

Premier Turnkey Hair Salon for Sale: Salon Berardo

4760 North French Road, East Amherst, NY 14051



OFFERING SUMMARY

Sale Price: \$95,000

Building Size: 1,720 SF

Zoning: Commercial

PROPERTY OVERVIEW

A rare opportunity to acquire a well-established, luxury hair salon in the heart of East Amherst. Salon Berardo has built a stellar reputation over 15+/- years, operating out of a high-end, turn-key facility in one of Western New York's most affluent and sought-after neighborhoods. Fully equipped with 8 professional styling stations and 3 shampoo sinks. Includes 2 private rooms ideal for specialized services (aesthetics, or private consultations). Dedicated color room complete with seating. Modern layout featuring 14' ceilings and a separate employee break room. Heavy-duty 3 phase (208 volt) electrical panel; wired for high-speed Verizon Net Fios internet. Dedicated HVAC unit included; property is fully protected by an installed fire alarm and sprinkler system. Professional exterior management includes: Snow plowing and salting, Lawn maintenance and landscaping, Garbage removal service, Parking lot lighting and general exterior maintenance. Situated on a site with 800+ ft. of road frontage and an Average Annual Daily Traffic count of 18,000. Multiple site entrances with ample parking and effortless ingress/egress for clients.



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LOCATION DESCRIPTION

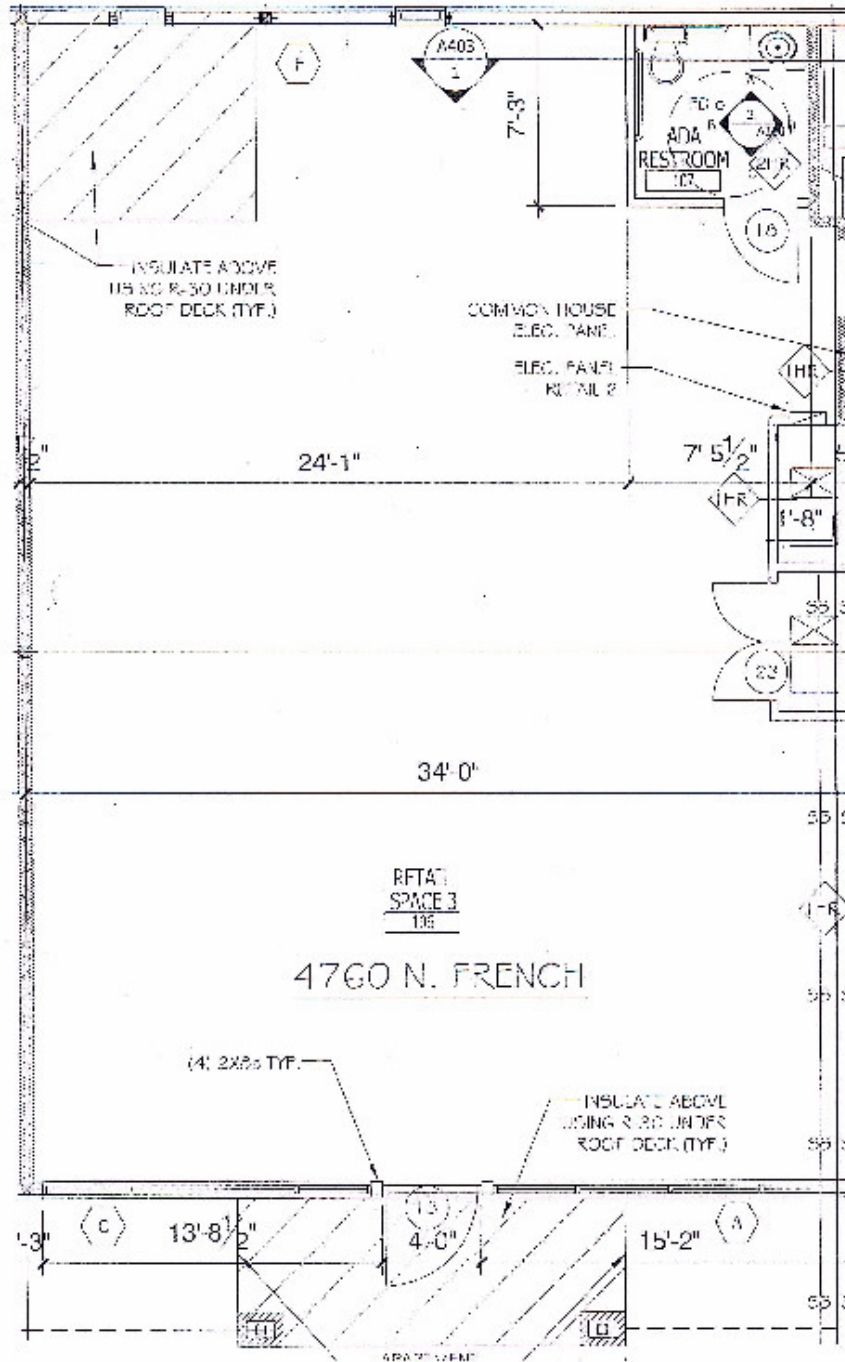
The Commons on North French is located in "America's Safest City," this salon benefits from the highest household income demographic in the WNY area. Located on North French Road (across from Tops) near intersection with Transit Road. Approx. 1.5 miles to Thruway entrance on North French. Major Area Retailers (Transit Road Corridor) Tops Friendly Markets, Walgreens, Kohl's, Target, Wegmans, Walmart, HomeGoods, BJ's Wholesale Club, Lowe's, Dick's Sporting Goods, Starbucks, Aldi, Barnes & Noble, Petco.

PROPERTY HIGHLIGHTS

- **Established Reputation:** Successfully operating for 15+/- years in a prime location.
- **Fully Equipped Interior:** Features 8 styling stations, 3 sinks, a dedicated color room, and 2 private service rooms.
- **High-End Infrastructure:** Located in Class A Retail space with 14' ceilings, 3-phase power, and Verizon Fios connectivity.
- **Safety & Comfort:** Fully equipped with a sprinkler system, fire alarm, and dedicated HVAC unit.
- **Elite Demographics:** Situated in East Amherst, recognized as "America's Safest City" with the highest household income in Western New York.
- **Massive Visibility:** Boasts 800+ feet of road frontage with an average daily traffic count of 18,000 vehicles.
- **Turn-Key Maintenance:** All-inclusive exterior care including snow removal, landscaping, and garbage service.
- **Client Convenience:** Ample parking with multiple entrances and easy ingress/egress.

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ADDITIONAL PHOTOS

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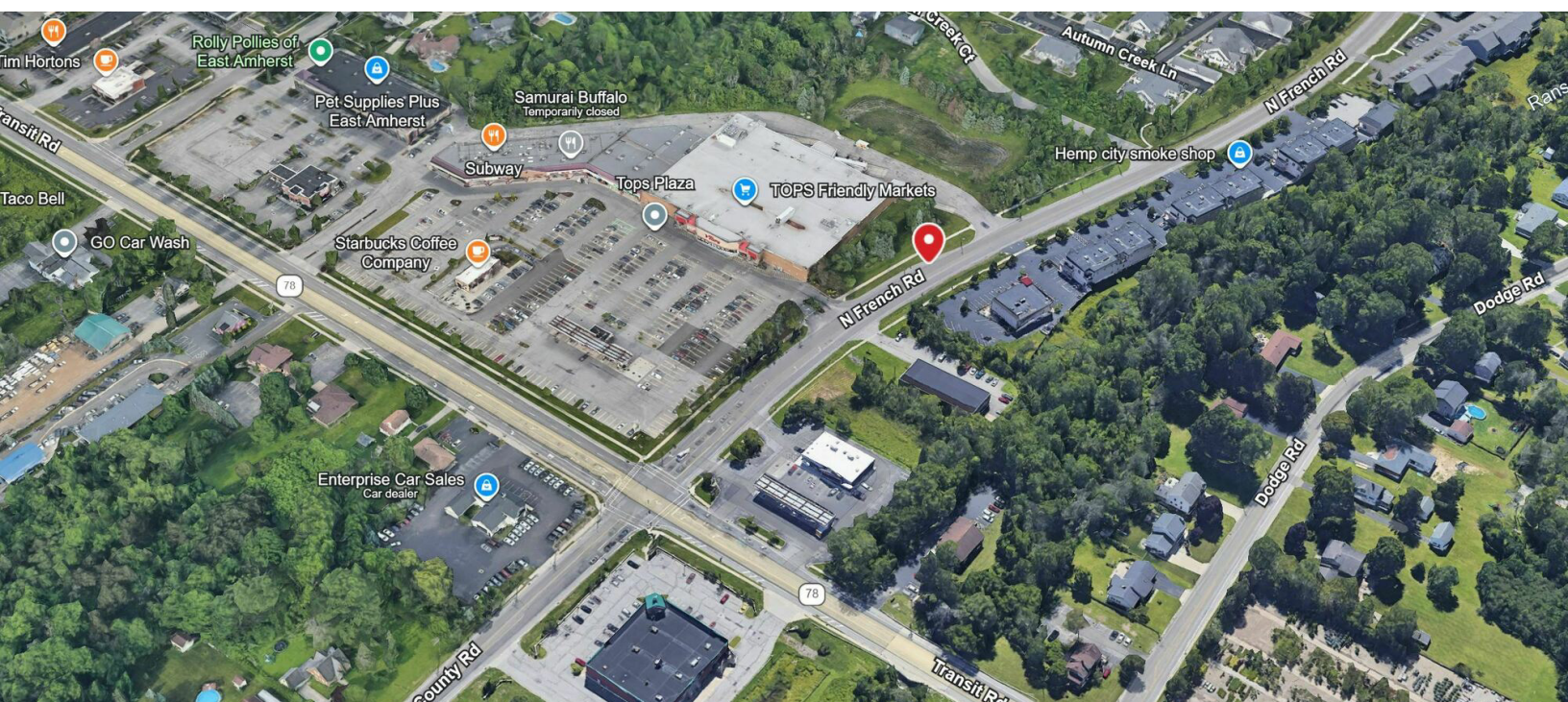
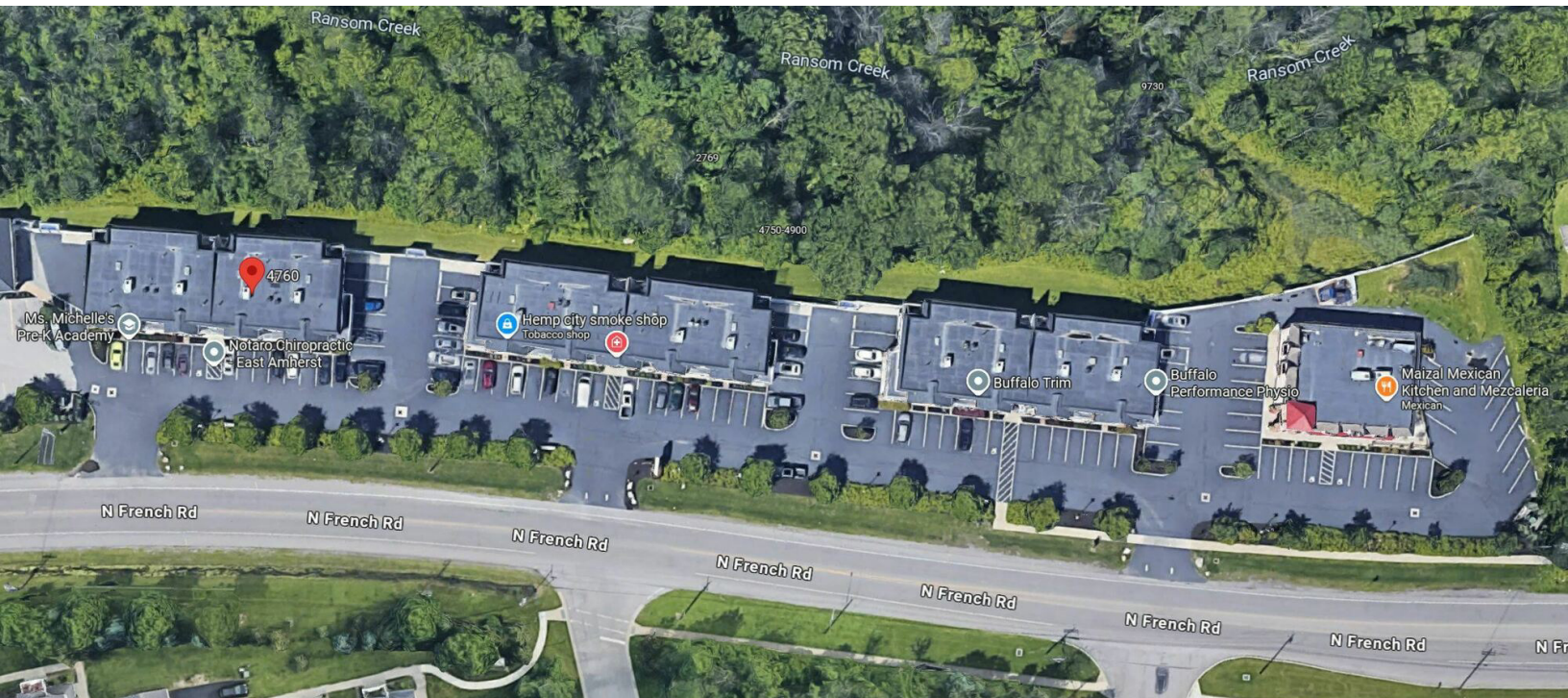
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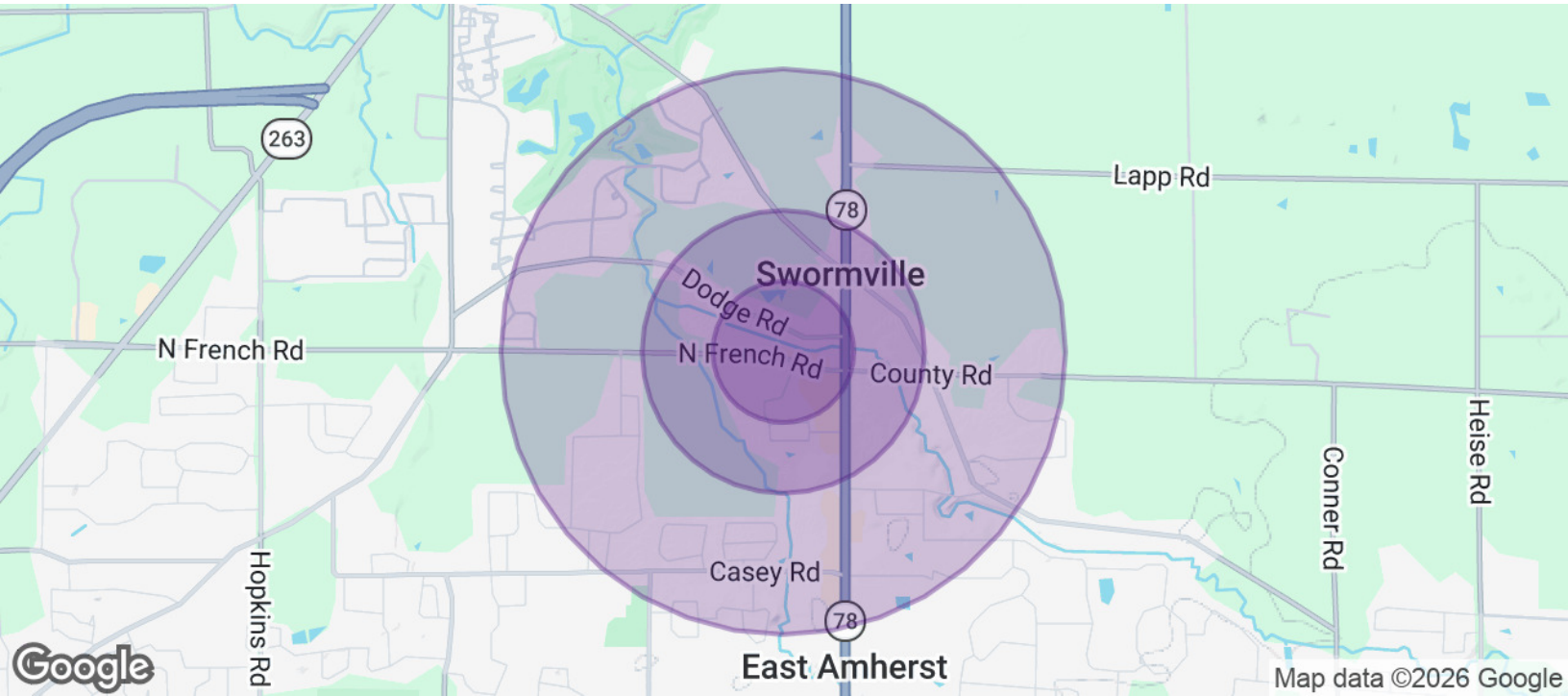


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	626	1,840	5,739
Average Age	52.4	49.0	44.0
Average Age (Male)	48.6	46.6	43.4
Average Age (Female)	56.5	52.4	46.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	337	917	2,482
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$126,735	\$133,828	\$151,683
Average House Value	\$345,786	\$371,334	\$394,982

2023 American Community Survey (ACS)



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