

Eastern Hills Mall

JCPenney
Raymour
& Flanigan

KeyBank

SKECHERS

Northwest Bank

M&T Bank

IBI Broadview
Federal Credit Union

Citizens Bank

BARNES & NOBLE

ROSS
DRESS FOR LESS

petco

SITE
± 8,000 SF

Office DEPOT
Goodwill
Industries International, Inc.

Tully's
Great Food & Great Values

22,536 ADT '19

15,333 ADT '19

Transitown Plaza

T.J. MAXX

ALDI
planet fitness

37,119 ADT '19

THE SHOPS AT MAIN & TRANSIT

8,000 SF AVAILABLE | SUBLEASE



PROJECT DETAILS

WILLIAMSVILLE, NY • 8,000 SF AVAILABLE • SUBLEASE

PROPERTY HIGHLIGHTS

- Sublease available from Ross Dress for Less through 3/31/2034.
- In line space between Ross Dress for Less and Petco in The Shops at Main & Transit, a power center located on Buffalo's east side.
- Proximate to regional shopping and the densely populated neighborhoods of Williamsville and Clarence.
- Visible to more than 41,000 vehicles per day.
- Access off Transit Road & Route 5.

OFFERING SUMMARY

LEASE RATE	\$13.50 PSF NNN
AVAILABLE SF	±8,000 SF (50'x158')
DELIVERY CONDITIONS	Cold Dark Shell: Demised, single front & rear entry, stubbed utilities.

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
5,737	48,412	159,033

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
13,802	75,455	178,479

TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,629	21,031	67,619

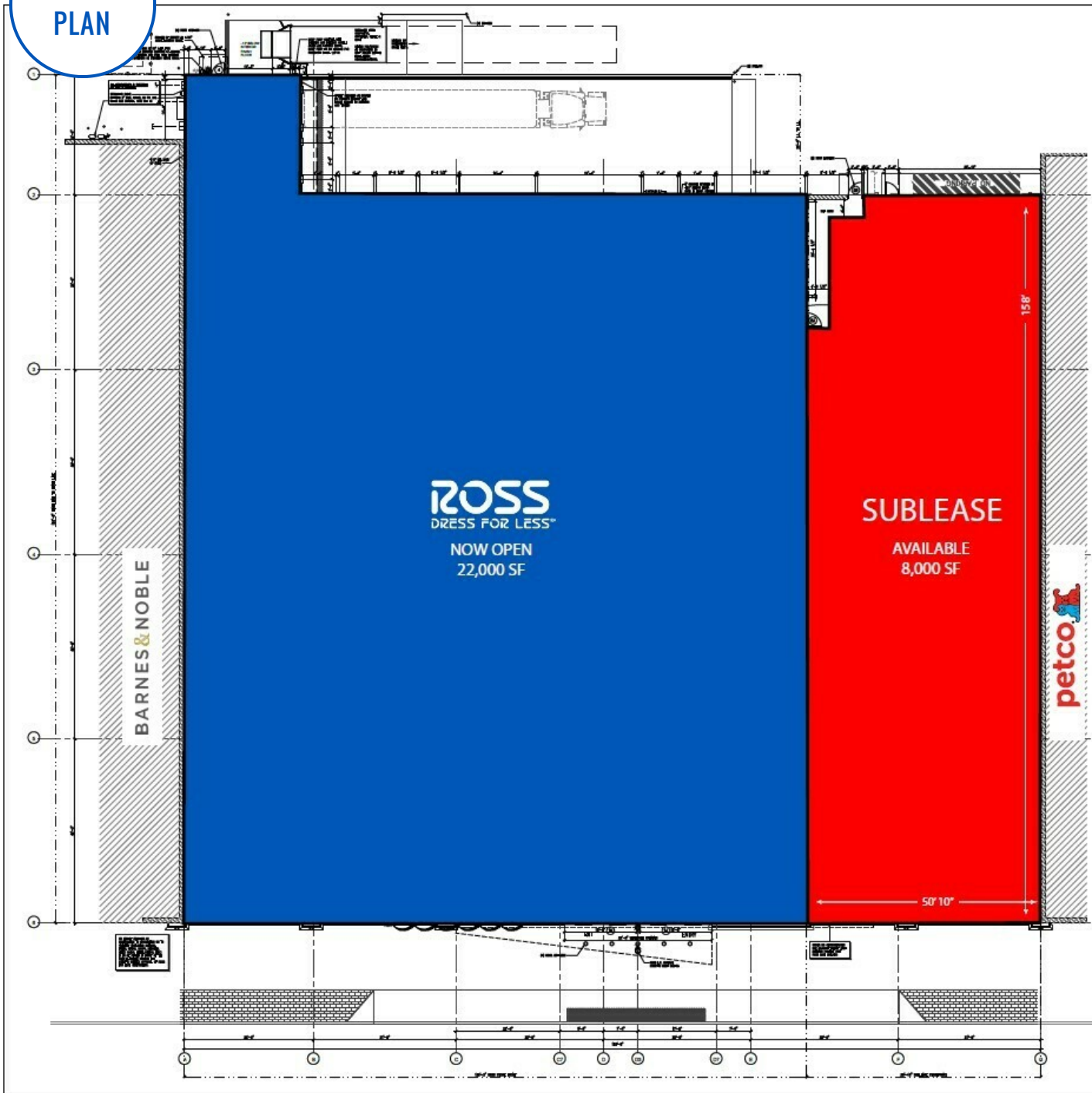
MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$91,480	\$92,358	\$84,249



FLOOR PLAN

THE SHOPS AT MAIN & TRANSIT • 8,000 SF AVAILABLE • RETAIL



THIS IS A PRELIMINARY FLOOR PLAN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS.

ROSS
DRESS FOR LESS

STORE DESIGN
5150 Hacienda Drive
Dublin, CA 94588
(925) 965-4400

REVISION:	DATE:
NO. 1	REVISION ONE
NO. 2	REVISION TWO
NO. 3	REVISION THREE
NO. 4	REVISION FOUR
NO. 5	REVISION FIVE

STORE #: 2636
 LOCATION:
 ROSS DRESS FOR LESS
 THE SHOPS AT MAIN & TRANSIT
 WILLIAMSVILLE, NY

TITLE:
 SITE SPECIFIC PLAN
 175-43
 RB-E / V.E.

DATE: APRIL 20, 2023
 SCALE: 1/8"=1'-0"
 DRAWN: [initials]
 APPR: [initials]

SHEET #:
 AE1-1
 1 OF 2
 FILE: 2024-AE1-1

RB-E / V.E.
 2636
 WILLIAMSVILLE-NY

1 SITE SPECIFIC FLOOR PLAN

AERIAL

WILLIAMSVILLE, NY • 8,000 SF AVAILABLE • SUBLEASE

