

# 14,710+/- SF WAREHOUSE SPACE

9170 Transit Rd, East Amherst, NY 14051



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Available SF:	2,500 - 14,710 SF
Lot Size:	2.06 Acres
Year Built:	1950
Building Size:	14,710 SF
Renovated:	1988
Zoning:	Commercial
Price / SF:	\$169.95

## PROPERTY OVERVIEW

Unlock the potential of this high-visibility commercial property located in the heart of East Amherst's bustling Transit Road corridor. Situated on 2.06+/- acres, this 14,710+/- SF freestanding building offers exceptional frontage and access in one of Western New York's most desirable retail and service hubs. 1st floor offers 9,710+/- SF which 5,000+/- SF is a drive thru bay with 2 (two) 14' Garage Doors. 2nd floor offers 5,000+/- SF. Building can be subdivided from 2,500+/- up to 14,710+/- SF. Rear lot has a wood storage building that measures 211' x 32'. There is a 66' sewer easement that can be black topped over including this easement there is 165+/- SF usable. Ample paved parking. Ideal for owner-users, investors, or developers seeking a strategic location in a growing market



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### LOCATION DESCRIPTION

Surrounded by national retailers, banks, and restaurants. Area retail anchored by national brands including Wegmans, Target, and Home Depot, Tops Supermarket, Lowes, ALDI, CVS with Taco Bell and Wendy's under construction across Transit Road 1/4 mile to the north.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,761	20,271	42,766
Total Population	7,326	52,029	110,764
Average HH Income	\$172,125	\$154,154	\$137,587

### PROPERTY HIGHLIGHTS

- Building Size: 1st Floor 9,710+/- SF with 5,000+/- on 2nd floor
- Lot Size: 2.06+/- Acres (approx. 100' x 950')
- Zoning: Commercial
- Building and Pylon signage available
- Utilities: Public water and sewer
- Parking: Ample on-site parking
- Traffic Count: High daily vehicle exposure on Transit Rd.
- Accessibility: Minutes from Buffalo Niagara International Airport and major highways
- Wood storage building in rear of lot, 211' x 32'



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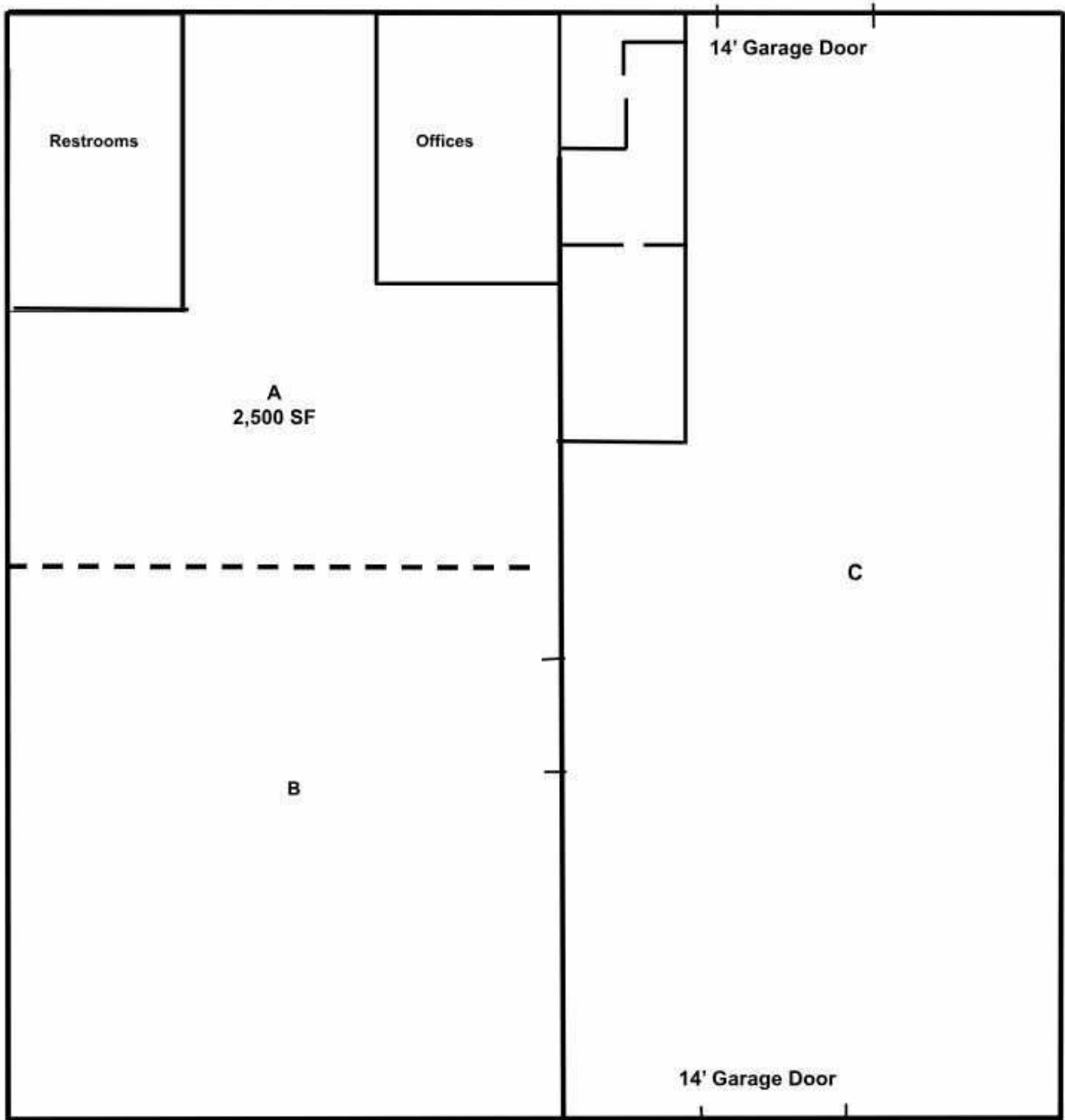
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ADDITIONAL PHOTOS

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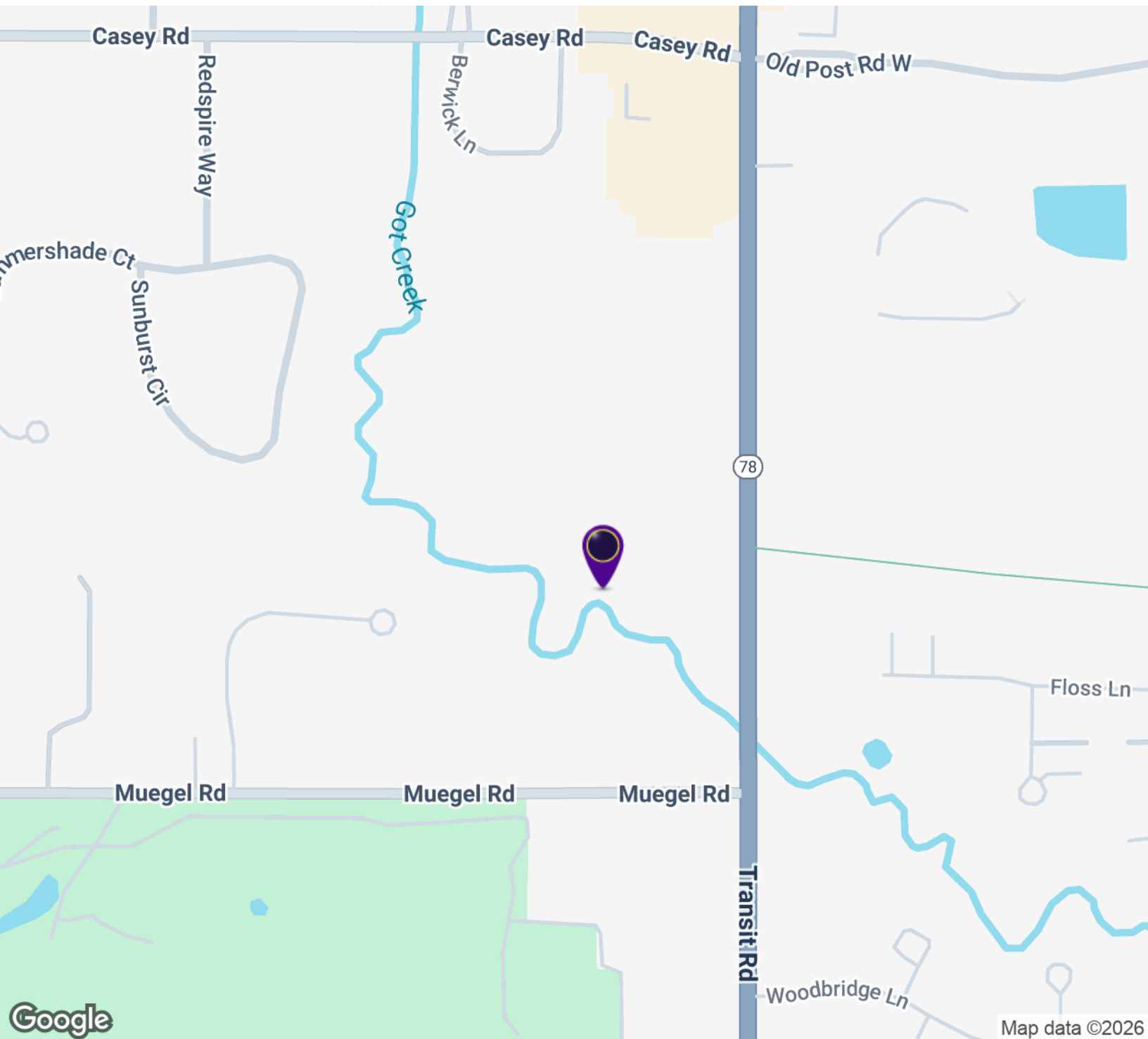
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## LOCATION MAP

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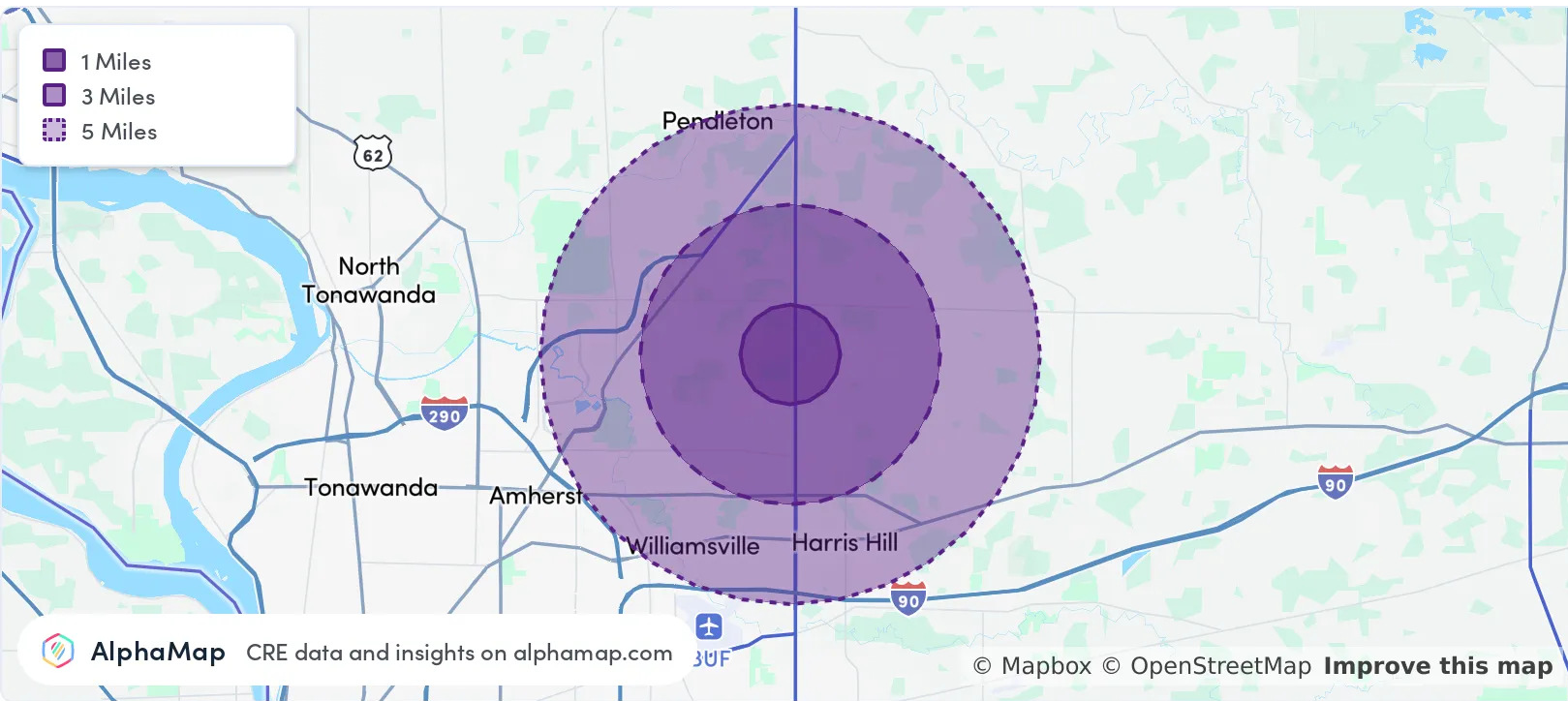
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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,326	52,029	110,764
Average Age	44	45	44
Average Age (Male)	42	43	42
Average Age (Female)	45	46	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,761	20,271	42,766
Persons per HH	2.7	2.6	2.6
Average HH Income	\$172,125	\$154,154	\$137,587
Average House Value	\$478,818	\$438,309	\$400,174
Per Capita Income	\$63,749	\$59,290	\$52,918

Map and demographics data derived from AlphaMap



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