

SPACES FOR LEASE

6625 TRANSIT ROAD

6625 TRANSIT ROAD | EAST AMHERST/CLARENCE, NY 14051



PROPERTY OVERVIEW

6625 TRANSIT ROAD EAST AMHERST, NY 14051



BEVILACQUA
DEVELOPMENT L.P.



PROPERTY TYPE

- MIXED USE PROPERTY
- COMMERCIAL OUTPARCELS



SPACE AVAILABLE

- FIRST FLOOR RETAIL AND PAD SITES
- 126 APARTMENT/MULTI-FAMILY RESIDENTIAL UNITS



LOCATION

- 6625 TRANSIT RD, EAST AMHERST, NY 14051



PROPERTY HIGHLIGHTS

- ENTRANCE AT SIGNALIZED TRAFFIC LIGHT
- LOCATED IN THE CENTER OF PROMINENT SHOPPING CORRIDOR ON TRANSIT ROAD

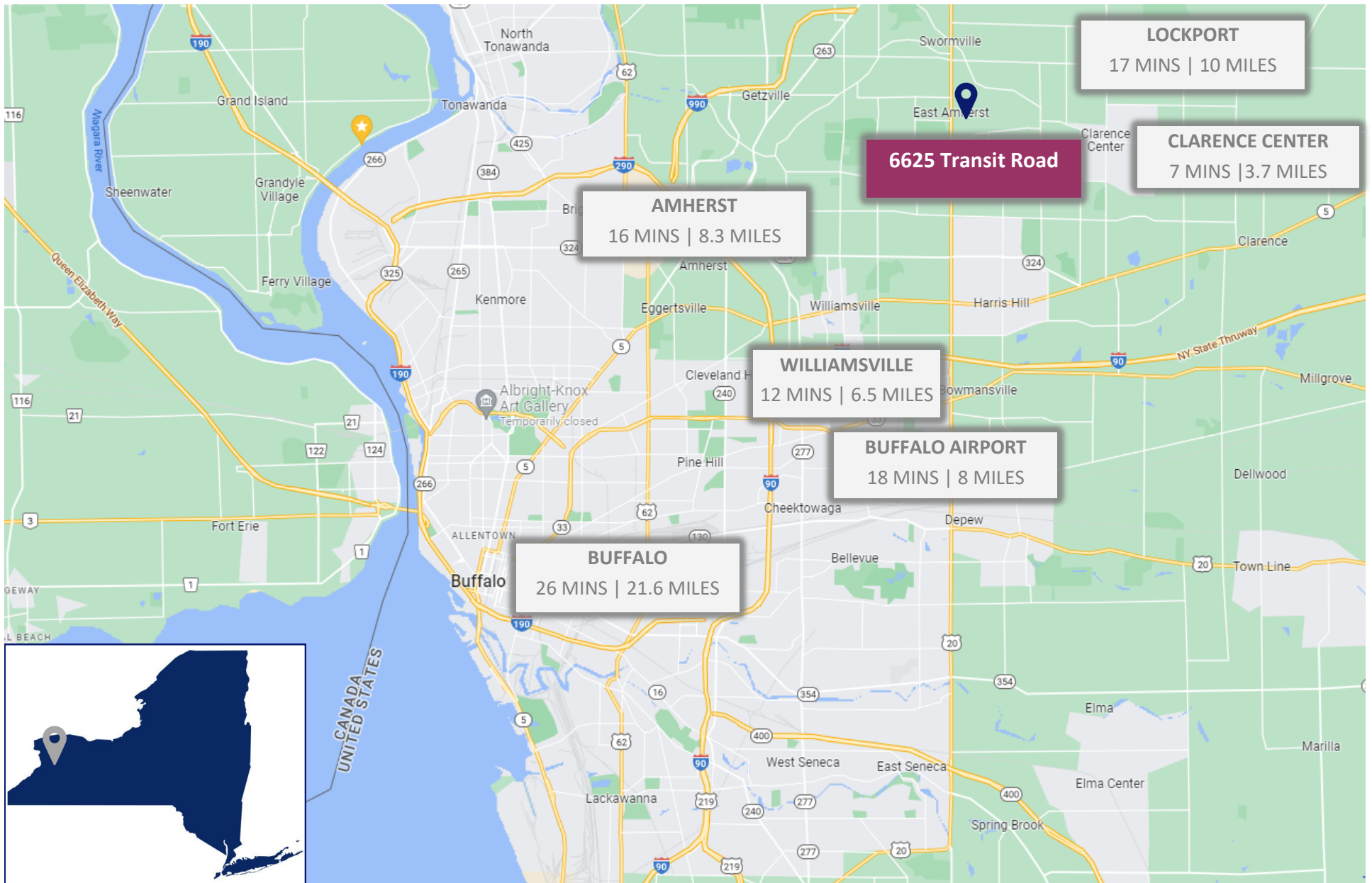


LOCATION MAP

6625 TRANSIT ROAD EAST AMHERST, NY 14051



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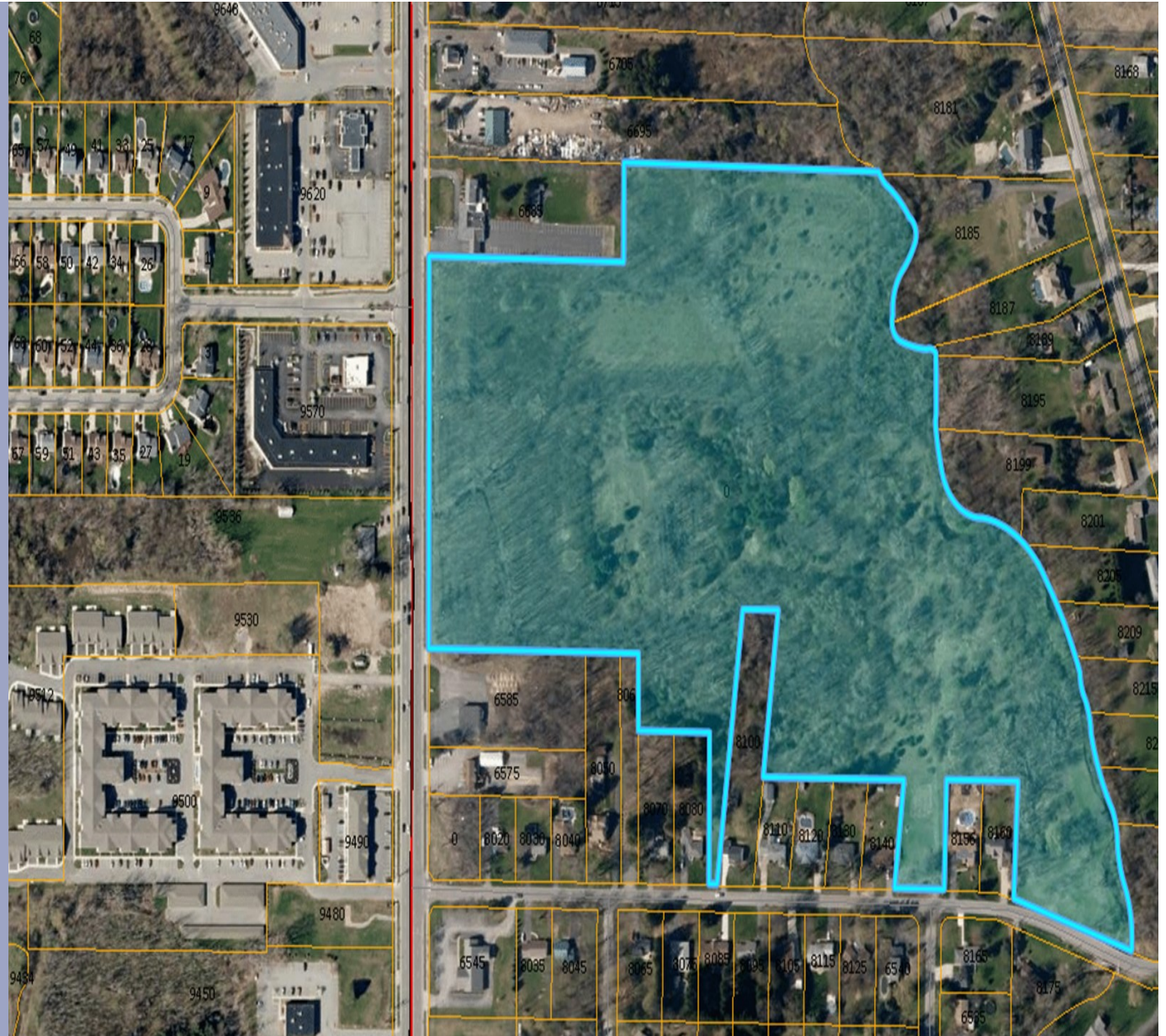
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6625 Transit Road is comprised of 36 acres on Transit Road at a signalized intersection with 720 feet of frontage. The property is uniquely situated between two of Buffalo's most affluent and densely populated communities: East Amherst and Clarence, NY. This location is known for exceptional school systems, an active retail corridor, and its highly established community. The plaza is well located with ease of access to the 290, 990 and the New York State Thruway in close proximity.



SITE AERIAL

6625 TRANSIT ROAD EAST AMHERST, NY 14051



6625 TRANSIT ROAD

LEASING HIGHLIGHTS

- Commercial spaces available for out-parcels and pad sites.
- Retail space available for mixed use buildings.
- Total of 65,982 square feet of commercial space available.
- Off-street parking— Approximately 519 parking spaces.
- Approximately 27,500 AADT on Transit Road
- Multiple access points to property.



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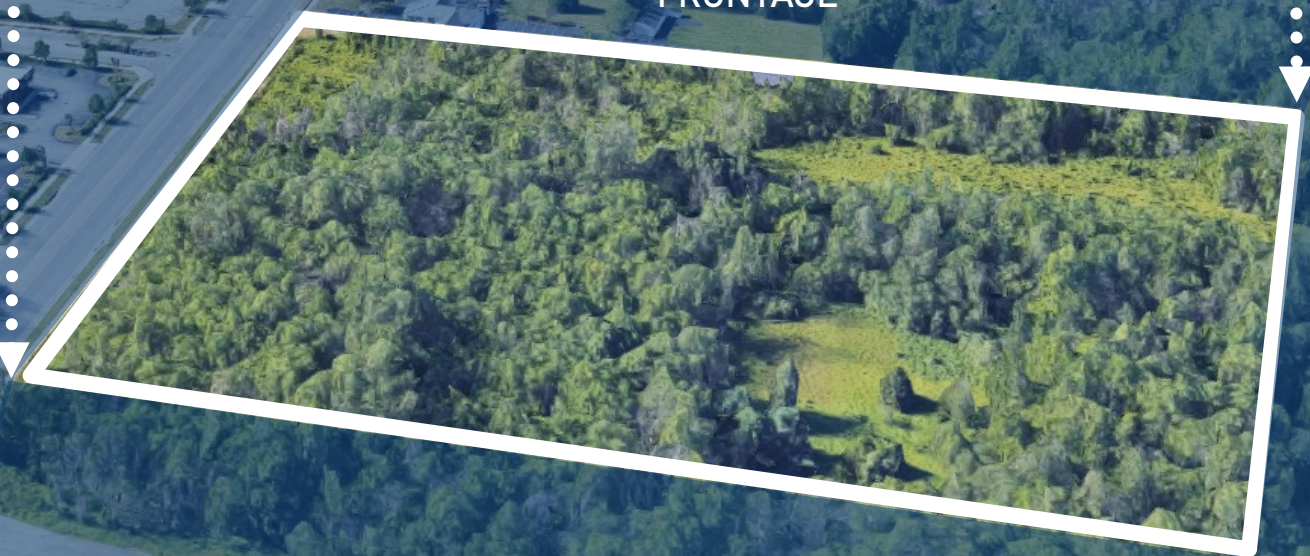
NIAGARA FALLS

20 MILES FROM SITE

SPACE AVAILABLE
MIXED-USE DEVELOPMENT

36
ACRES

720
FEET
OF TRANSIT ROAD
FRONTAGE



PROPERTY RENDERINGS

6625 TRANSIT ROAD EAST AMHERST, NY 14051



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