



**EASTERN HILLS**  
TOWN CENTER

EXCLUSIVE BUILD-TO-SUIT OPPORTUNITY

# EASTERN HILLS TOWN CENTER

4545 Transit Road | Clarence New York, 14221







## Advance Your Business And Energize Your Workforce At Buffalo-Niagara's First Town Center.

Considered one of the premier locations in the entire region, this highly accessible site is ideal for businesses who desire the mixed-use, amenity-rich, vibrant atmosphere of an urban setting combined with the conveniences of a suburban setting close to home. Uniland Development Company invites companies seeking a perfect office location to contact one of its leasing representatives to discuss possible opportunities.

### Location Highlights Include:



#### Prime Location

Prominent regional destination on the border of Amherst and Clarence, NY.



#### On-Site Amenities

Future buildout to include restaurants, fitness centers, residential, healthcare, childcare and salons.



#### 5 Minutes

From I-90 NYS Thruway.



#### High Visibility

Situated along three major thoroughfares on Transit Road between Main Street and Sheridan Drive.



#### Year-Round Events

Wellness Programming and Outdoor Concerts.



#### 10 Minutes

To Buffalo Niagara International Airport.



# ABOUT THE DEVELOPMENT:

The Eastern Hills Town Center includes several options for offices, both large and small, to construct new buildings or utilize existing structures. Upon full buildout, the vision for the site includes over 1,500 apartments, 1 million square feet of office space, a brewery, multiple restaurants, retail, fitness and medical space, and several parks for outdoor events.

By locating your business at the Eastern Hills Town Center, your company will have a strategic advantage in attracting and retaining top talent by offering unparalleled amenities in a highly landscaped, walkable and safe environment. The majority of the site will be accessible by foot in under 10-minutes, providing your workforce with a convenient live-work-play-stay environment that boasts restaurants, fitness centers, healthcare, childcare, and residential uses all on one master-planned site.



## Average Daily Traffic Count

35,899 Vehicles  
Local Traffic

4545 Transit Road, Clarence, NY 14221

Latitude: 42.97189 Longitude: -78.69682

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1 Mile

0003

3 Miles

0005

5 Miles



Population

6,697  
People

46,694  
People

156,464  
People



Households

2,955  
Homes

20,104  
Homes

66,442  
Homes



Household  
Income

\$134,278  
\*Avg Household Income

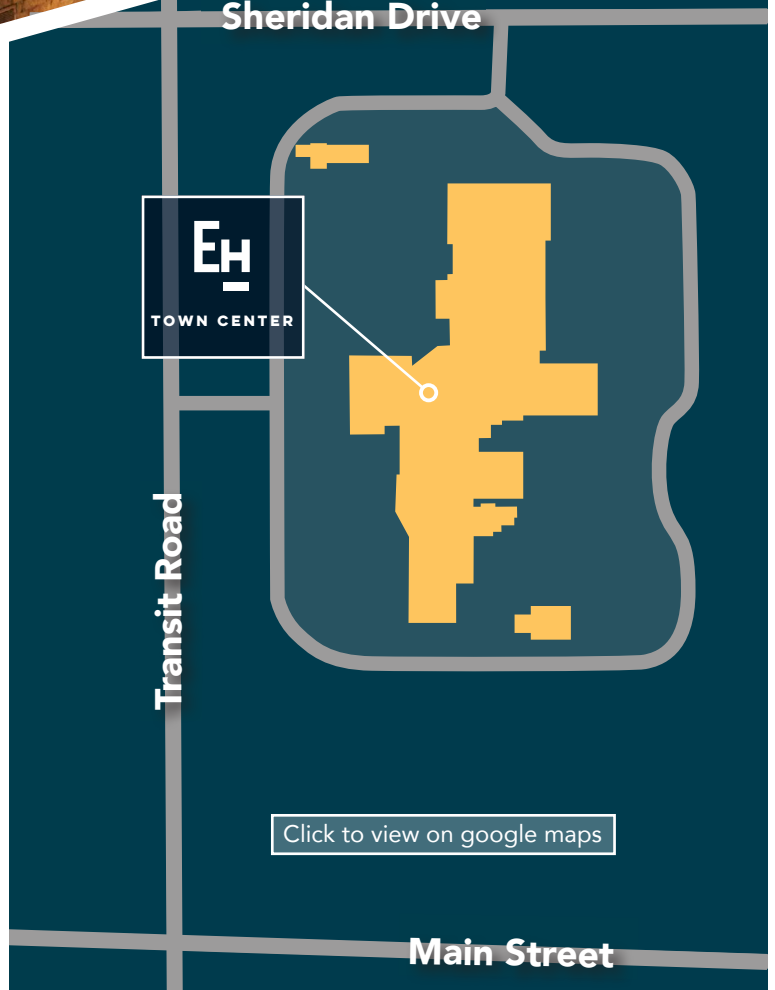
\$140,368  
\*Avg Household Income

\$129,852  
\*Avg Household Income





  
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### CONTACT INFORMATION:

For additional information please contact:

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