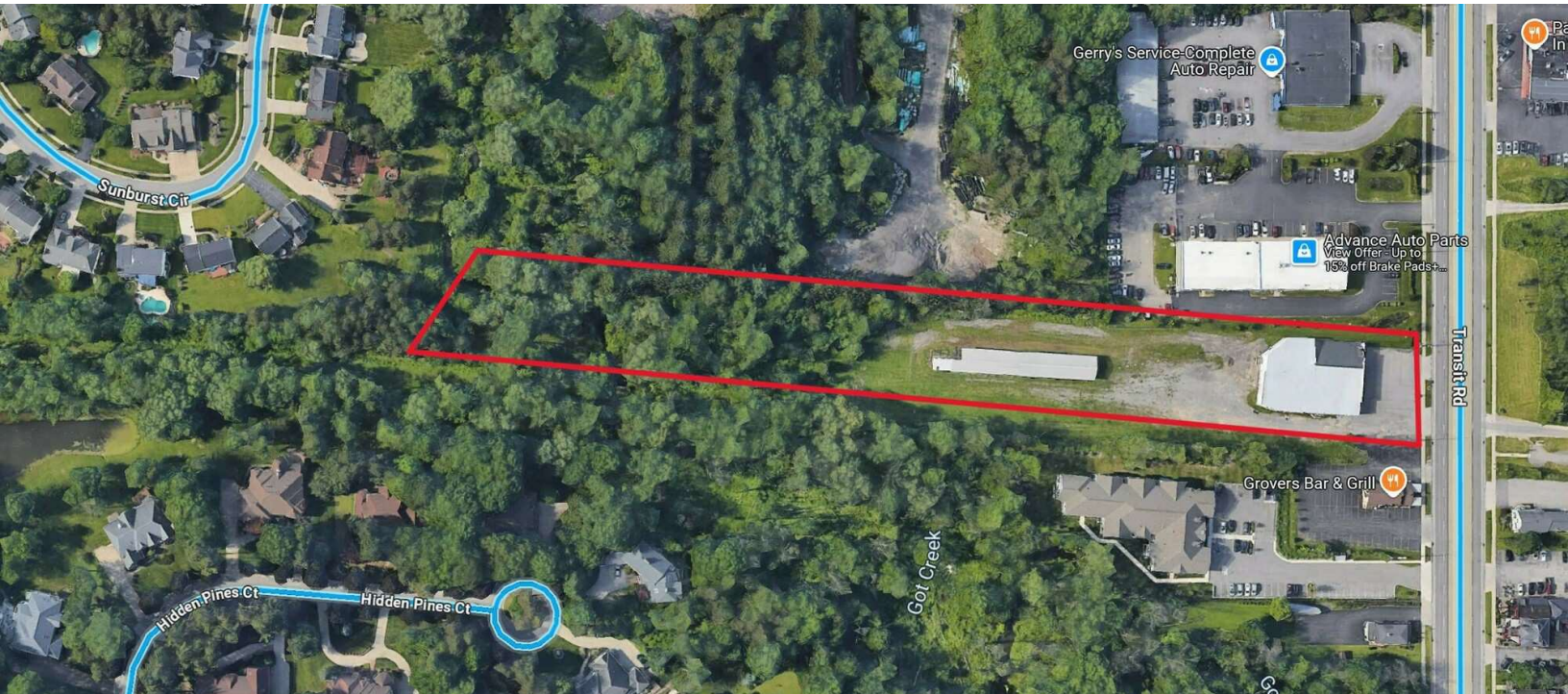


2.06+/- Acres Development Site

9170 Transit Rd, East Amherst, NY 14051



OFFERING SUMMARY

Lot Size: 2.06 Acres

Zoning: CS-Commercial Services

PROPERTY OVERVIEW

High-visibility 2.06+/- Acres Development Site located in the heart of East Amherst's bustling Transit Road corridor. This location offers exceptional frontage and access in one of Western New York's most desirable retail and service hubs. There is a 66' storm sewer easement along the southside of the property that can be black topped over, with town approval, including this easement there is 165+/- SF usable. Ideal for developers seeking a strategic location in a growing market.

LOCATION OVERVIEW

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.

PROPERTY HIGHLIGHTS

- 2.06+/- Acres Development
- Flat Land
- Excellent Location with Great Visibility



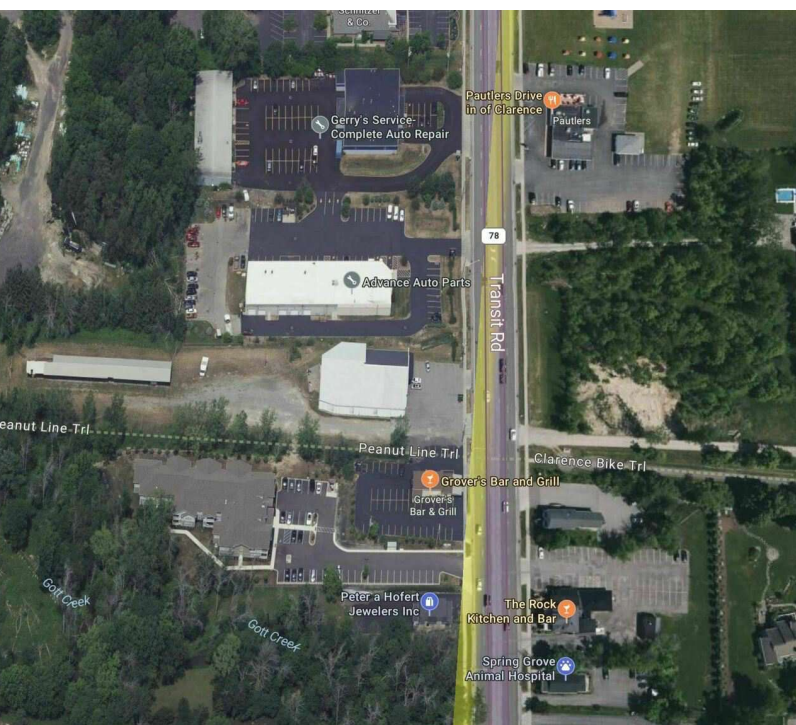
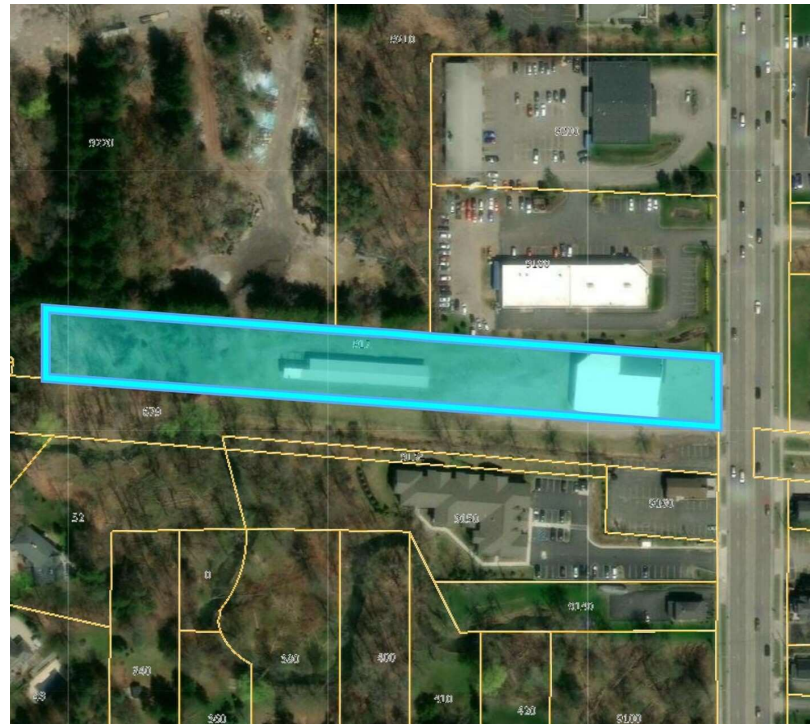
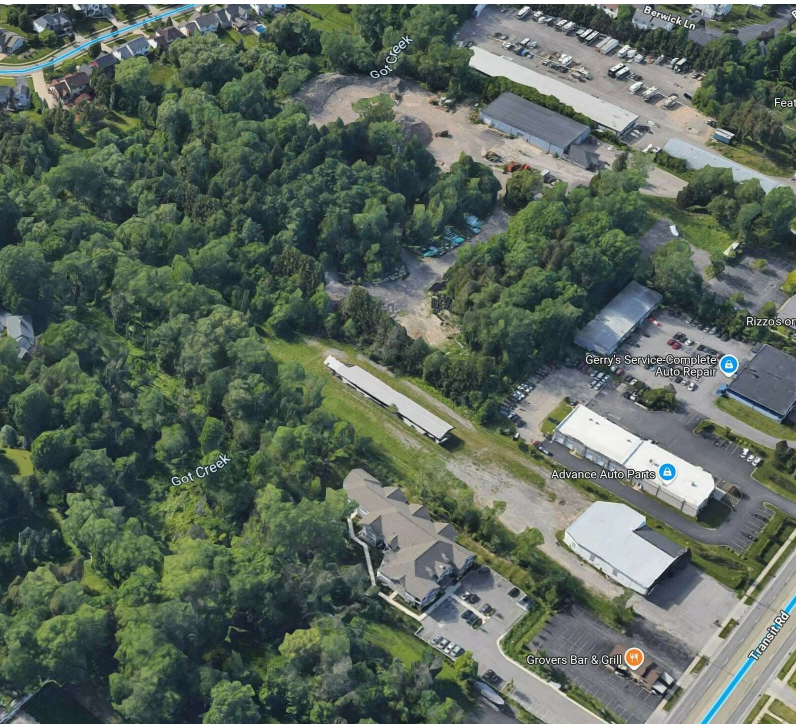
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

2.06+/- Acres Development Site

9170 Transit Rd, East Amherst, NY 14051



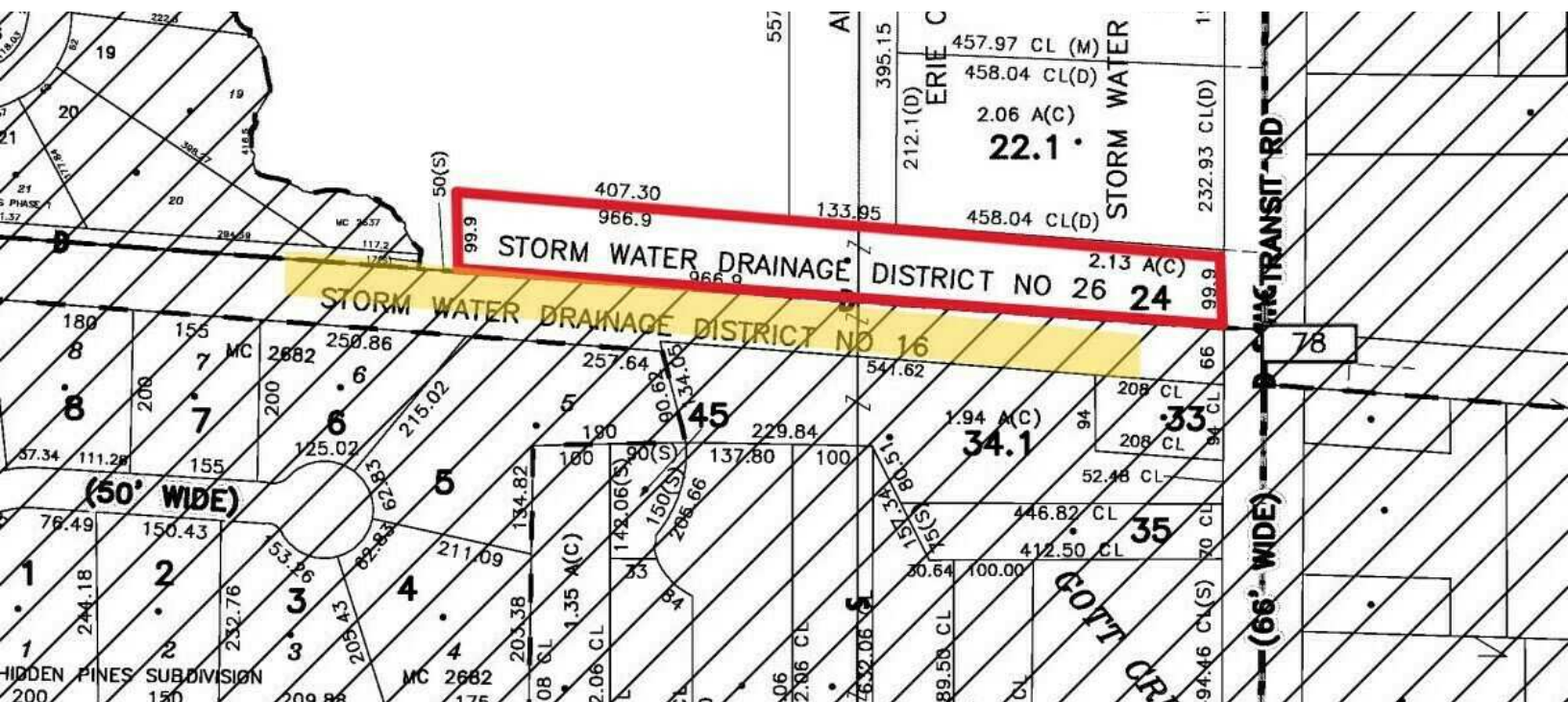
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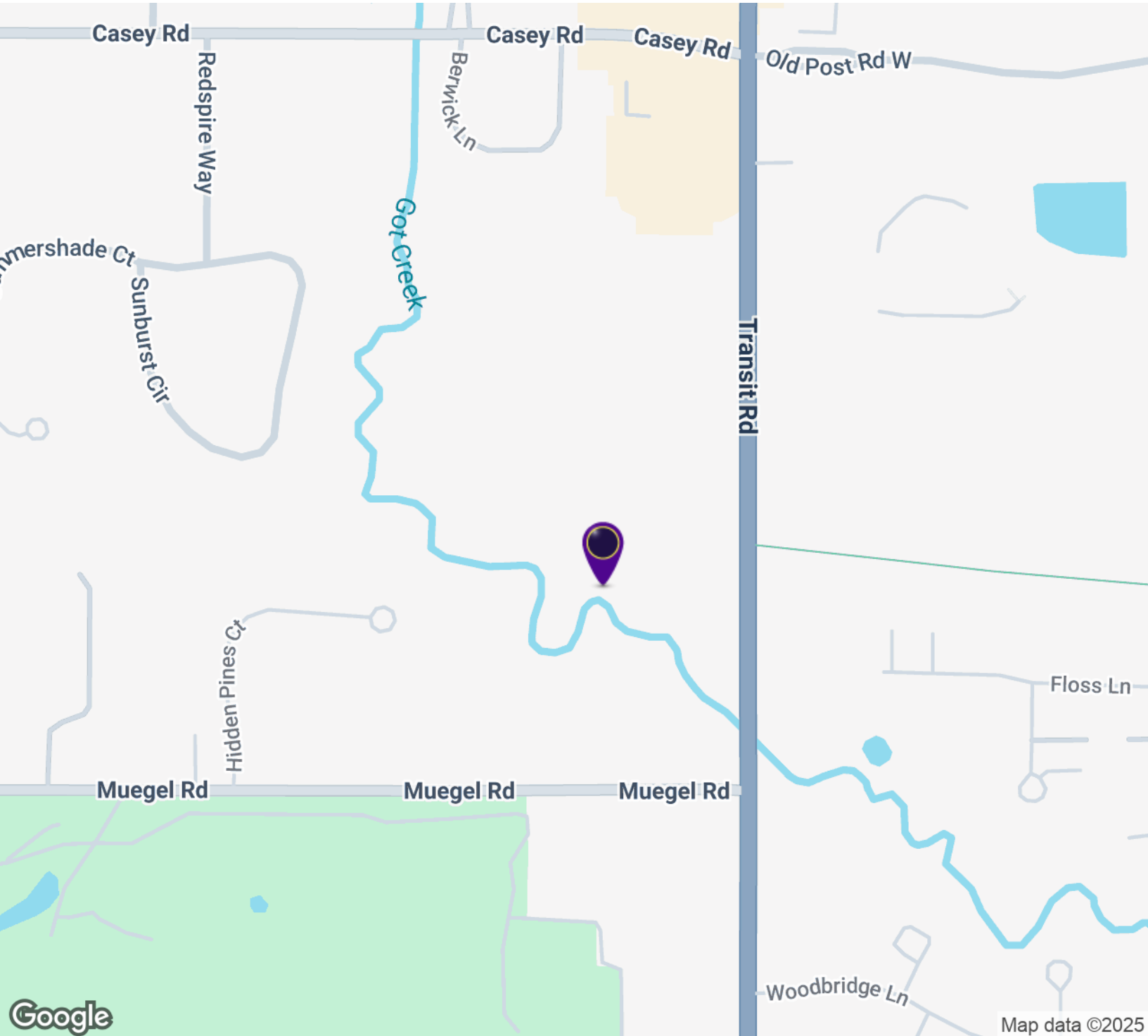


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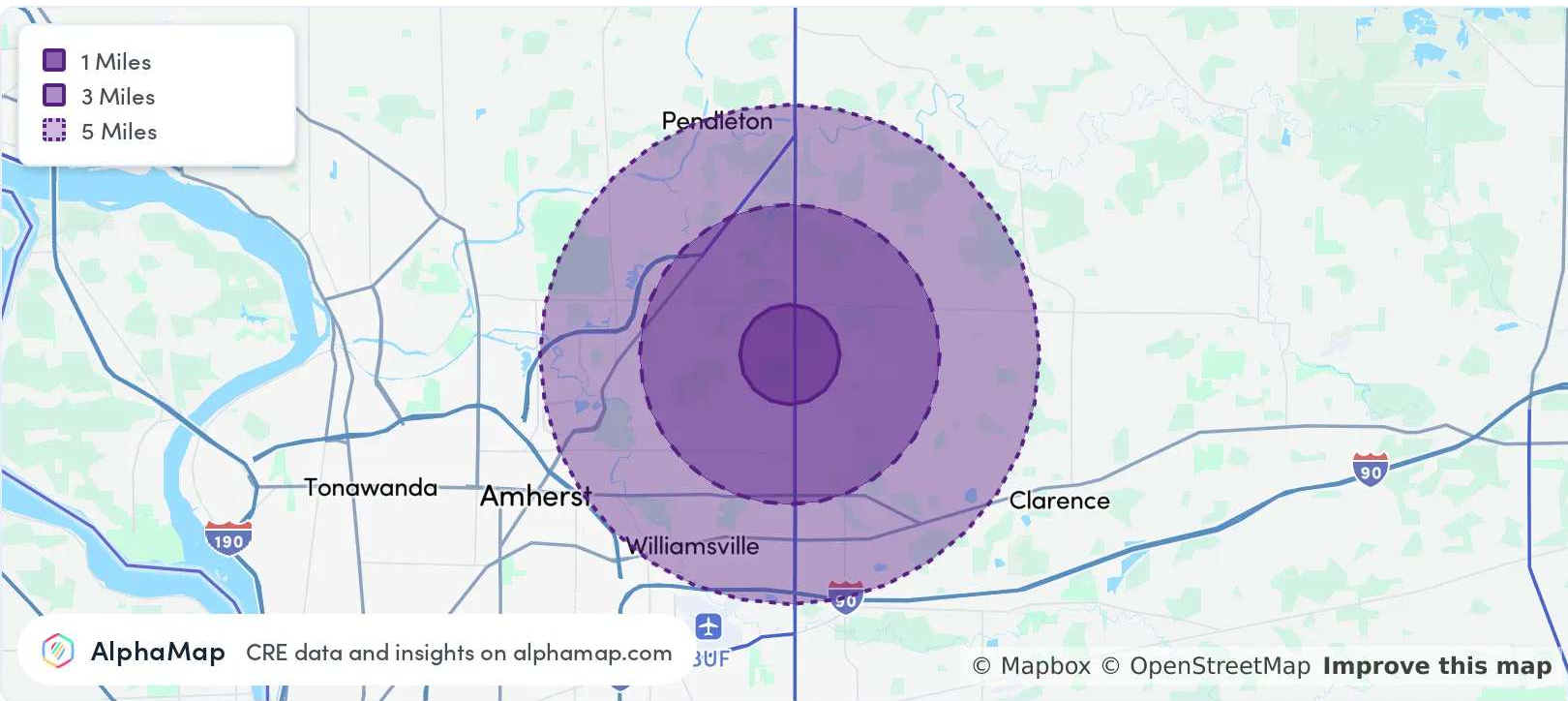


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POPULATION

	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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