



# 9310 & 9320 Transit Road Plazas

**NOW LEASING—Commercial Plazas**



**BEVILACQUA**  
DEVELOPMENT L.P.

Located at  
9310-9320 Transit Road  
East Amherst, NY 14051



# 9310 & 9320 Transit Road

## OVERVIEW DATA

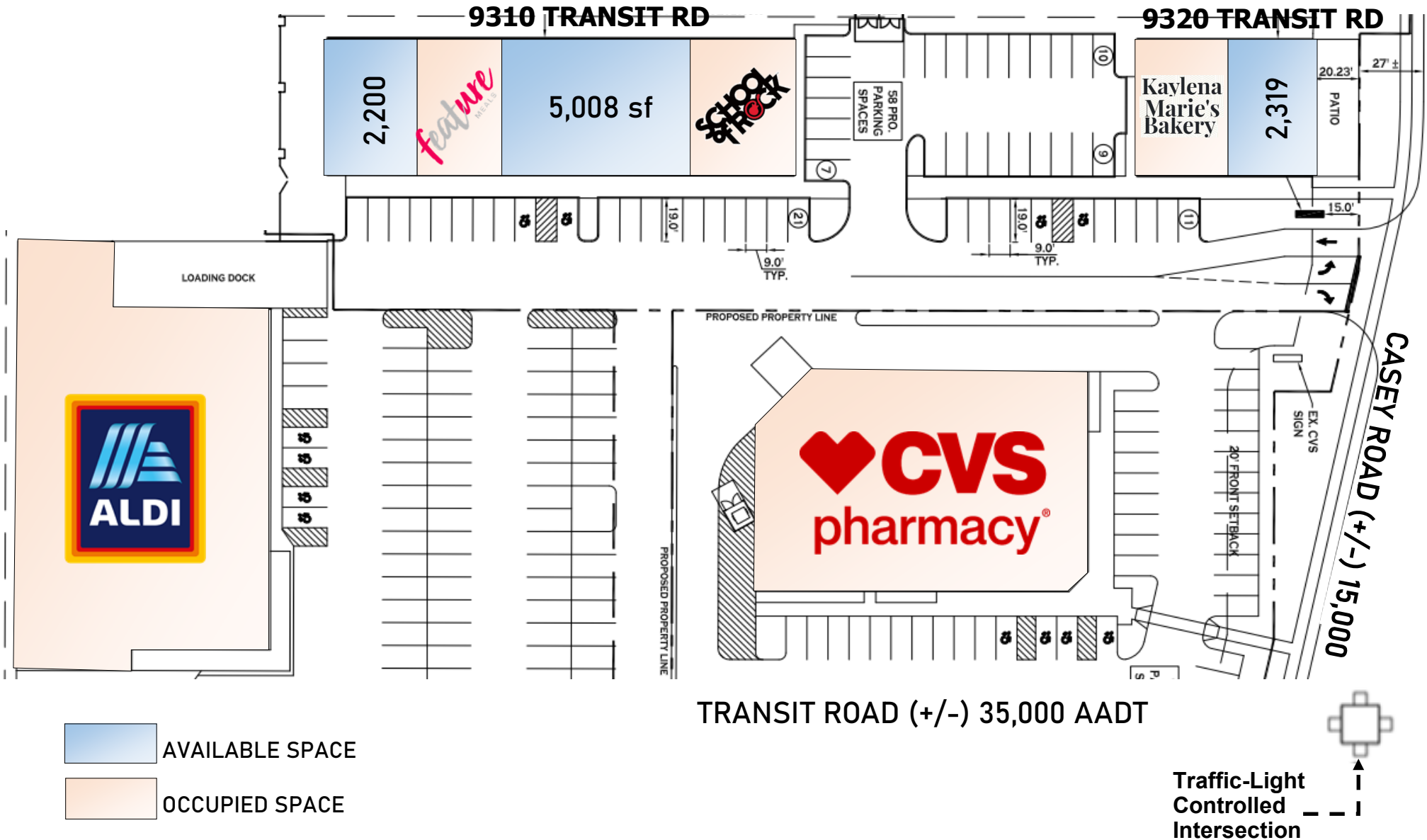
- Commercially zoned in Amherst, NY—a consistently growing market & affluent area
- 2 brand new plazas comprised of 16,500 sf collectively
- Visibility Transit and Casey Road at a signalized intersection.
- Signage located on both Transit and Casey Road.
- ~45,000 AADT on Transit and Casey Road collectively.
- Multiple access points to property.
- 3 leases signed and approximately 7,500 sf still available, which can be built to suit.
- Off-street parking—Approximately 172 spaces.
- Anchored by the international grocer Aldi, Inc. and CVS Pharmacy—the 2nd largest drugstore chain in the United States.



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# LEASING PLAN





# AREA MAP



(+/-)45,000 AADT  
ON TRANSIT & CASEY  
ROAD



SIGNALIZED  
INTERSECTION AT  
TRANSIT & CASEY ROAD



ACCESS POINTS  
TO PROPERTY FROM  
TRANSIT & CASEY ROAD





9310 & 9320 Transit Road will be comprised of 16,500 square feet of commercial space between 2 buildings. The development is located on Transit Road sharing a parcel with CVS Pharmacy and Aldi in East Amherst. Amherst is among the most affluent and most populated communities in Western New York. Amherst is minutes from Clarence and the Village of Williamsville, both just as populated. Within three miles of the site, there are approximately 16,394 households with an estimated population of 43,120 people. The average household income within 3 miles of the site is approximately \$123,559.00.

## SITE INFORMATION



**BEVILACQUA**  
DEVELOPMENT L.P.



**99,783**  
POPULATION WITHIN 5 MILES



**38,018**  
HOUSEHOLDS  
WITHIN 5 MILES



**\$123,559**  
AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES



**2.14%**  
PROJECTED HOUSEHOLD  
GROWTH WITHIN  
THE NEXT 5 YEARS



**AMHERST, NY DEMOGRAPHICS**



**BEVILACQUA**  
DEVELOPMENT L.P.



**9310 & 9320 TRANSIT ROAD**



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DEVELOPMENT L.P.



716-691-7444 | [www.bdvlp.com](http://www.bdvlp.com) | 9332 Transit Rd. Suite B, East Amherst, NY 14051

# LEASING CONTACT INFORMATION



**BEVILACQUA**  
DEVELOPMENT L.P.

**Jonathan Bevilacqua, Esq.**

**Tel: 716-691-7444**

**Mobile: 716.310-3453**

**Email: [jbevilacqua@bdvlp.com](mailto:jbevilacqua@bdvlp.com)**



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East Amherst, NY 14051  
Tel: 716.691.7444**

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