

FOR LEASE

COMMONS ON NORTH FRENCH

4750 N French Rd, East Amherst, NY 14051



FOR LEASE High traffic and high visibility retail or office space available now in the Commons on North French. Currently occupied by Notaro Massage, this 1080 sq ft commercial space is waiting for you. Conveniently located near the intersection of Transit Road and North French, the space currently has five consultation space, offices or treatment rooms as well as an ADA compliant restroom en suite and a waiting area.

PROPERTY OVERVIEW

Total SF	12,704 SF
Leasable SF	1,080 SF
Parking	1 Space: 668 SF
Year Built	2013
Traffic Counts	14,277 AADT
Lease Rate	\$18.00 NNN

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,890	38,269	92,705
Total Households	2,440	14,175	36,608
Ave. Annual Income	\$138,412	\$148,923	\$129,021
Daytime Employees	1,542	9,861	48,416



COMMERCIAL

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