

3-Lot Assemblage | Transit Road & McKinley Parkway Frontage 7066 Transit Road, Amherst, NY 14221



OFFERING SUMMARY

Sale Price: Call For Details

Lot Size: 0.86 +/- Acres

Zoning: General Business

PROPERTY OVERVIEW

Rare opportunity to acquire a three-parcel contiguous commercial assemblage with approximately 140 +/- feet of combined frontage with 270 +/- feet of depth along Transit Road and McKinley Parkway. The property consists of three lots being offered together as one package, creating a substantial and highly visible commercial development opportunity in a prominent location. Parcels Included: 7066 Transit Road — Parcel 82.05-8-10, 7072 Transit Road — Parcel 82.05-6-8.1, 184 McKinley Parkway — Parcel 82.05-6-14, All three parcels are contiguous and must be sold together. The property's combination of multiple contiguous parcels, dual-road frontage, and General Business zoning creates an attractive platform for future commercial development or redevelopment. The assemblage may offer opportunities for a range of potential commercial concepts, depending upon the buyer's intended use and applicable zoning, parking, access, setback, stormwater, and site-plan requirements. An exceptional opportunity to assemble a prominent commercial development site with frontage on two roadways.



NY & PA Licensed Broker

RICK RECCKIO

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

PROPERTY SUMMARY

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LOCATION DESCRIPTION

The property is minutes from major shopping destinations, national retailers, hotels, office complexes, and established residential neighborhoods. Its central location provides convenient access to Amherst, Williamsville, Clarence, Lancaster, and the greater Buffalo metropolitan area, making it an attractive destination for both daily dining and special event traffic. The property's central location provides convenient access to the affluent Amherst/Williamsville market and surrounding communities, making it an ideal destination for both daily restaurant traffic and regional event clientele. 1/2 mile north of NYS Thruway on/off ramps exit 49. Near by national retailers include: Target, Walmart, Home Depot, Lowe's, Best Buy, TJ Maxx, Kohl's, Wegmans, Tops, Aldi, Starbucks, McDonald's, Chipotle, Panera, Five Guys, AutoZone / Advance Auto Parts, PetSmart / Petco.

PROPERTY HIGHLIGHTS

- Three contiguous commercial parcels
- Approximately 140' of frontage on Transit Road
- Approximately 140' of frontage on McKinley Parkway
- GB – General Business zoning
- Excellent visibility from two road frontages
- Large, unified assemblage provides flexibility for future development
- Attractive opportunity for developers, investors, owner-users, and commercial operators
- Potential for a variety of commercial uses, subject to zoning and municipal approvals



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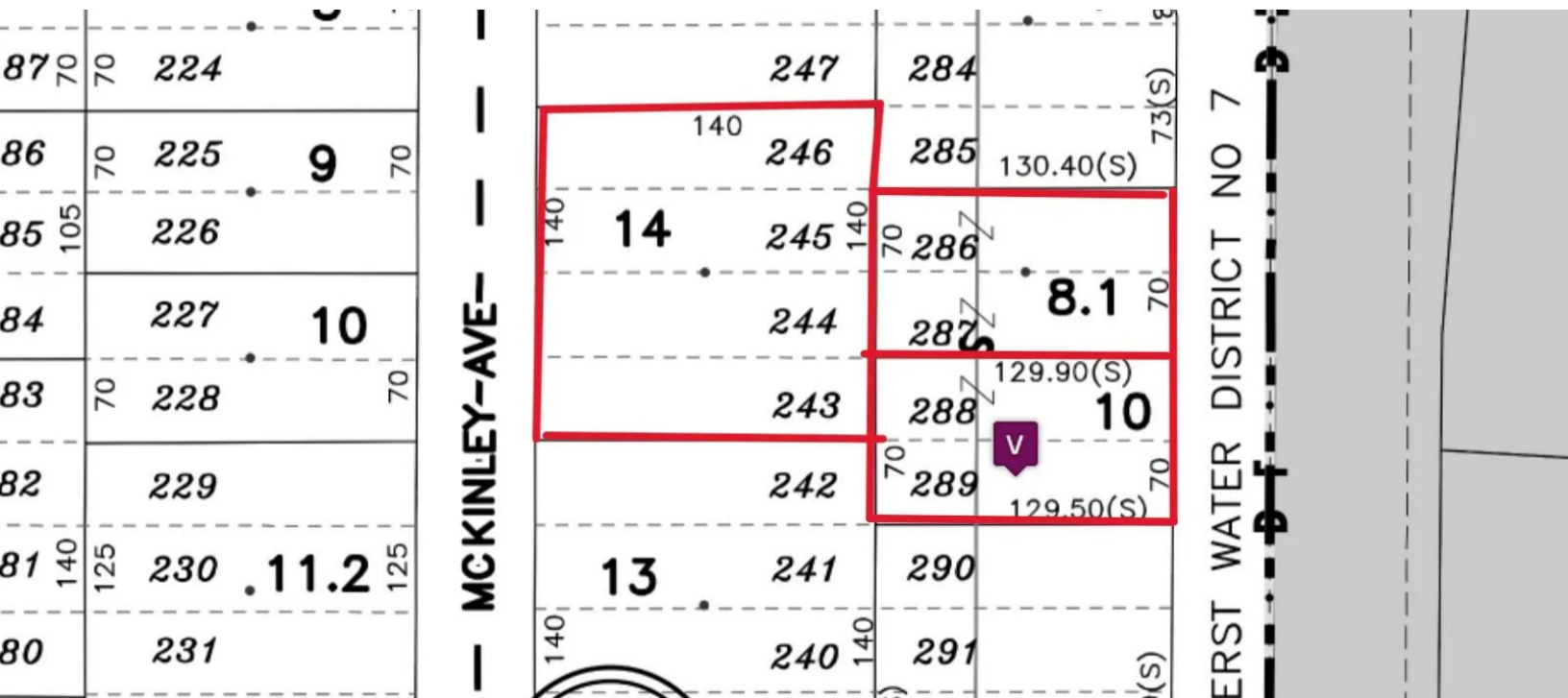
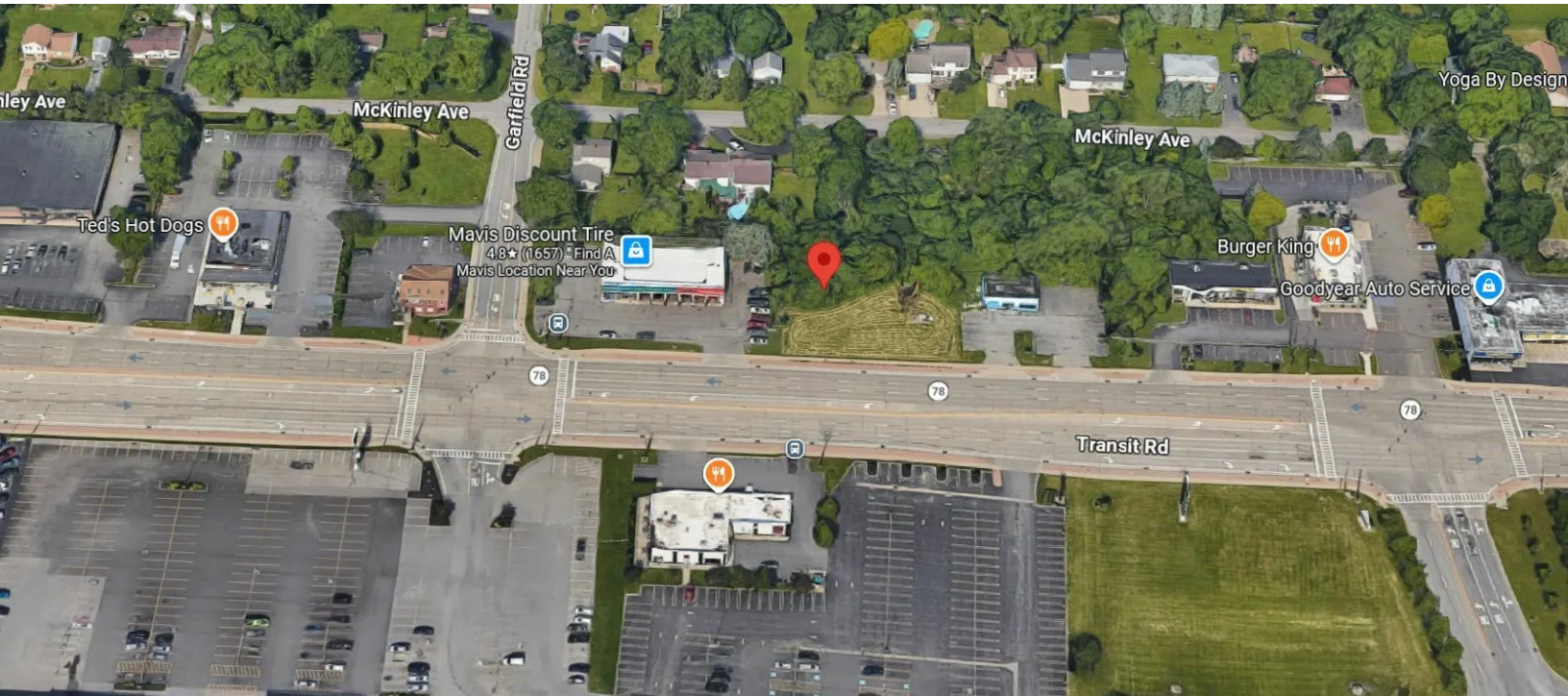
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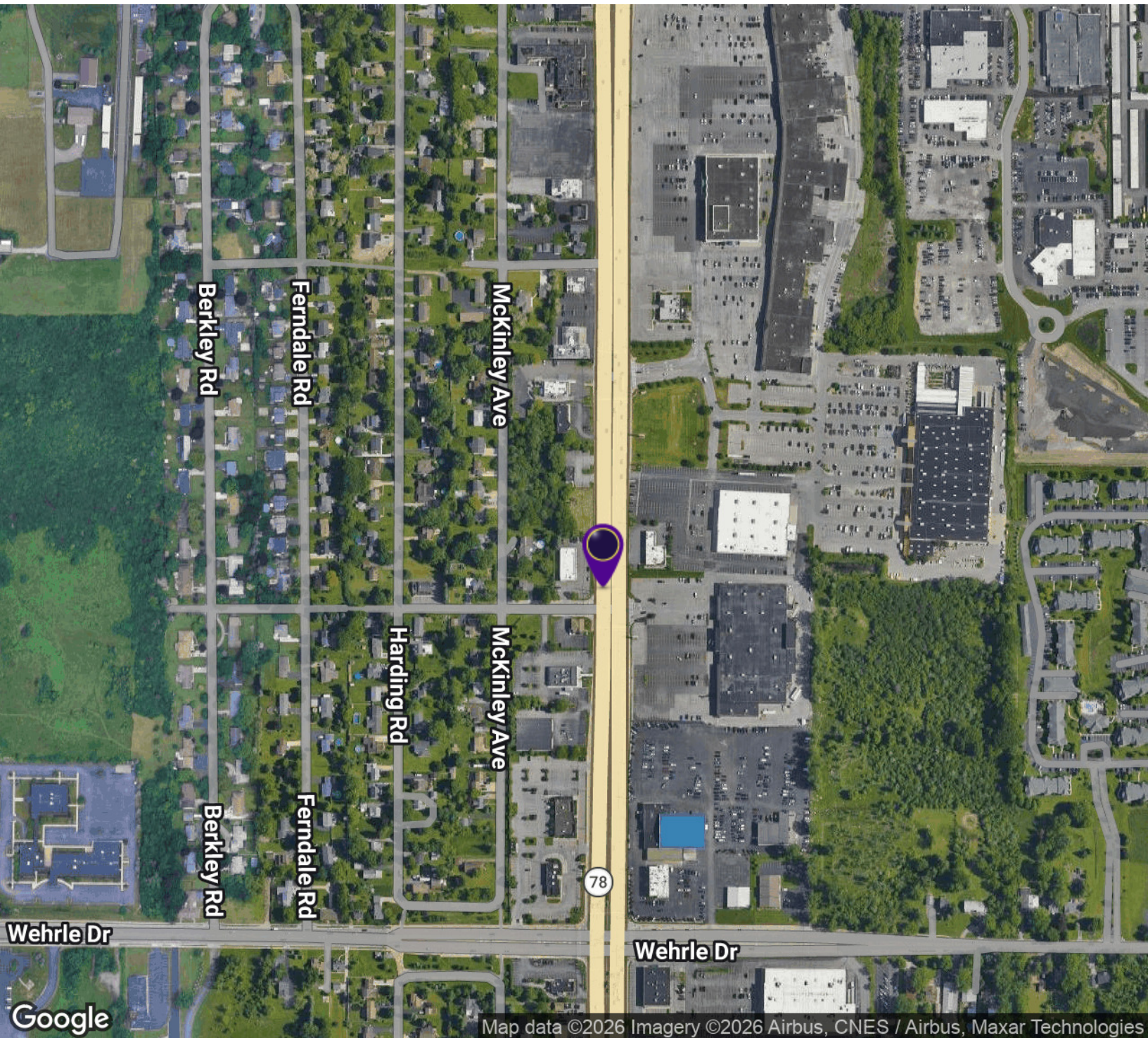
ADDITIONAL PHOTOS

3-Lot Assemblage | Transit Road & McKinley Parkway Frontage
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LOCATION MAP

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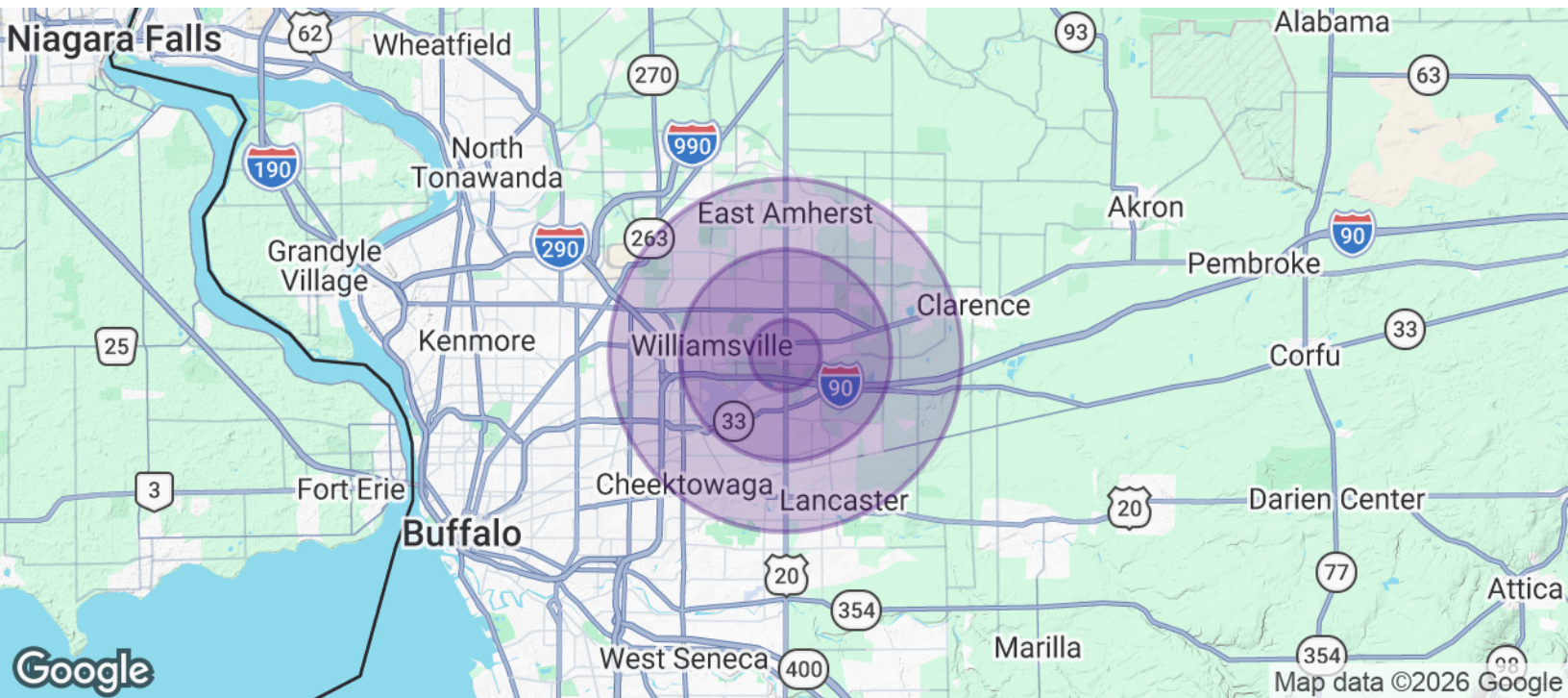


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,641	51,111	160,730
Average Age	39.9	46.2	44.7
Average Age (Male)	39.5	44.0	42.8
Average Age (Female)	40.2	48.3	46.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,020	23,008	69,488
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$111,065	\$115,324	\$118,409
Average House Value	\$308,480	\$291,157	\$287,998

2023 American Community Survey (ACS)



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