

4,524+/- SF SPACE

5575 Transit Road, Amherst, NY 14221



OFFERING SUMMARY

Available SF:	4,524 SF
Lease Rate:	Call for More Details
Lot Size:	0.62 Acres
Year Built:	2001
Building Size:	4,524 SF
Zoning:	Commercial
Submarket:	Outlying Erie County

PROPERTY OVERVIEW

Former Vinyl Outlet Center. 4,524+/- SF building available for lease. Excellent for retail, office, or medical space on a highly trafficked corner location with excellent visibility. Nicely Finished inside. Building is in Move-In condition. Property has potential to add a good size patio for any type of restaurant or retail tenants. Excellent opportunity, please call for more details.

LOCATION OVERVIEW

Located at the busy southeast corner of Transit Road and Roll Road in Clarence, NY. Across from 7-11, Rite Aid, Consumer Beverage Plaza, and Kohls.

PROPERTY HIGHLIGHTS

- Building & Pylon Signs
- Very Accessible from Both Roads
- Excellent Location with 36+/- Paved Parking Spaces
- Traffic Signal Access
- 0.62+/- Acres Lot
- 200' +/- x 279.98' +/-



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

4,524+/- SF SPACE

5575 Transit Road, Amherst, NY 14221



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

5575 Transit Rd - 4,524+/- SF SPACE

5575 Transit Road, Amherst, NY 14221

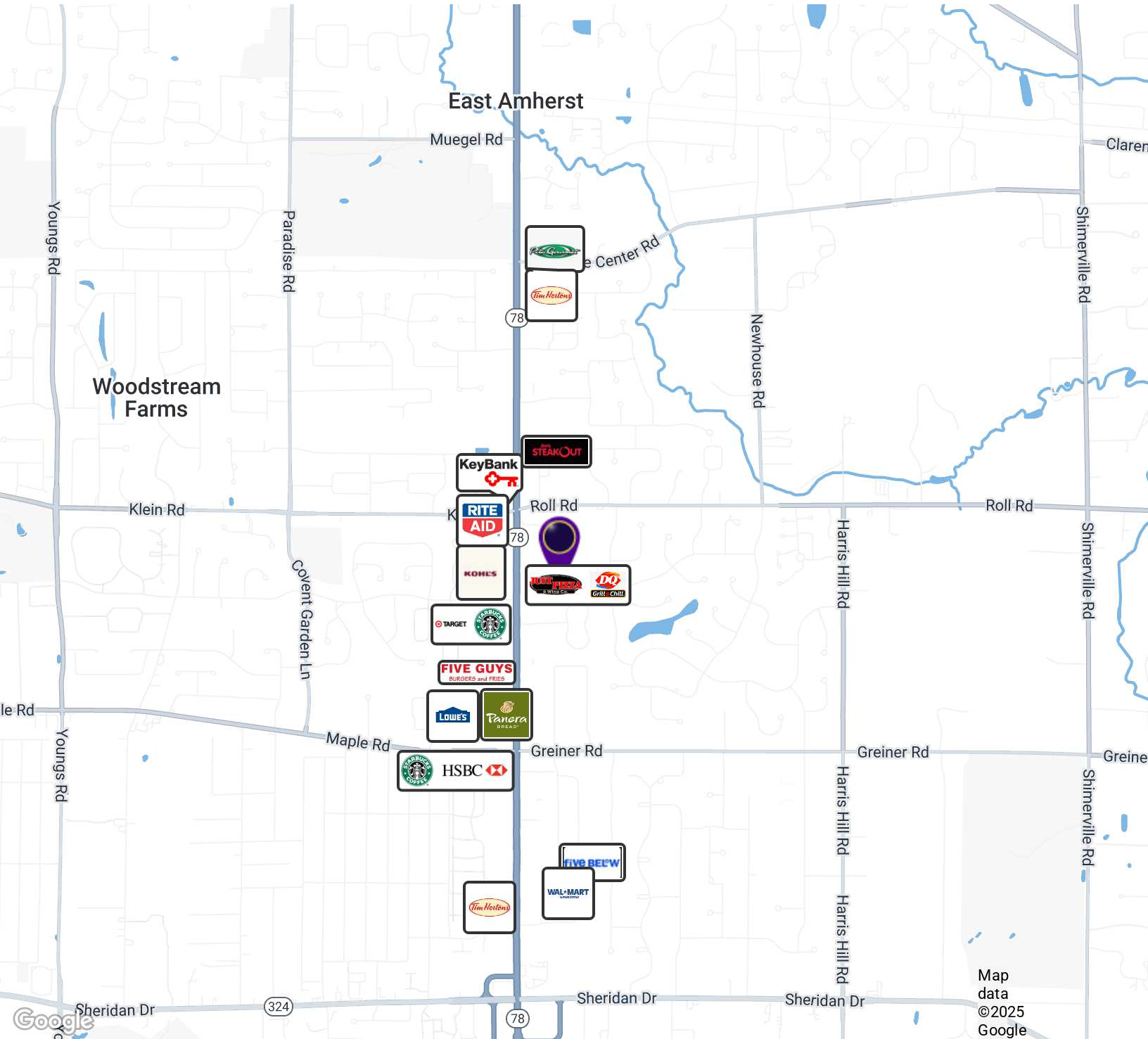


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

5575 Transit Rd - 4,524+/- SF SPACE

5575 Transit Road, Amherst, NY 14221



Map data
©2025
Google

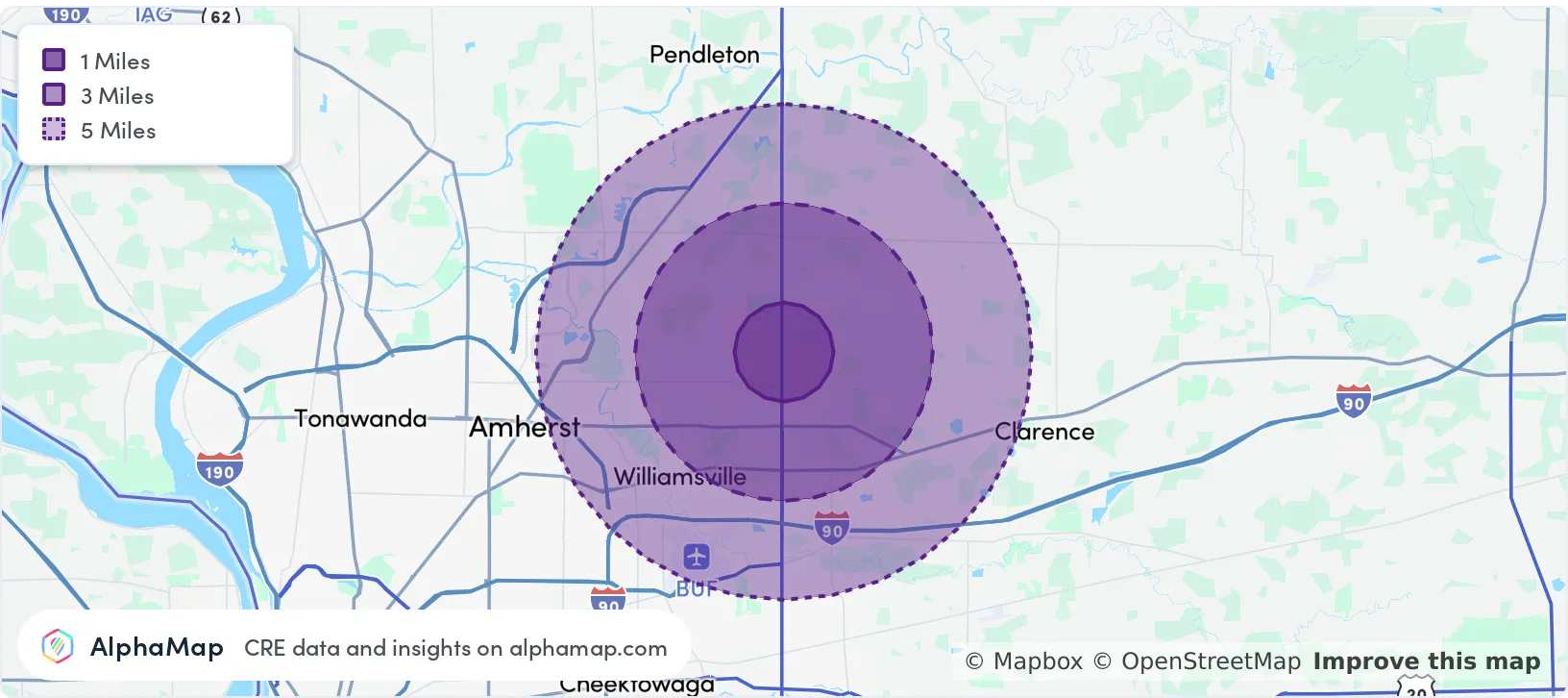


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

5575 Transit Rd - 4,524+/- SF SPACE

5575 Transit Road, Amherst, NY 14221



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,267	57,708	123,080
Average Age	47	45	44
Average Age (Male)	44	44	42
Average Age (Female)	48	47	46

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,189	22,783	49,322
Persons per HH	2.6	2.5	2.5
Average HH Income	\$142,648	\$150,347	\$135,067
Average House Value	\$505,370	\$437,333	\$382,197
Per Capita Income	\$54,864	\$60,138	\$54,026

Map and demographics data derived from AlphaMap



RICK RECCKIO
 716.998.4422
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
 Williamsville, NY 14221
 (O) 716.631.5555 // (F) 716.632.6666
 www.recckio.com