

800+/- SF up to 3,600+/- Retail Space
6995 Transit Rd, East Amherst, NY 14051



OFFERING SUMMARY

Available SF:	800 - 3,600 SF
Lease Rate:	Call For Details
Lot Size:	2.26 Acres
Year Built:	1960
Building Size:	5,724 SF

PROPERTY OVERVIEW

Introducing a unique commercial opportunity located at 6995 Transit Road in East Amherst, New York. Situated on approximately 2.26 acres, this property features a 5,724 square foot commercial building with ample land area and excellent frontage along Transit Road. Originally constructed in 1960 and updated over time, the site offers flexible potential for retail, office, service, contractor, or owner-occupant uses. The expansive lot provides generous parking, outdoor storage possibilities, future expansion opportunities, and excellent exposure to passing traffic. With its strategic location in the heart of Clarence's commercial corridor and strong surrounding demographics, this property presents an outstanding opportunity for investors, business owners, and developers seeking a highly visible Transit Road address. Property also available for sale.

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LOCATION DESCRIPTION

Situated along the highly traveled Transit Road corridor in the Town of Clarence, this property offers exceptional visibility and accessibility in one of Western New York's most desirable commercial markets. Located between Sheridan Drive and County Road, the site benefits from strong daily traffic counts, affluent surrounding demographics, and convenient access to major transportation routes including NY Route 78, NY Route 5, and the New York State Thruway. The property is surrounded by a mix of retail, professional office, residential, and service-oriented businesses, making it an ideal location for a variety of commercial uses. East Amherst and Clarence continue to be among the region's strongest growth markets, known for their high household incomes, excellent schools, and continued commercial development.

PROPERTY HIGHLIGHTS

- 5,724± SF commercial building
- 2.26± acres of land
- High-visibility Transit Road location
- Excellent frontage and exposure
- Ample parking and outdoor area
- Flexible commercial use potential
- Strong East Amherst / Clarence demographics
- Convenient access to major roadways
- Owner-user or investment opportunity



NY & PA Licensed Broker

RICK RECCKIO

716.998.4422

rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

800+/- SF up to 3,600+/- Retail Space
6995 Transit Rd, East Amherst, NY 14051

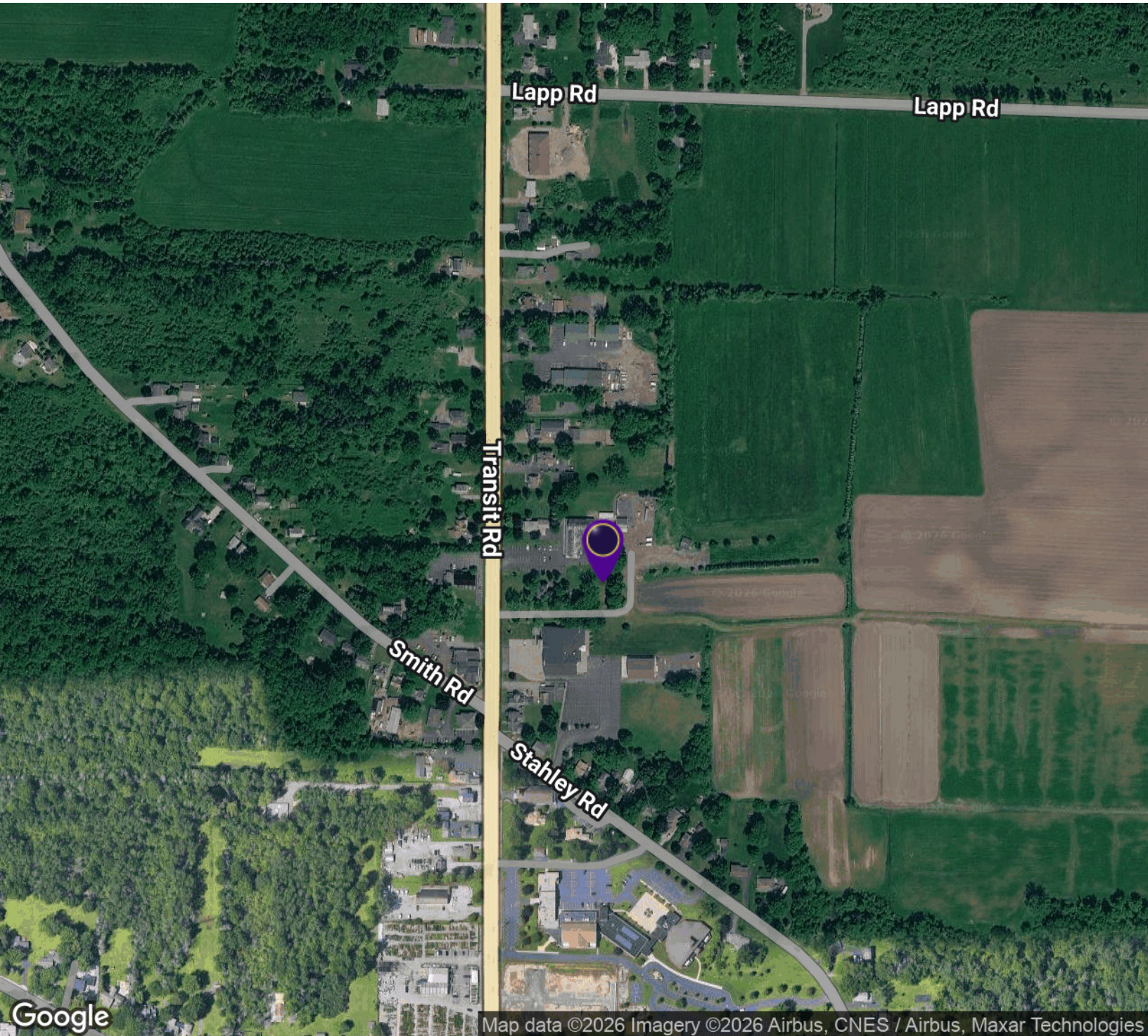


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LOCATION MAP

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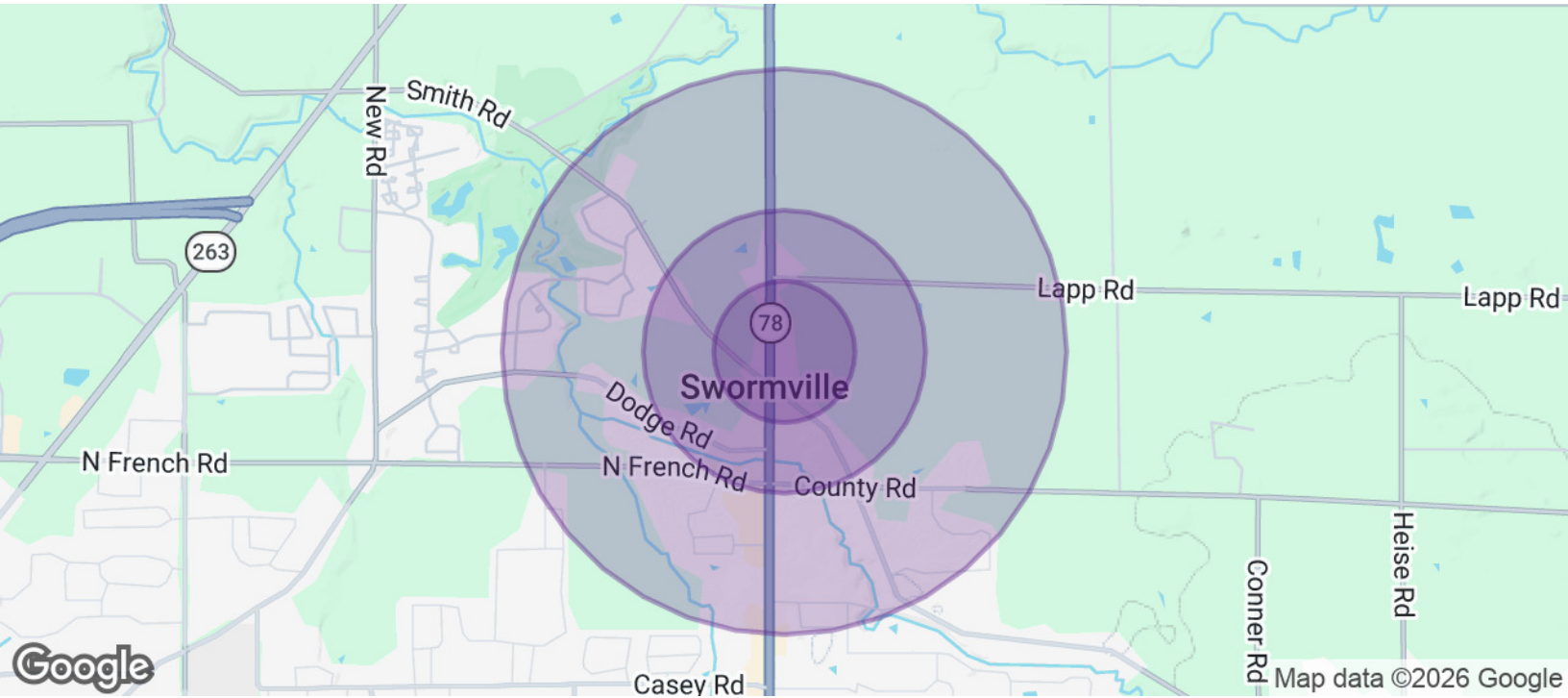
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	185	789	4,164
Average Age	37.5	37.6	44.0
Average Age (Male)	37.9	37.6	42.5
Average Age (Female)	42.7	43.5	48.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	313	1,869
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$166,411	\$157,354	\$143,428
Average House Value	\$420,147	\$396,493	\$377,749

2023 American Community Survey (ACS)



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