


Rare Transit Road Opportunity
FOR SALE OR LEASE

3,678 ± SF TWO-BUILDING OPPORTUNITY ON TRANSIT ROAD

Property Highlights

- Rare opportunity in a supply constrained Transit Road retail and amenity corridor
- Two (2) ADA-compliant, well-maintained buildings, Front building ±1,394 SF, Rear retail building ± 2,284 SF
- Showroom/shop space constructed in 2016
- Prime Transit Road frontage with excellent visibility and 15,200 passing vehicles per day (AADT)
- Located in East Amherst/Clarence, one of WNY's most affluent and desirable submarkets
- Ideal for professional office, contractor, retail, or medical users

Building Features

Total Building Size (Two Buildings)	3,678 ± Sq. Ft.
Lot Size	1.5 ± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	1,410	17,531	63,305
Average H.H. Income	\$121,930	\$148,106	\$152,645

Source: ESRI Business Analyst 2025

Traffic Counts

Transit Road	15,200 AADT
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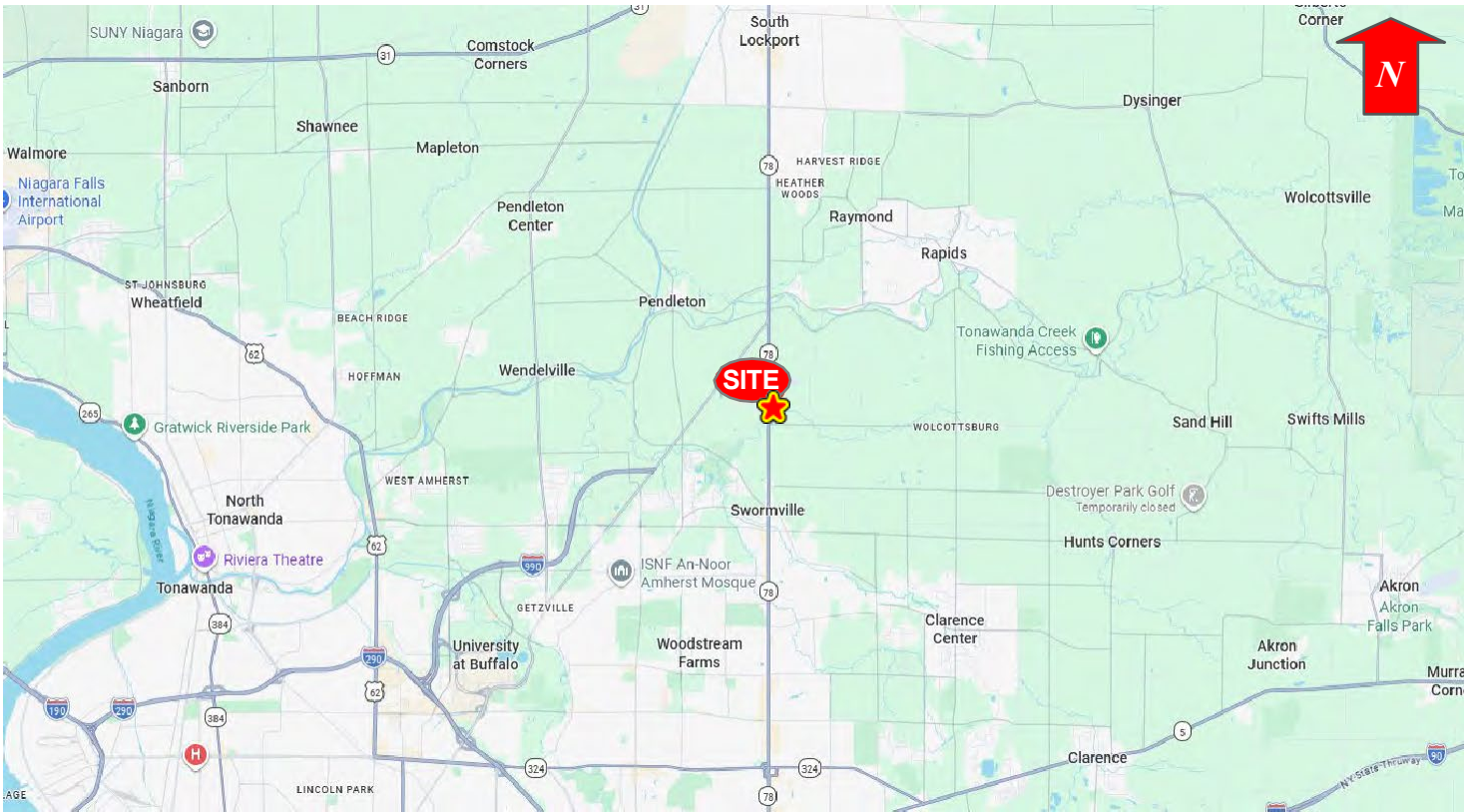
Source: GBNRTC

EXCLUSIVE CONTACT

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Location Map



Aerial



