

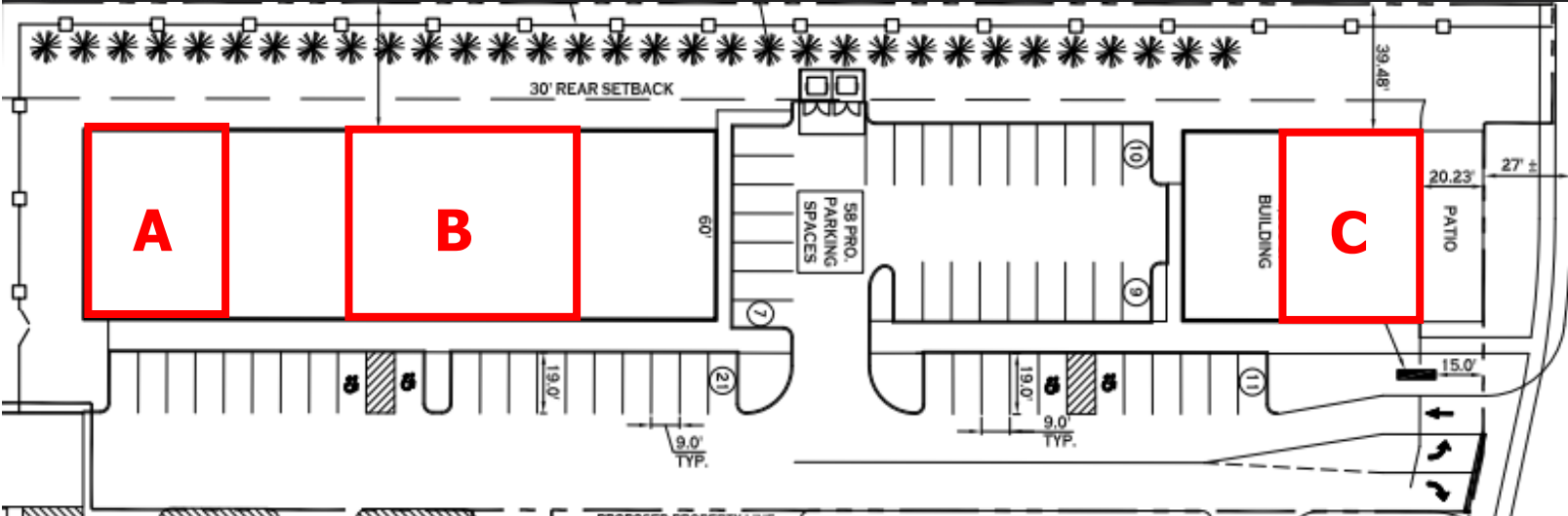
9300 Transit Road

East Amherst, NY 14051



BEVILACQUA
DEVELOPMENT L.P.





TENANT ROSTER

Feature Eatery
School of Rock
Kaylena Marie's Bakery

Available (A) - Building 1	2,200 sf
Available (B) - Building 1	5,007 sf
Available (C) - Building 2	2,319 sf

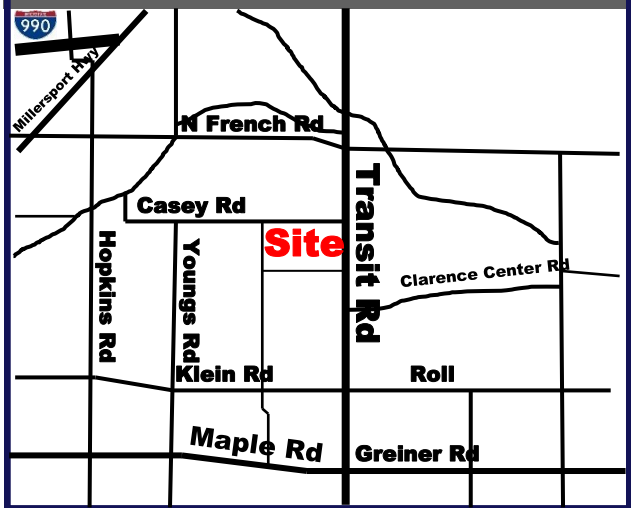
ABOUT THE DEVELOPMENT

The project will be comprised of two single story commercial buildings, with a modern façade, plenty of parking, and frontage on both Transit and Casey Road. The spaces available range in size and features. Space C will have a patio attached, making it a perfect space for a restaurant style tenant. There will be plenty of foot traffic as the site shares a parcel with CVS Pharmacy and Aldi.

Surrounding Area Map



Location Map



Demographic Information

The property is comprised of 1.5 acres at the signalized corner of Transit and Casey Road with two access points. Traffic count at the intersection reaches about 45,000 AADT collectively. The property has about 140' of frontage on Casey Road and shares a sign with CVS Pharmacy along Transit Road. The property is anchored by two national retailers including Aldi Supermarket and CVS Pharmacy and surrounded by other retailers including M&T Bank, KeyBank, Starbucks, Walgreens, USPS, Dollar Tree, and Tops. The parcel is located in East Amherst, NY which is a consistently growing market with a population of just under 100,000 within 5 miles, and an average household income of \$137,743 within 1 mile of the site.

\$123,559
AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES



99,783
POPULATION WITHIN 5 MILES



2.14%
PROJECTED HOUSEHOLD
GROWTH WITHIN
THE NEXT 5 YEARS



38,018
HOUSEHOLDS
WITHIN 5 MILES

