

**PRICE REDUCED!
\$2,700,000**

Sale / Lease

7540 Transit Road, Amherst

TRANSIT ROAD SHOPPING CORRIDOR



Available for Sale or Lease:

***7,084 SF restaurant on 2.6 acre lot. Approx. 134 car parks. Two curb cuts.
AADT: 37,100+ cars per day. Located along the Transit Road &
Eastern Hills Mall Shopping Corridor.***

PRICE REDUCED August 1st, 2024: \$2,700,000



TRANSIT ROAD & EASTERN HILLS MALL SHOPPING CORRIDOR

Highlights: Former Red Lobster available for sale or lease. 7,084 SF building with high visibility from Transit Road along the highly successful Transit Road/Eastern Hills Mall Shopping Corridor. Surrounding National Chain and Local Restaurants include, King Crab Juicy Seafood & Bar, Cracker Barrel, Tully's, Chili's, Wind Japanese & Thai, La Tolteca Mexican, Fuji Grill, and several other restaurants. Situated near 90 exit. Ideal traffic patterns, middle income demographics, dense and loyal population base.

Local Demographics:

1 Mile:

Population: 9,000

Average Household Income: \$112,000

3 Mile:

Population: 49,000

Average Household Income: \$126,000

5 Mile:

Population: 160,000

Average Household Income: \$120,000

For More information:

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