

1,420+/- SF & 3,360+/- SF Retail Space

5841 - 5859 Transit Road , East Amherst, NY 14051



OFFERING SUMMARY

Available SF: 1,420 - 3,360 SF

Lease Rate: \$17.50 SF/yr (\$4 NNN)

Year Built: 1986

Building Size: 23,670 SF

PROPERTY OVERVIEW

5841 - 5859 Transit Road, 1,420+/-SF former dental office currently available and 3,360+/- SF Retail space (former clothing store). Situated in the Transit Valley Plaza. This location is suitable for any type of retail, medical, office, or restaurant uses with ample parking. Plaza tenants include Runner's Roost, Studio 2000 Hair Salon, Duke's Restaurant & Lounge, Genevieve's Cheesecakes & Bake Shop, Kings Acupuncture and Fitness Institute, POKEMAN Store. Pylon signage is available at the street and signage above each individual space. Nets are approximately \$4.00+/- SF.

LOCATION OVERVIEW

Located on Transit Road in the Transit Valley Plaza this heavy traffic area is ideal for any business. This property has 436 feet of frontage as well as two curb cuts for easy access in and out of the property. Great visibility on Transit Road, East Amherst, NY. Between Roll Road and Clarence Center Road. High traffic count. Just minutes from Transit Middle School, Super Walmart, Wegman's Foods, Tops Super Market, Kohl's, Target, Lowe's, Home Depot, Best Buy, and the Eastern Hills Mall.

PROPERTY HIGHLIGHTS

- Excellent Location / Heavy Traffic Area
- 1,420+/- SF & 3,360+/- SF Space Available
- Ample Parking



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

1,420+/- SF & 3,360+/- SF Retail Space
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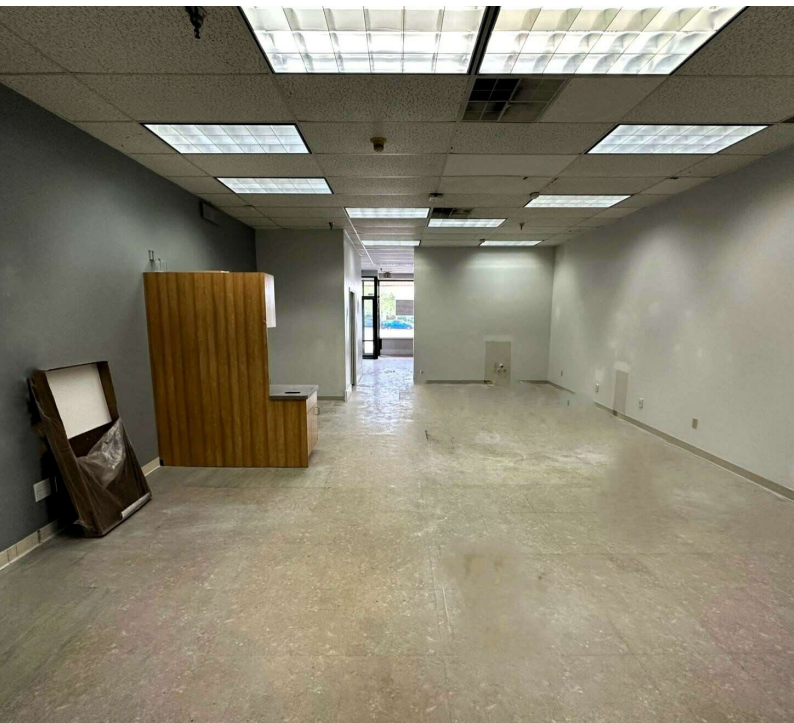


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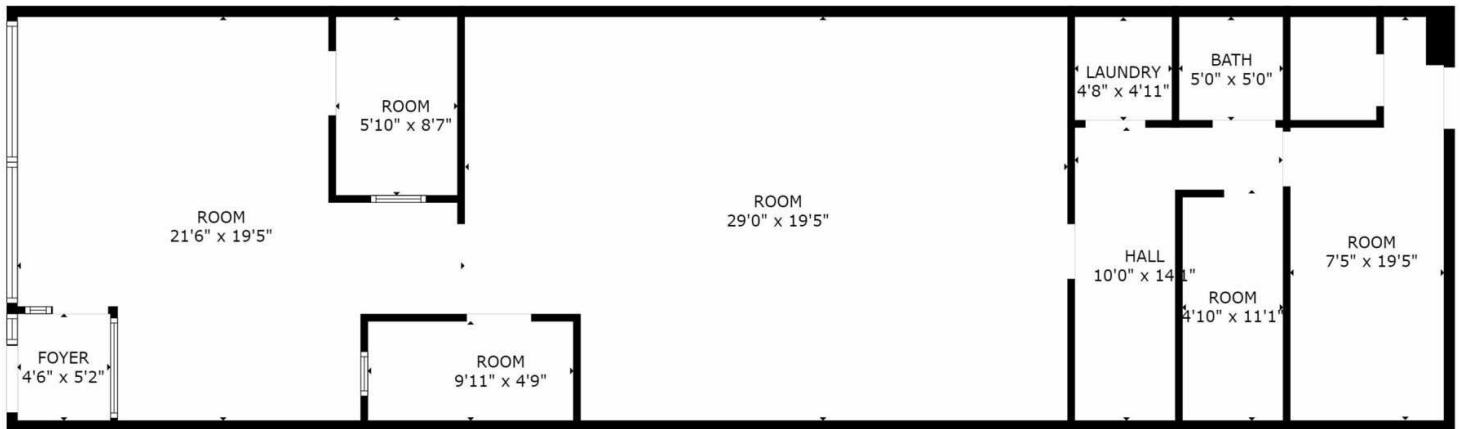
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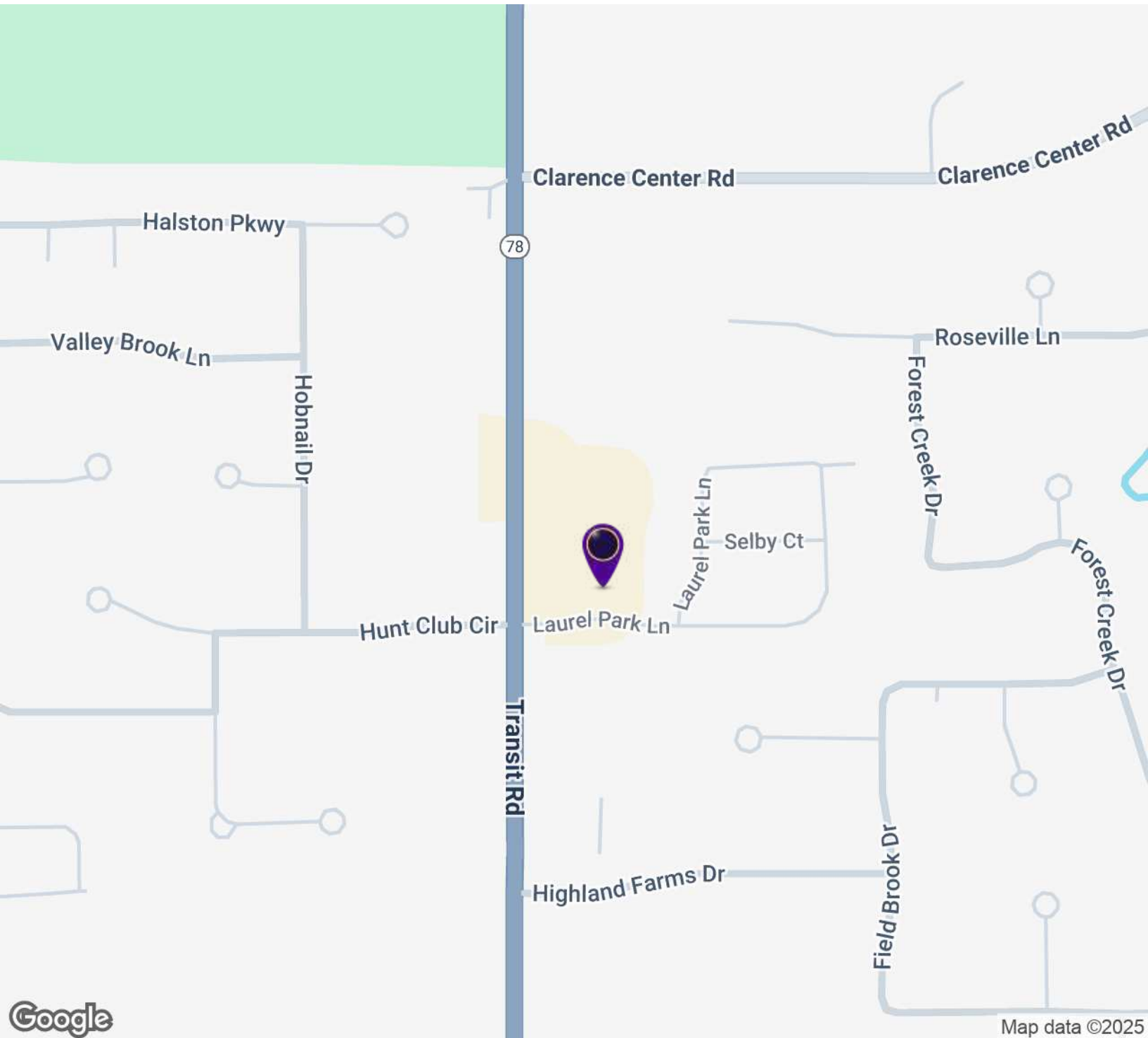
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5853 TRANSIT RD., EAST AMHERST



LOCATION MAP

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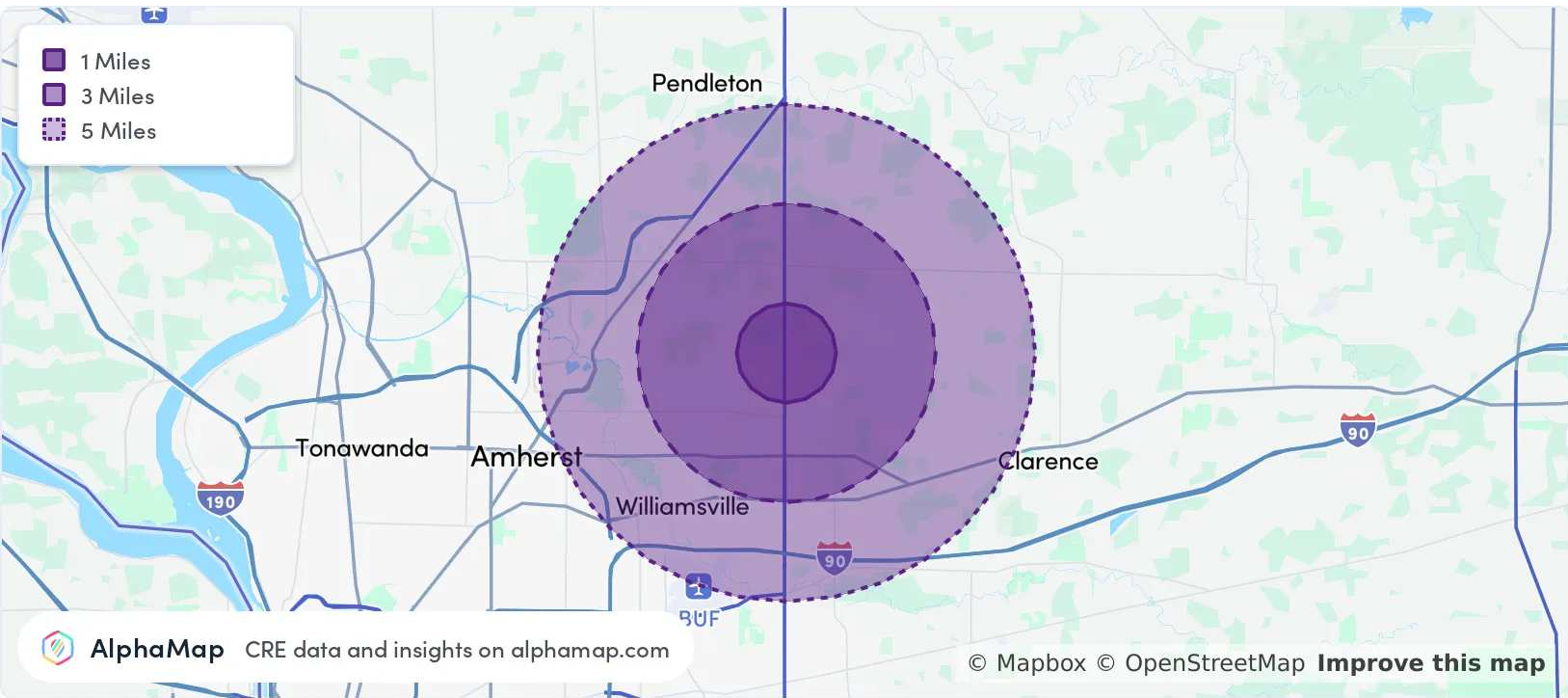


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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,068	54,140	103,503
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	47	47	46
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,614	21,147	40,740
Persons per HH	2.7	2.6	2.5
Average HH Income	\$161,277	\$153,218	\$141,540
Average House Value	\$518,940	\$443,126	\$408,938
Per Capita Income	\$59,732	\$58,930	\$56,616

Map and demographics data derived from AlphaMap



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