



BEVILACQUA
DEVELOPMENT L.P.



2577 Millersport Highway

Getzville, New York 14068

PROPERTY OVERVIEW

2577 MILLERSPORT HIGHWAY, GETZVILLE, NY 14068

PROPERTY DESCRIPTION

Freestanding restaurant strategically situated at the high-traffic intersection of Campbell Boulevard (NY-270) and Millersport Highway (NY-263) in Getzville, a hamlet of Amherst in Erie County. The property occupies approximately 0.95± acre and includes a 3,150 sf single-story building featuring a welcoming front entrance, well-appointed interior, and a side patio ideal for outdoor dining.

Campbell Blvd & Millersport Hwy: connects local residents with Buffalo's northern suburbs and easy expressway access via I-990 exit 5

SURROUNDING POPULATION

AMHERST, NY	129,595
CLARENCE, NY	32,999
CHEKTOWAGA, NY	89,877

TRAFFIC COUNTS

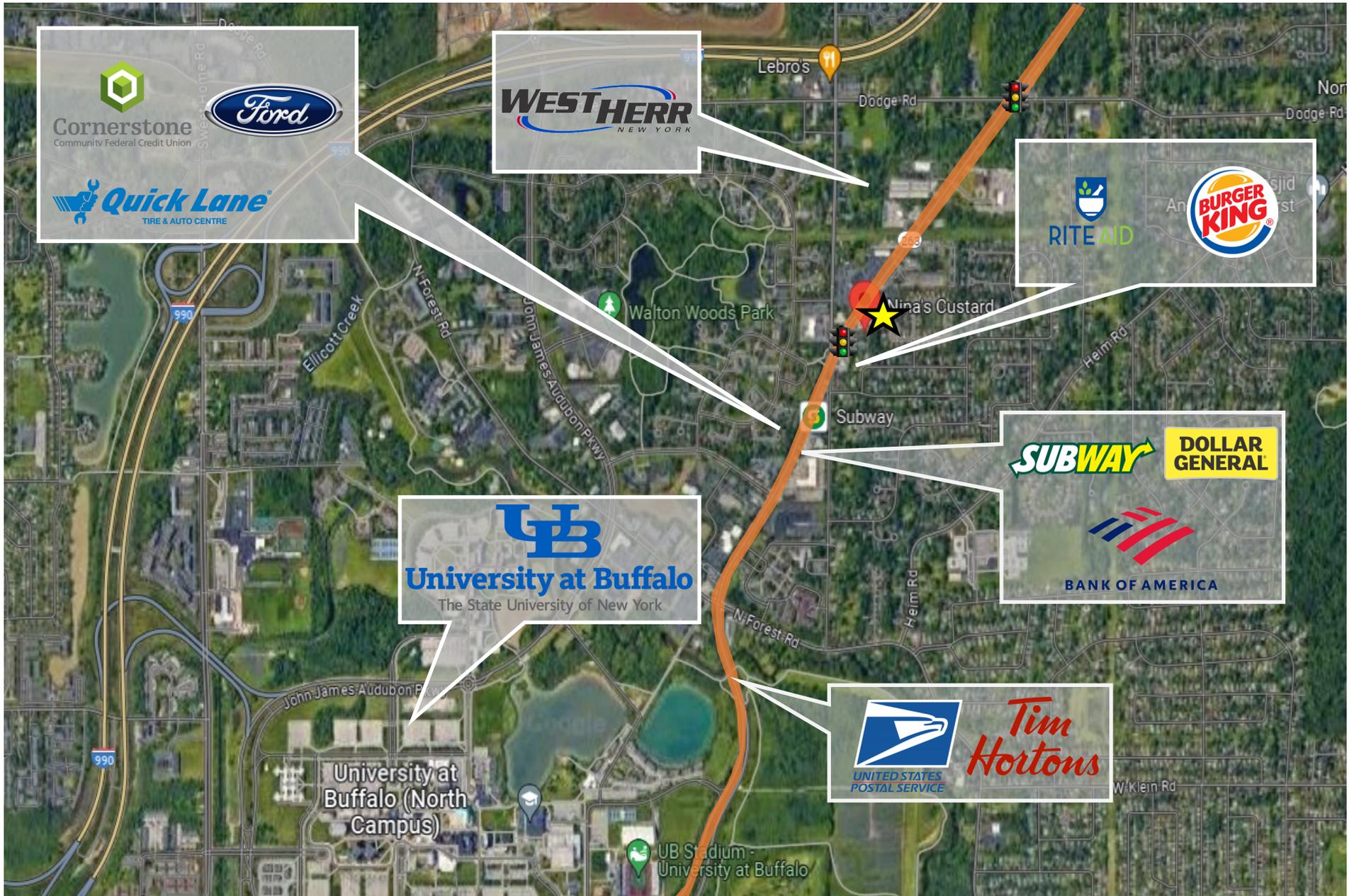
Millersport Highway	10,775 AADT
I-990	50,500 AADT

PROPERTY PHOTOS



MARKET AERIAL

2577 MILLERSPORT HIGHWAY, GETZVILLE, NY 14068



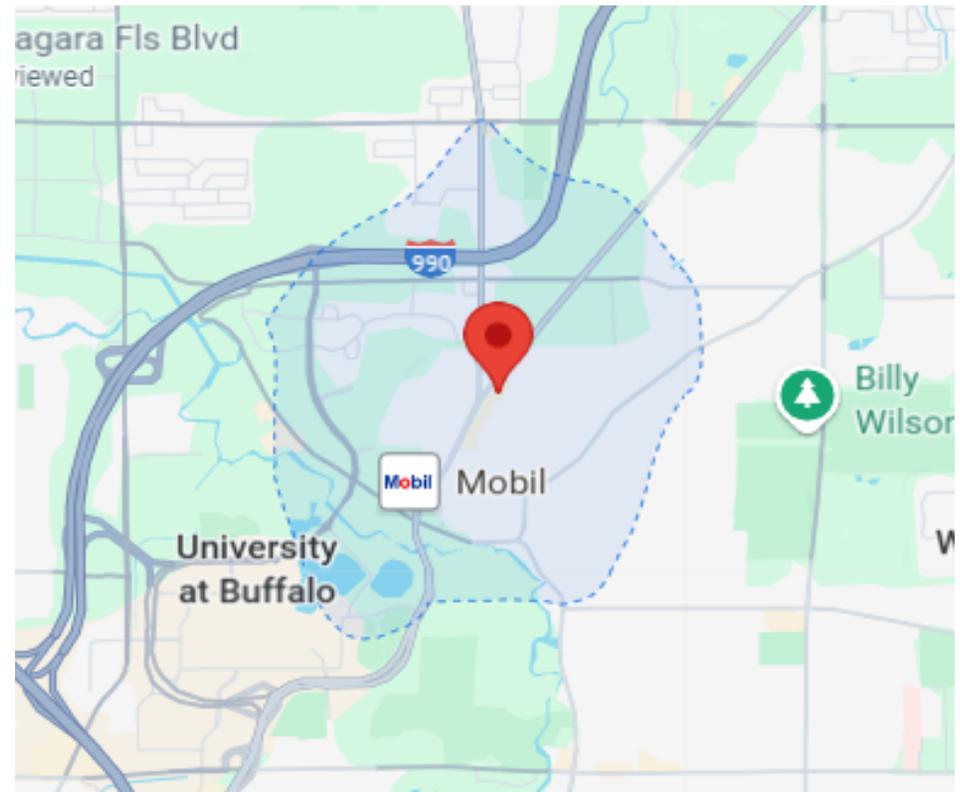
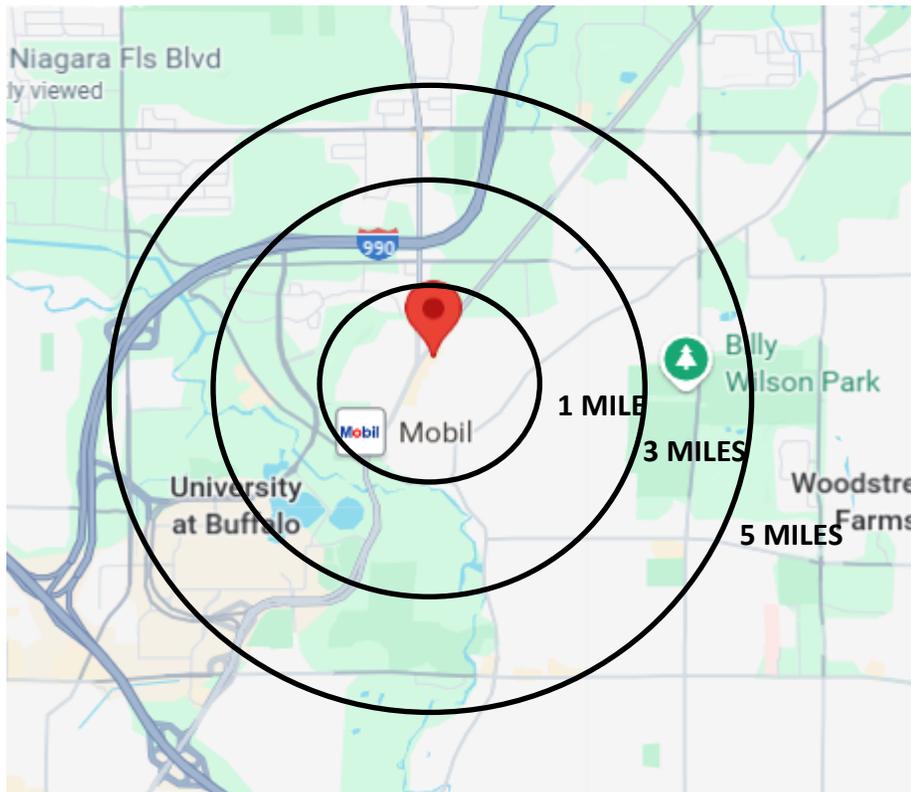
DEMOGRAPHICS REPORT

2577 MILLERSPORT HIGHWAY, GETZVILLE, NY 14068

RADIUS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,890	43,008	99,783
AVERAGE HH INCOME	\$154,646	\$123,559	\$106,313
EMPLOYMENT	4,297	20,347	46,702

TOWN	POPULATION 15 MINUTE DRIVE
CLARENCE, NY	32,997
CHEEKTOWAGA, NY	89,234
AMHERST, NY	129,999



LEASING PLAN

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CONTACT US

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Bevilacqua Development L.P. and Bevilacqua & Associates Development Inc. provide **full service real estate services**, including real estate development, brokerage, property management, maintenance services, consulting, general contracting and construction management.

Through affiliated companies, Bevilacqua Development owns and operates a portfolio of commercial and upscale residential properties. The principals and staff of Bevilacqua Development have a track record of successfully developing, marketing and managing commercial real estate with an expertise in mixed-use properties.

The organization is led by Jonathan J. Bevilacqua, *Managing Member*. Bevilacqua Development has completed numerous transactions with local, regional and national companies and is noted for developing various neighborhood shopping plazas, mixed-use, multi-family and office buildings in the Western New York area.

For more information please visit WWW.BDVLP.COM.