



Transit Meadow

NOW LEASING—Medical & Professional Office Park

Located at
6041 Transit Road
East Amherst, NY | 14051





FOR LEASING INFORMATION:

Bevilacqua Development L.P.

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Transit Meadow

SITE INFORMATION

Transit Meadow will be 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 County Club in the Town of Clarence, NY. Clarence is among the most affluent communities in Western New York and is directly across the street from the Town of Amherst, the largest and most populous suburb of Buffalo, NY.

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.



BEVILACQUA
DEVELOPMENT L.P.



Overview Data

- **Medical and Professional Office Park in the Town of Clarence**
- **5 Buildings**
- **45,000 square feet**
- **~29,512 AADT on Transit Road**
- **370 off-street parking spaces**
- **Located on Transit Road, across from Transit Valley Country Club**
- **Space available ranging from 2,000-4,000 square feet**



Transit Meadow East Amherst, NY



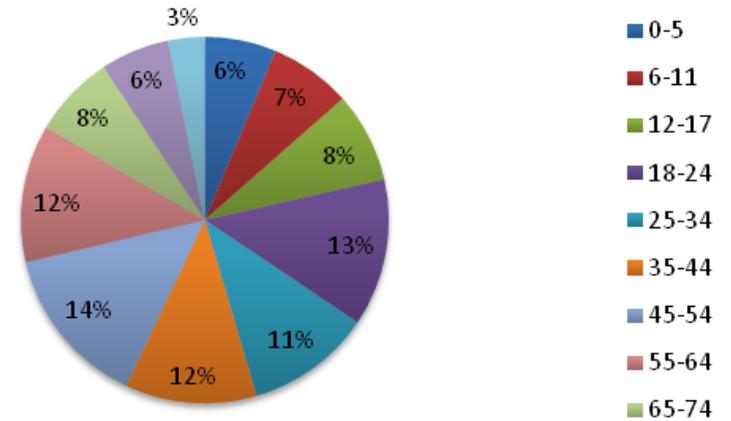
Transit Meadow East Amherst, NY



Demographics

	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

Population by Age



Median Household Income

