

3,112+/- SF OFFICE SPACE

6483 Transit Rd, East Amherst, NY 14051



OFFERING SUMMARY

Available SF:	3,112 SF
Lease Rate:	\$4,500.00 per month (Plus \$615 COA Fee)
Lot Size:	0.35 Acres
Year Built:	2008
Building Size:	3,112 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Situated in the heart of the highly sought-after East Amherst/Clarence corridor, this exceptional professional office building offers the perfect opportunity for medical, dental, or general office users looking to lease premium space in a vibrant business park setting. Located at 6483 Transit Road, this beautifully remodeled 3,112 square foot building is set on 0.35 acres within a well-established medical park surrounded by thriving professional practices. Available for lease and ready for immediate occupancy, this building was originally constructed in 2008 and has been recently renovated by the current owner with impeccable attention to detail. It boasts modern finishes, elegant design elements, and a thoughtful layout that supports both functionality and comfort. Formerly a dental office, the space has been converted to suit a wide range of professional uses. The interior features a spacious and welcoming reception area centrally located within the building, surrounded by large private offices along the exterior walls—perfect for executives or practitioners. Additional highlights include a dedicated conference room, kitchen/breakroom area, and multiple restrooms, all designed for optimal efficiency. The entire building is fully air-conditioned and in excellent condition. Seeking a move-in ready office space, 6483 Transit Road delivers the perfect combination of location, quality, and flexibility.



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4455 TRANSIT ROAD, SUITE 3B
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www.recckio.com

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LOCATION DESCRIPTION

This location offers both prestige and convenience. On Transit Road—one of the region's most traveled commercial corridors—the site provides outstanding visibility and easy accessibility. The surrounding area is rich with professional businesses, medical offices, retail shopping, restaurants, and entertainment venues, making it an ideal setting for clients and employees alike.

PROPERTY HIGHLIGHTS

- 3,112+/- SF Office Space
- Prime location on Transit Rd.
- High visibility for businesses.
- Ample parking for customers and employees.
- High traffic area for maximum exposure.
- Close to major highways for convenience.



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ADDITIONAL PHOTOS

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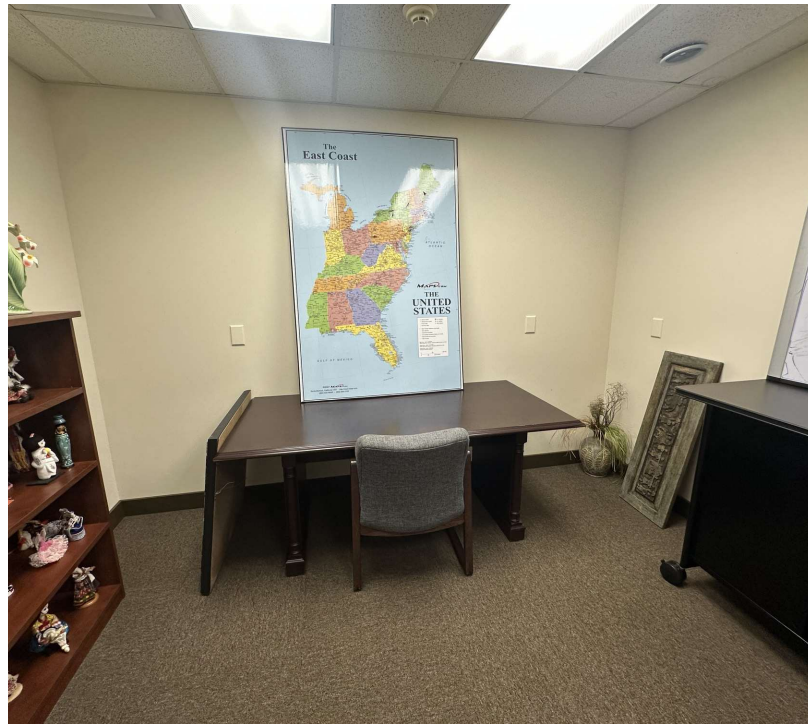
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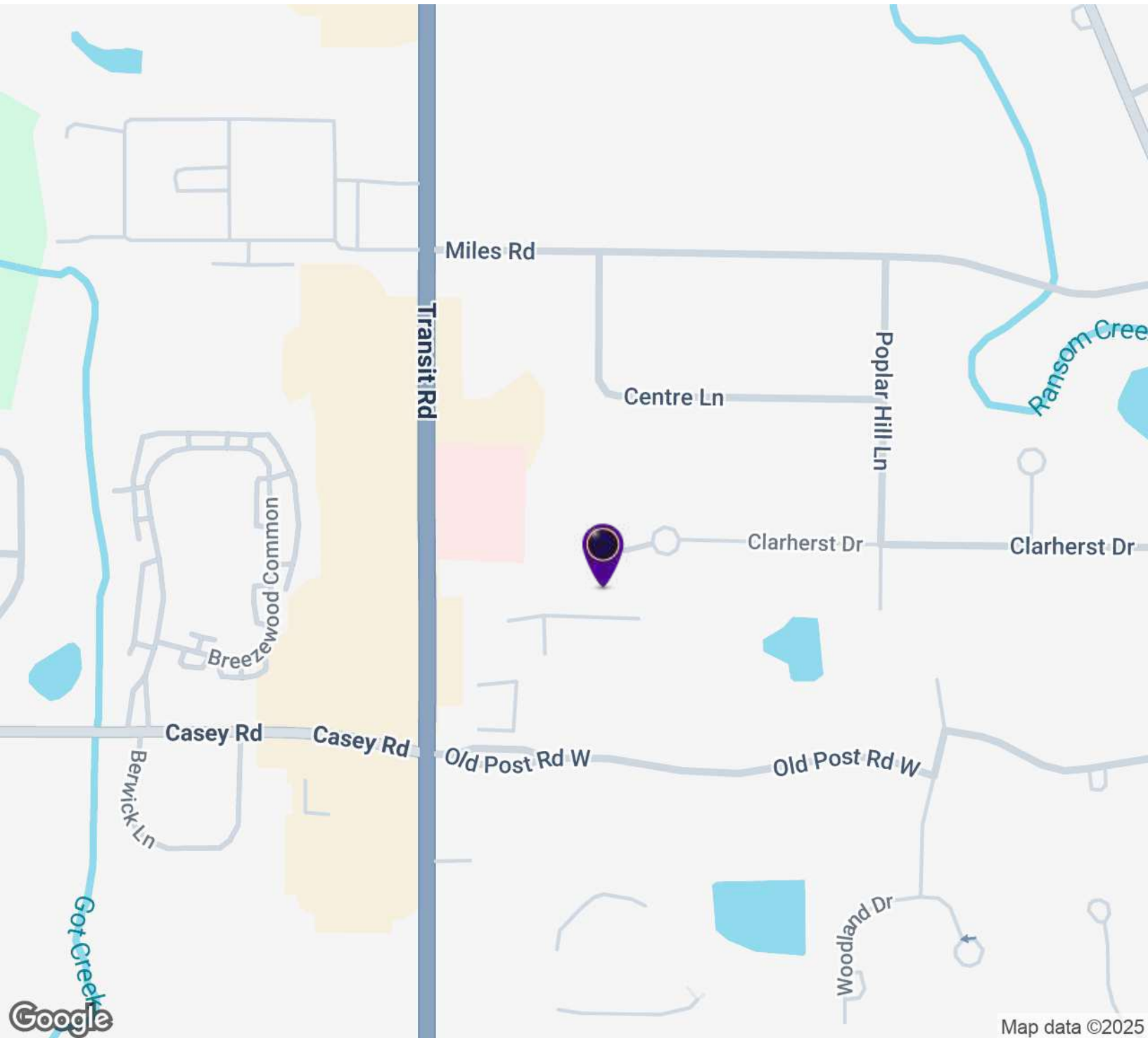
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LOCATION MAP

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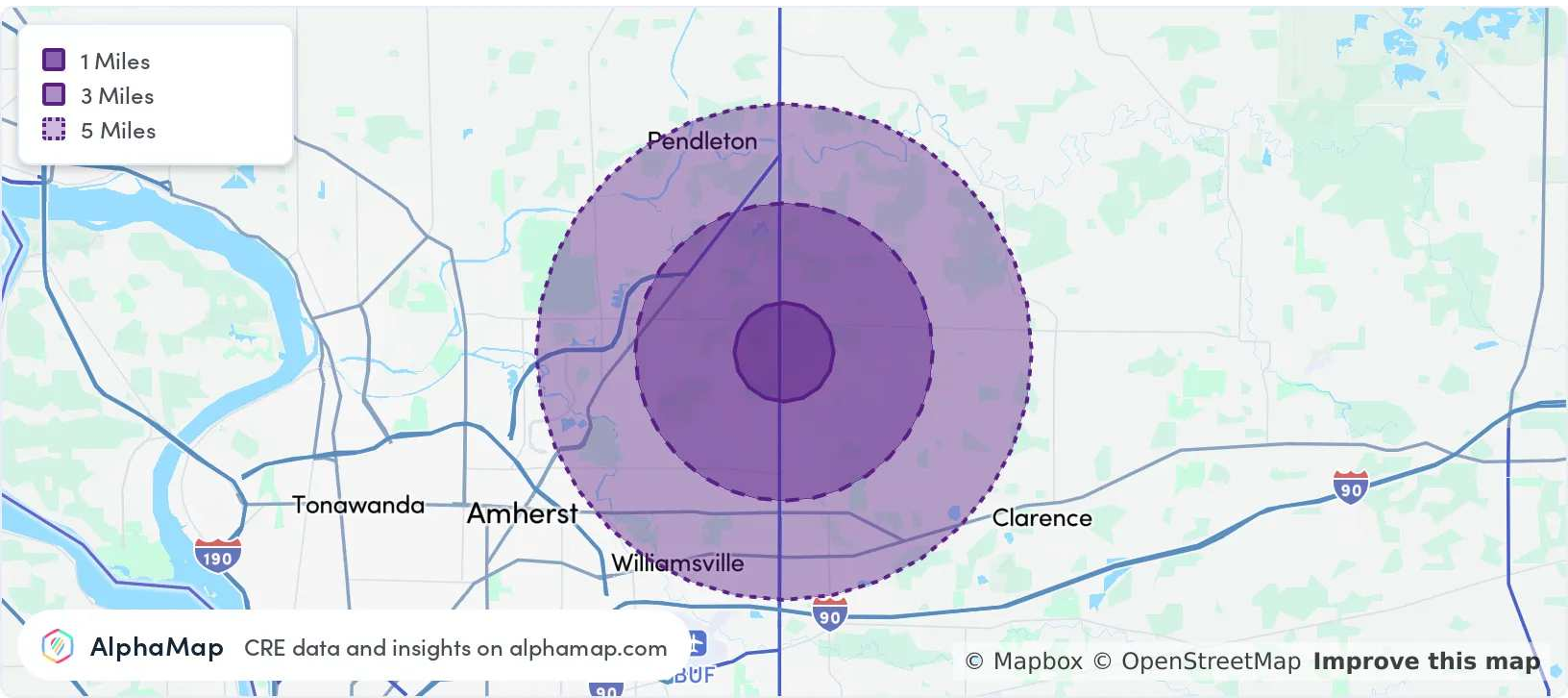


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,536	46,113	101,151
Average Age	44	45	44
Average Age (Male)	42	43	43
Average Age (Female)	45	46	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,552	17,943	39,660
Persons per HH	2.6	2.6	2.6
Average HH Income	\$166,605	\$156,203	\$142,896
Average House Value	\$479,474	\$448,840	\$409,332
Per Capita Income	\$64,078	\$60,078	\$54,960

Map and demographics data derived from AlphaMap