CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

7540 Transit Road
Amherst, NY

FOR SALE

HIGHLY VISIBLE FORMER RED LOBSTER RESTAURANT REDEVELOPMENT SITE

Building Features

Building Size	7,000 ± Sq. Ft.
Lot Size	2.6 ± Acres
Year Built	1980
Zoning	GB-General Business
Parking	134 ± Spaces

Property Highlights

- Highly Visible 7,000sf Single-story Restaurant/Retail Building with Two (2) Curb Cuts on Heavily Traveled Transit Road
- Fully Sprinklered, 1200 Amp Power
- Can be Converted for Other Purposes Such as Medical/Professional or Other Retail Uses
- Directly Across From the Eastern Hills Mall Town Center Redevelopment
- Easily Accessible From All of Western New York
- Excellent Demographics and Traffic Counts
- Situated in a Primary Retail Trade Area Home to Many Retail/Big Box Stores, Restaurants, Office Parks, Hotels and Service Businesses
- Area Retailers Include: Walmart Supercenter, Target, Wegmans, BJ's Wholesale Club, Dick's Sporting Goods, Home Depot, Lowe's, Barnes & Noble, Trader Joe's, Tops Market, Harbor Freight, Boot Barn, Ross Dress for Less, Michaels, PETsMART, Home Goods, LA Fitness

SIGNIFICANT PRICE REDUCTION!
REDUCED TO $1,993,500

Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	7,129	48,588	157,570	617,860
Average H.H. Income	$125,562	$136,226	$127,797	$97,233

Traffic Count

Transit Road	34,288 AADT

EXCLUSIVE CONTACT

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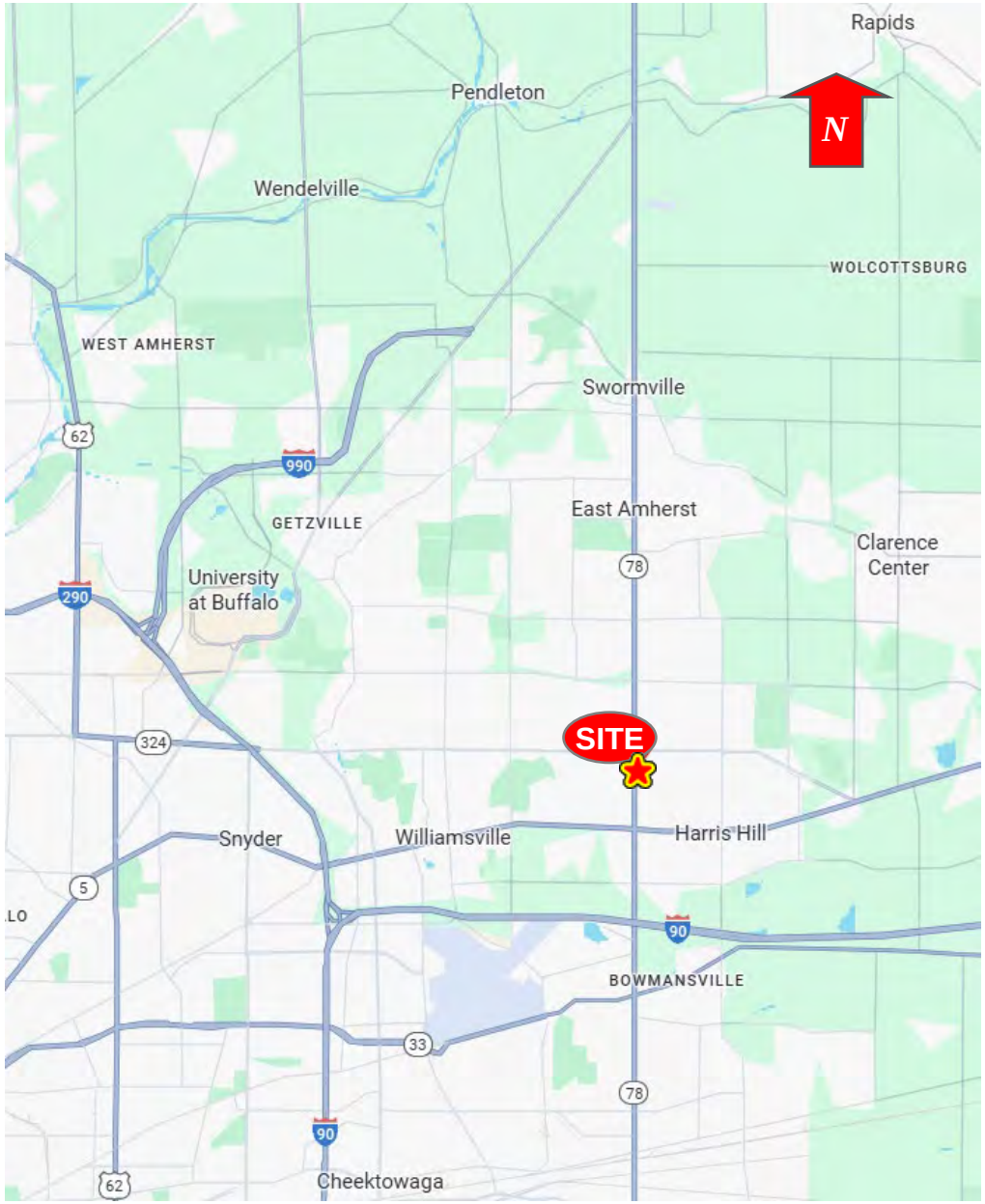
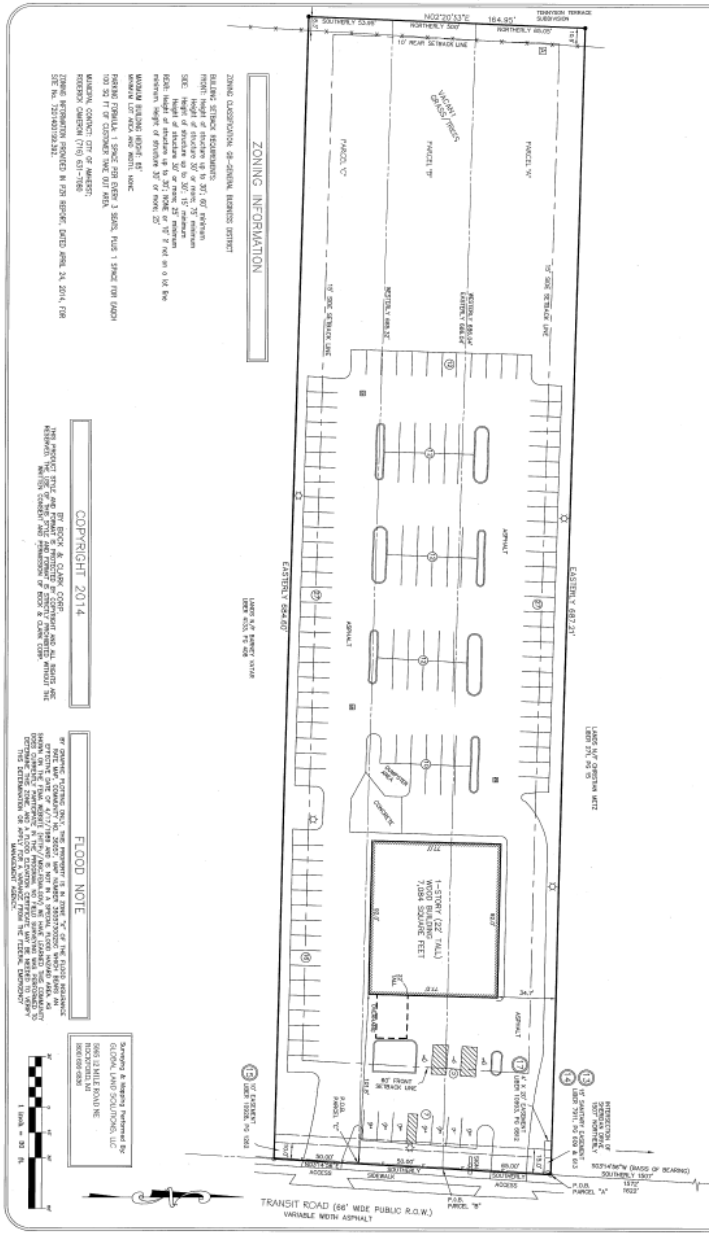


Location Map



Survey

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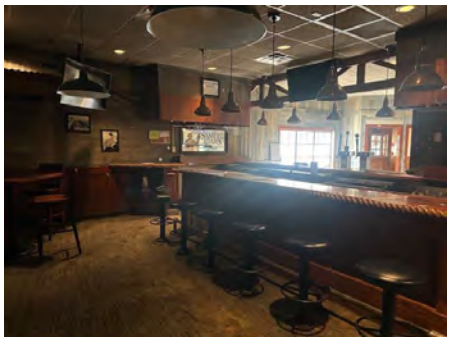

Interior Photos

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Retail Aerial

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