurant Uses
- Easy Access to NYS Thruway I-290 & I-990
- Ample Parking
- High Visibility
- Reasonably Priced
- Traffic Signal Access
- Densely Populated Area
- High Traffic Counts on Both Roads

OFFERING SUMMARY

Lease Rate:	Call For More Details
Available SF:	2,000 - 4,500 SF
Lot Size:	15.91 Acres
Building Size:	106,917 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,639	42,340	132,613
Total Population	8,353	106,037	319,436
Average HH Income	\$45,276	\$62,469	\$61,993



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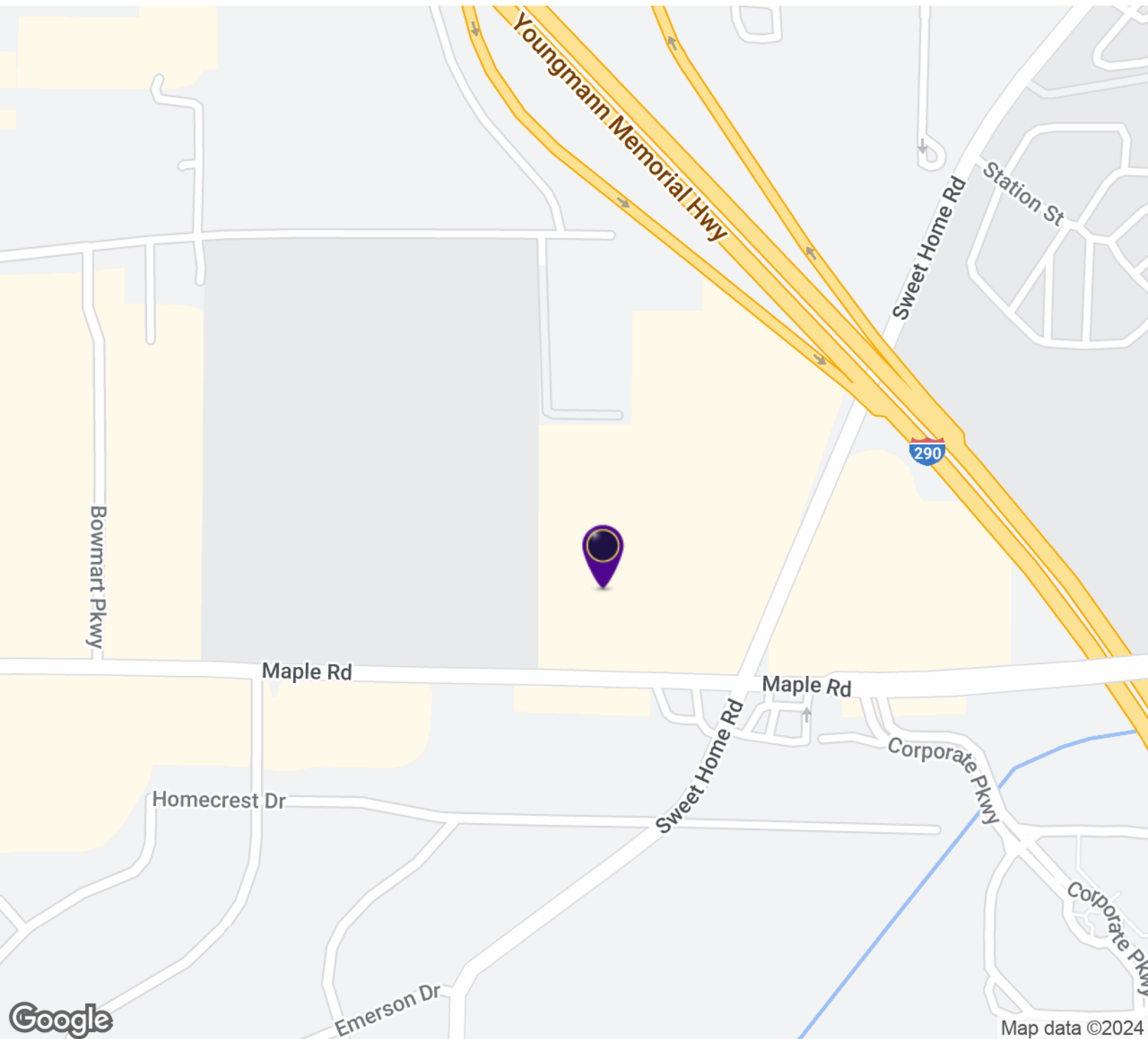
ADDITIONAL PHOTOS

4,500+/- SF Available in Maple Ridge Plaza
4220-4224 Maple Road , Amherst, NY 14226



LOCATION MAP

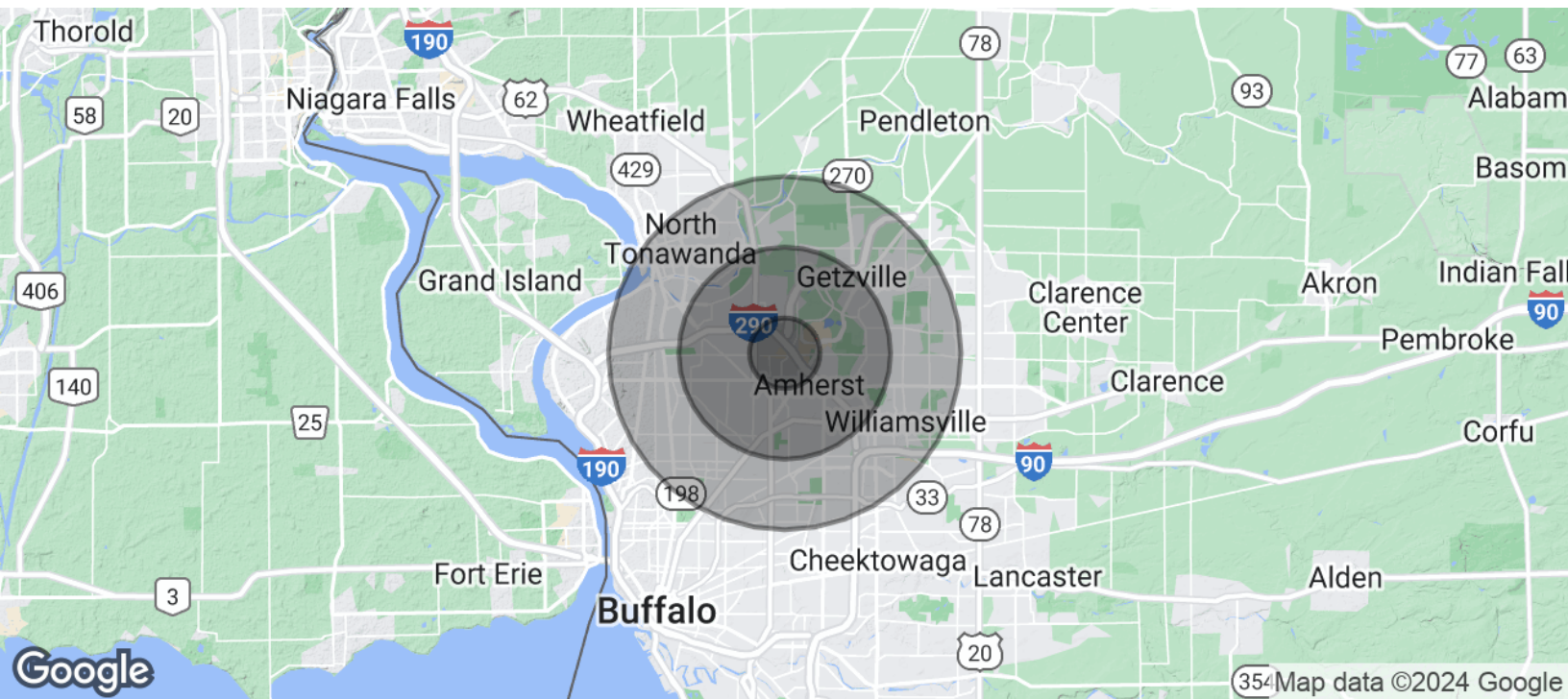
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4,500+/- SF Available in Maple Ridge Plaza 4220-4224 Maple Road , Amherst, NY 14226



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,353	106,037	319,436
Average Age	33.2	37.9	38.7
Average Age (Male)	29.0	35.5	36.0
Average Age (Female)	36.0	40.4	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,639	42,340	132,613
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$45,276	\$62,469	\$61,993
Average House Value	\$190,478	\$136,497	\$142,750

2020 American Community Survey (ACS)



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