

FOR LEASE

**FOX CREEK ESTATES
COMMERCIAL SPACE**

Building Features

Spaces Available	6,220± Sq. Ft. 3,697± Sq. Ft.
Lot Size	8.93± Acres
Parking	Ample

Property Highlights

- Fox Creek Estates commercial availability
- Brand new office, medical or retail space
- Highly visible location situated on heavily traveled Transit Road, one of the busiest roadways in Western New York
- Excellent demographics and traffic counts
- 270+ leased apartment units on-site to support any business
- Area amenities include grocery stores, cafes, retail, banks, gas stations and more
- Ideal for: medical office, restaurant, retail, professional office, entertainment

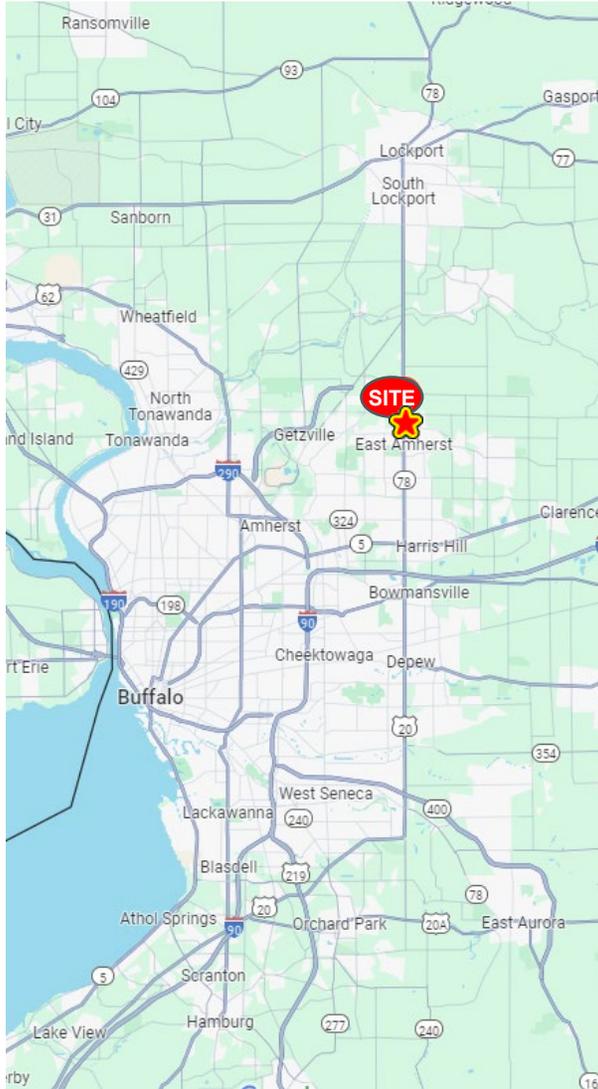


Demographic	1 Mile	3 Miles	5 Miles	Traffic Counts	
Population	5,679	40,957	98,865	Transit Road	29,819 AADT
Average H.H. Income	\$170,228	\$167,090	\$151,254	North French Road	16,658 AADT
Source: ESRI Business Analyst 2025				Source: GBNRTC	

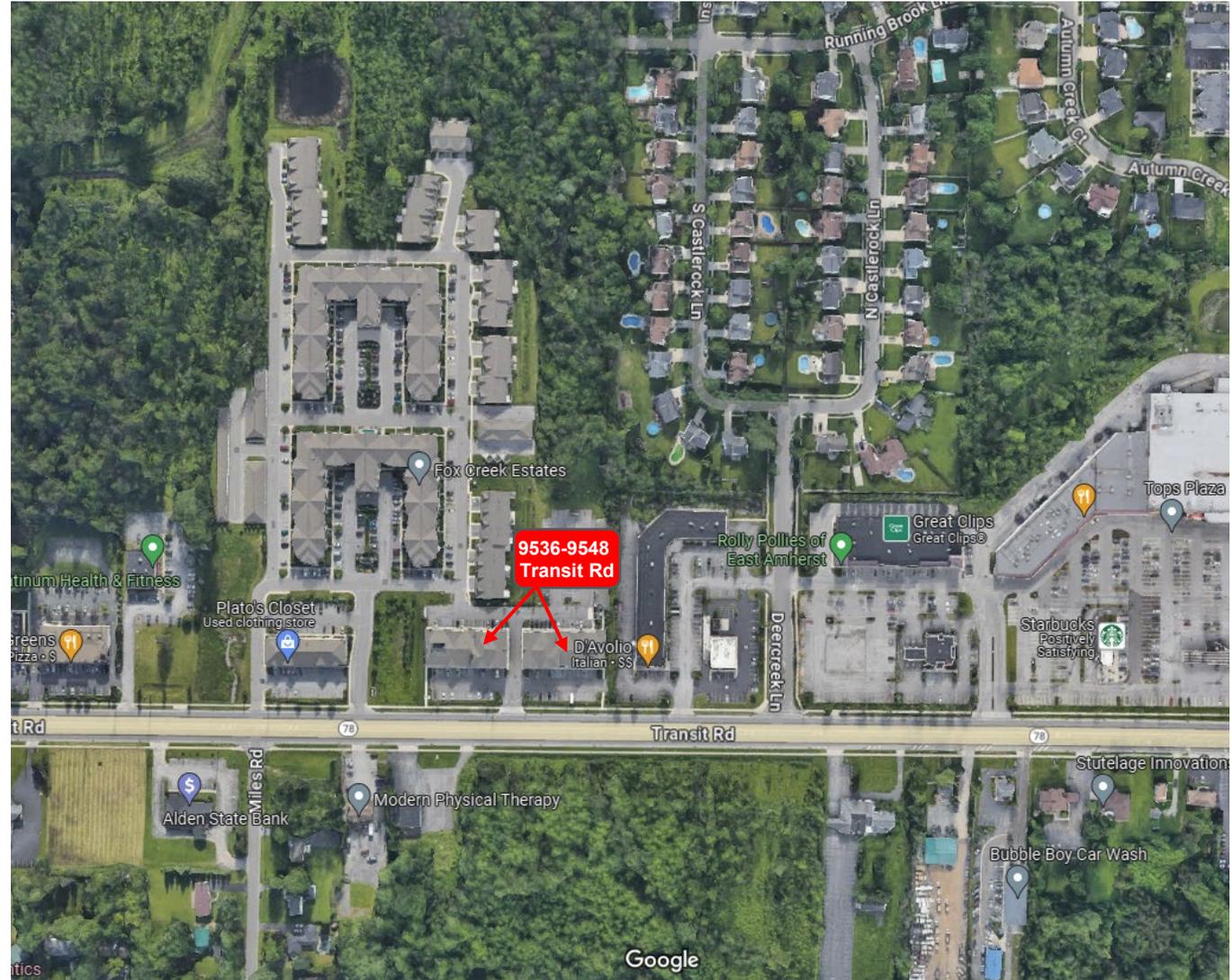
EXCLUSIVE CONTACT

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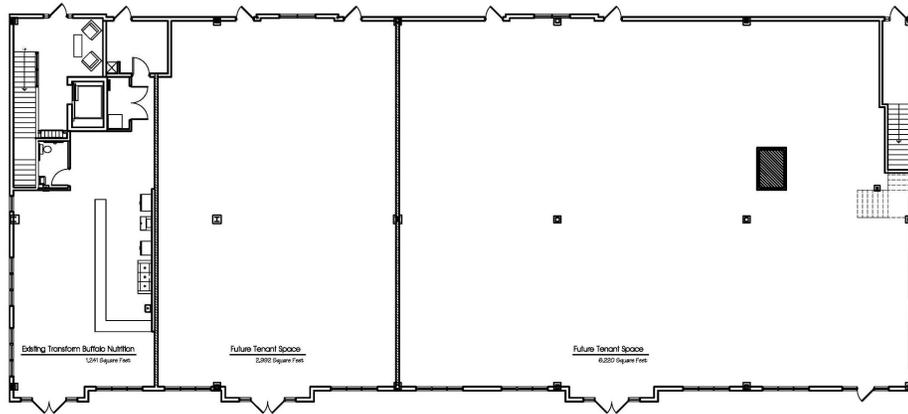
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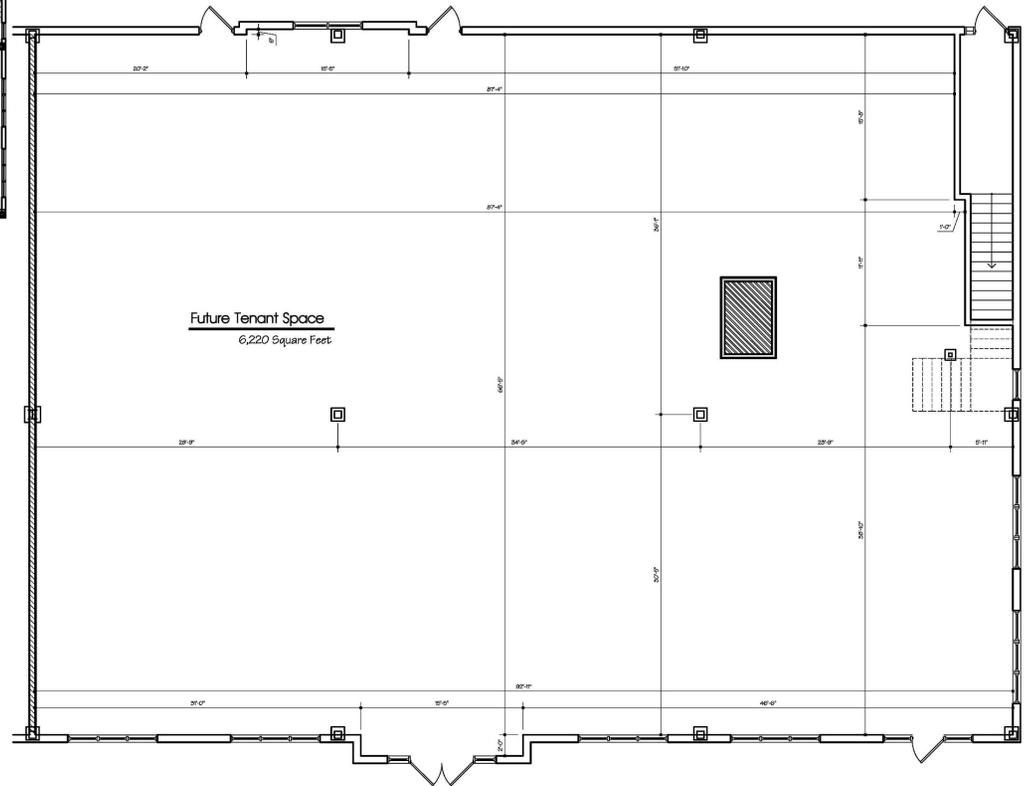
Location Map



Aerial



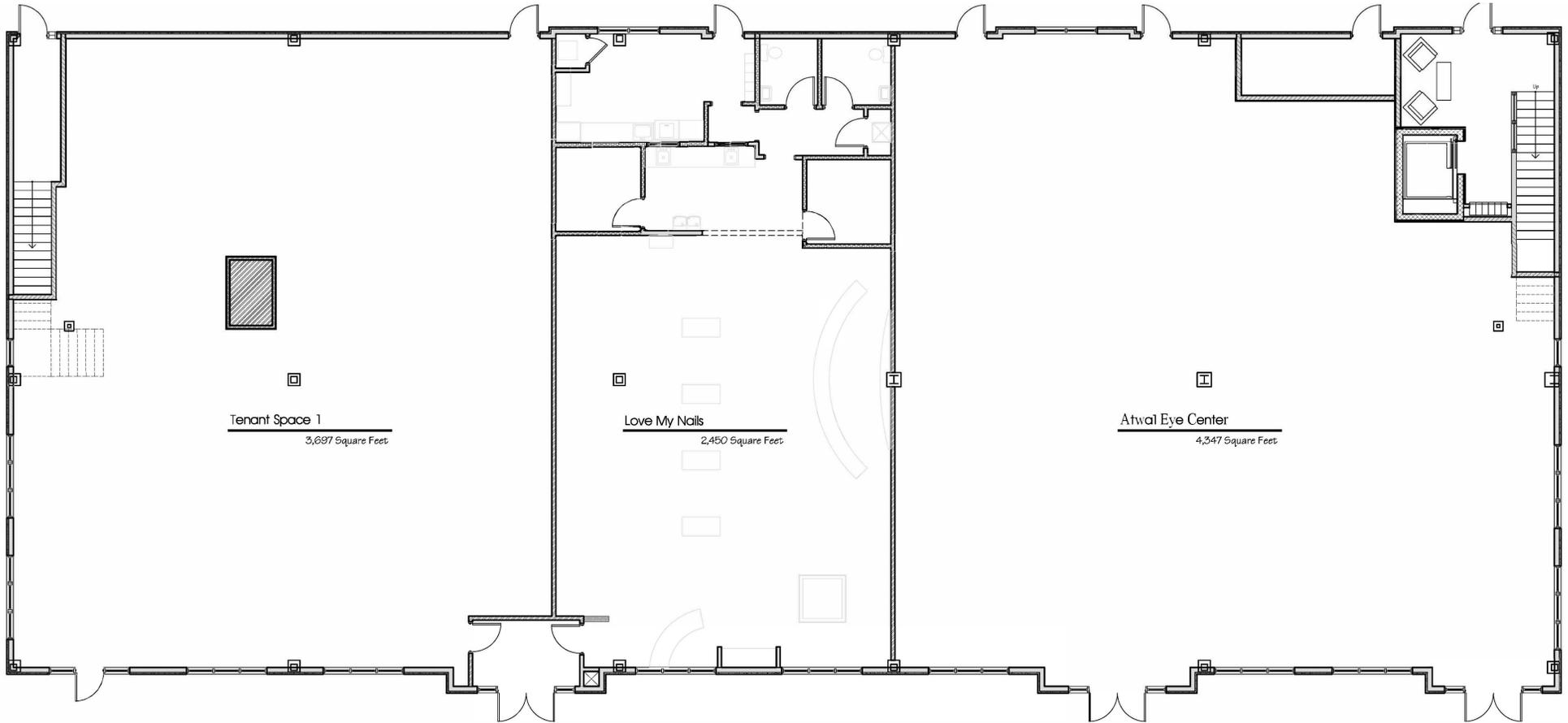
Key Plan
NTS



Concept Floor Plan
3/16" = 1'-0"

Concept Tenant Space:
9548 Transit Road Amherst, New York





Tenant Space Plan
3/16" = 1'-0"

Tenant Space Plan:
9540 Transit Road Amherst, New York

