

The Commons on North French East Amherst, NY 14051

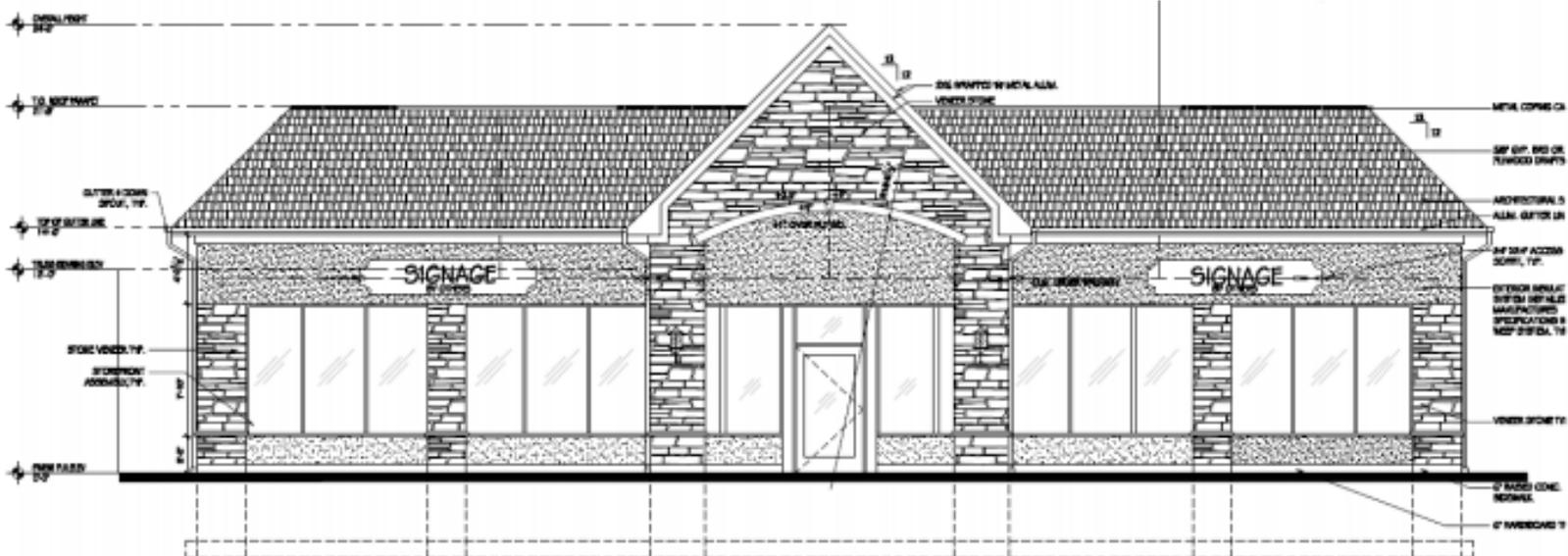
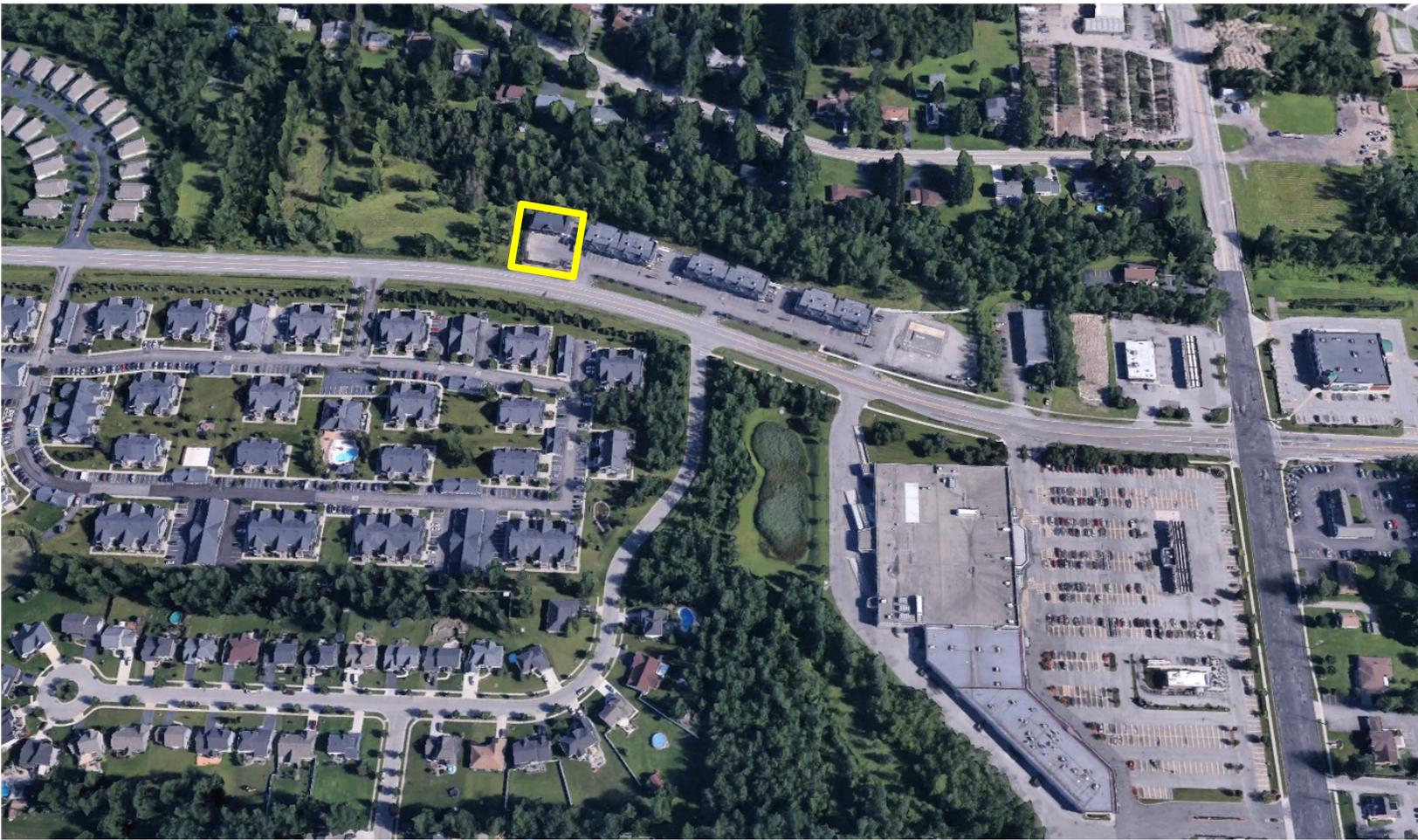
commonsonnorthfrench.com

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BEVILACQUA
DEVELOPMENT L.P.





FOR LEASE

Commons on North French

4500 North French Rd
East Amherst, NY 14051

North French Road



| Tenant Roster | |
|--------------------|----------|
| Buffalo Aesthetics | 2,325 SF |



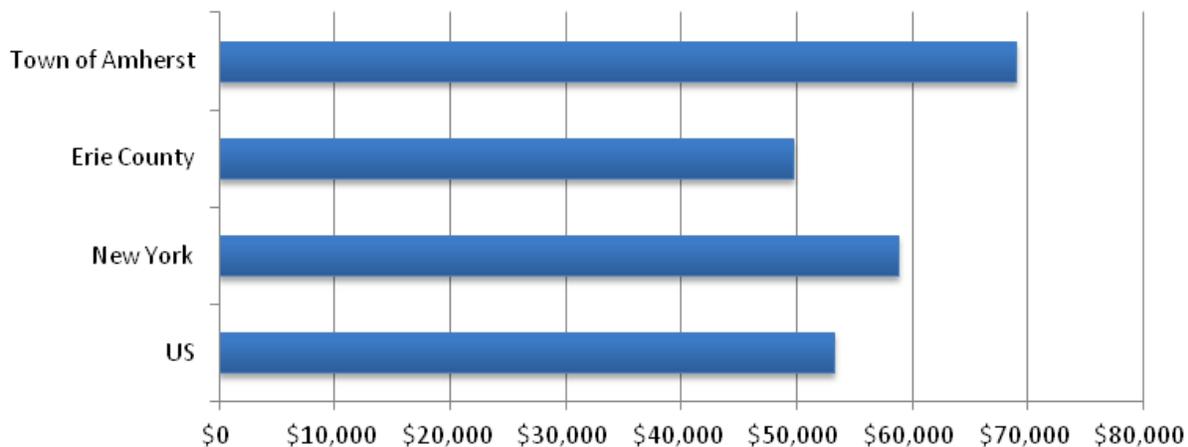
4500 North French Road, East Amherst NY

SITE INFORMATION

The Commons on North French is comprised of approximately 2,325 square feet of retail space, previously a performing arts studio. The building has 2 bathrooms, an open floor plan, storage areas, and plenty of windows. The development is located on North French Road near Transit Road with 75 ft of frontage on North French Road in the Town of Amherst, NY. Amherst is the largest and most populous suburb of Buffalo, NY.

Average annual daily traffic on North French Road is approximately 13,686 vehicles, Transit Road reaches approximately 29,512 vehicles. Within three miles of the site, there are approximately 32,385 households with an estimated population of 87,310.

Median Household Income



| | 1 Mile | 3 Mile | 5 Mile |
|---------------|-----------|----------|----------|
| Population | 38,087 | 87,310 | 162,891 |
| Households | 14,034 | 32,385 | 64,465 |
| Avg HH Income | \$116,653 | \$98,283 | \$81,139 |