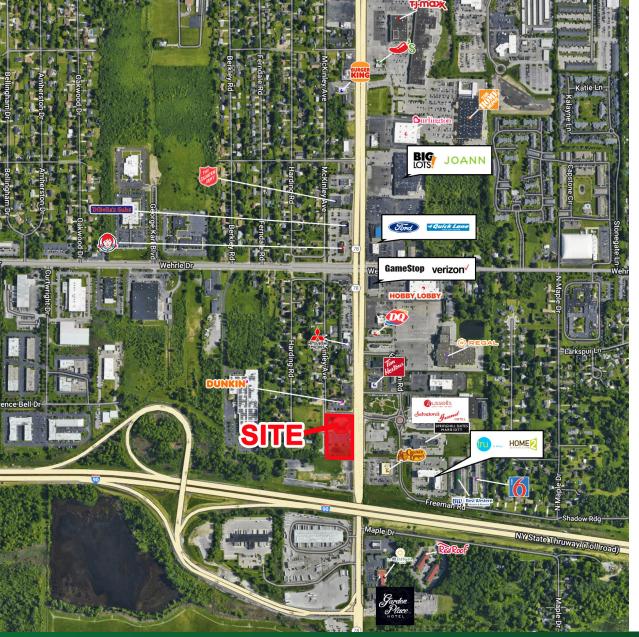
FOR SALE OR GROUND LEASE

6766 Transit Road, Amherst, New York 14221



PROPERTY HIGHLIGHTS:

- 380' frontage on Transit Rd
- · Signalized intersection at the NY State thruway
- Rear access from McKinley Avenue
- 11,500 SF bldg shell former banquet facility on 2.4 acres
- Will divide into 2 development parcels
- Ground lease or sale considered

DEMOGRAPHICS:

	3- Miles	<u>5-Miles</u>
Population:	56,562	164,898
Households:	24,770	70,125
Average HH Income:	\$99,676	\$102,686



