

Transit Meadow

East Amherst, NY 14051

BDVLP.com

716.691.7444 • www.BDVLP.COM • 9332 TRANSIT RD, SUITE B, EAST AMHERST, NY 14051



BEVILACQUA
DEVELOPMENT L.P.



Transit Meadow



Available

10 teneleven

SALON DENTIST SPA OFFICE

Transit Road Map



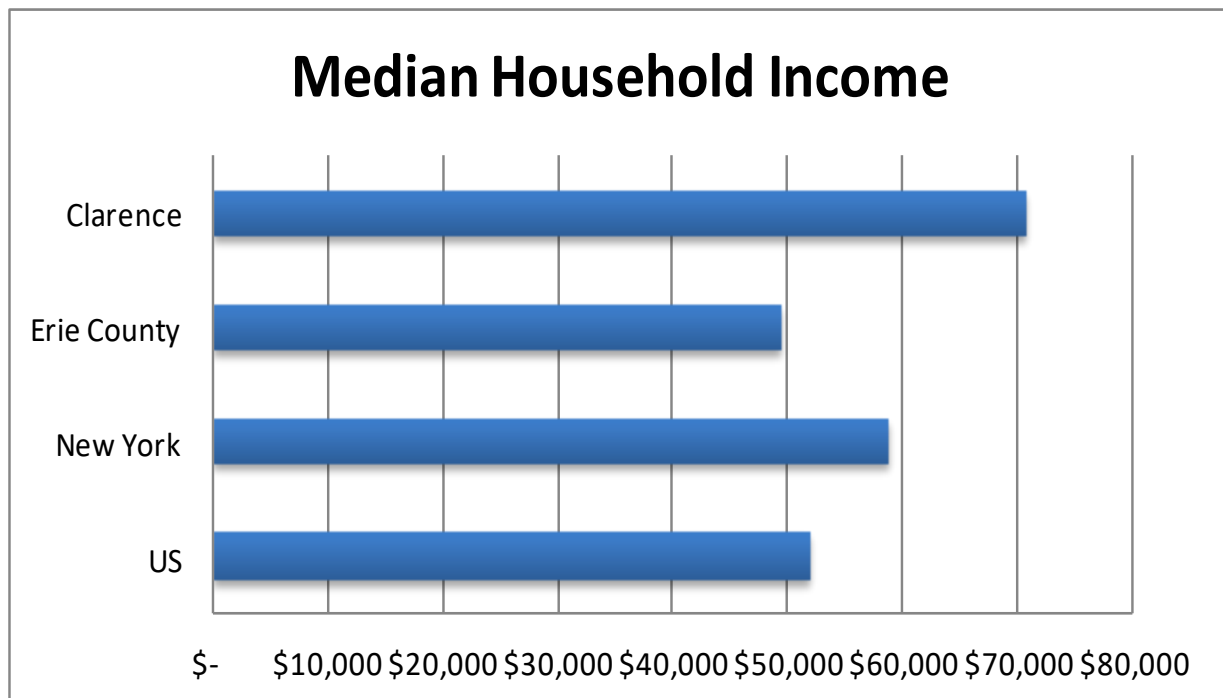
Tenant Roster	
Transit Meadow Pediatrics	Synergy Fitness
Ten Eleven Group	Elements of Life
Nationwide Insurance	Salon Grande
Amherst Ear, Nose, & Throat	Bridget Sweeney, DDS
North American Dental	
Available	6,000 sf

6041 Transit Road, Clarence NY

SITE INFORMATION

Transit Meadows is comprised of 45,000 square feet of medical and professional office uses within 5 buildings. The development is located on Transit Road across from Transit Valley Country Club in the Town of Clarence, NY. Clarence is among the most affluent communities in Western New York.

Average annual daily traffic on Transit Road reaches approximately 29,512 vehicles. Within three miles of the site, there are approximately 14,719 households with an estimated population of 41,040.



	1 Mile	3 Mile	5 Mile
Population	5,734	41,040	89,234
Households	1,833	14,719	32,065
Avg HH Income	\$117,984	\$97,659	\$84,022