



AVAILABLE

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# 7474 TRANSIT ROAD

7474 TRANSIT ROAD || Williamsville, NY 14221

# PROPERTY OVERVIEW

7474 Transit Road, Williamsville, NY 14221

## PROPERTY DESCRIPTION

7474 Transit is a plaza comprised of 4,000 square feet of retail space. The development is located on Transit Road across from the Eastern Hills Mall in the town of Amherst. Amherst is the largest and most populous suburb of Buffalo, NY. The Average annual daily traffic on Transit Road reaches approximately 33,608 vehicles.

## SUITE HIGHLIGHTS

- 1,000 square feet
- Available 4/1/2025

## SURROUNDING POPULATION

AMHERST, NY	129,299
CLARENCE, NY	32,999
CHEKTOWAGA, NY	89,234

## TRAFFIC COUNTS

North French Road	13,686 AADT
I-990	50,500 AADT
Transit Road	29,512 AADT

## PROPERTY PHOTOS



# MARKET AERIAL

7474 Transit Road, Williamsville, NY 14221



# DEMOGRAPHICS REPORT

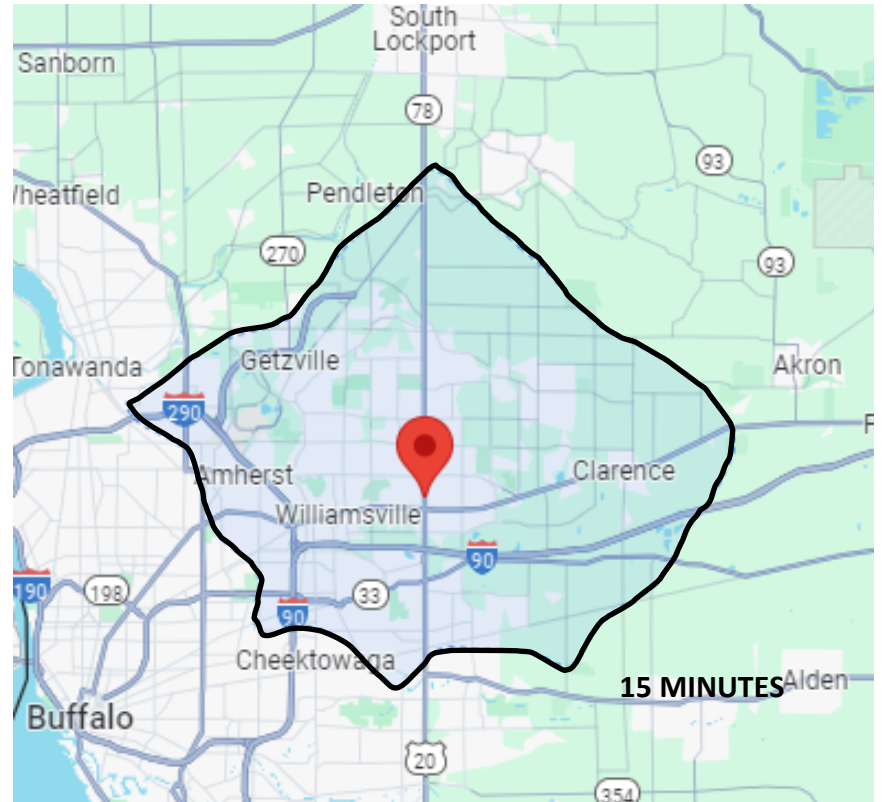
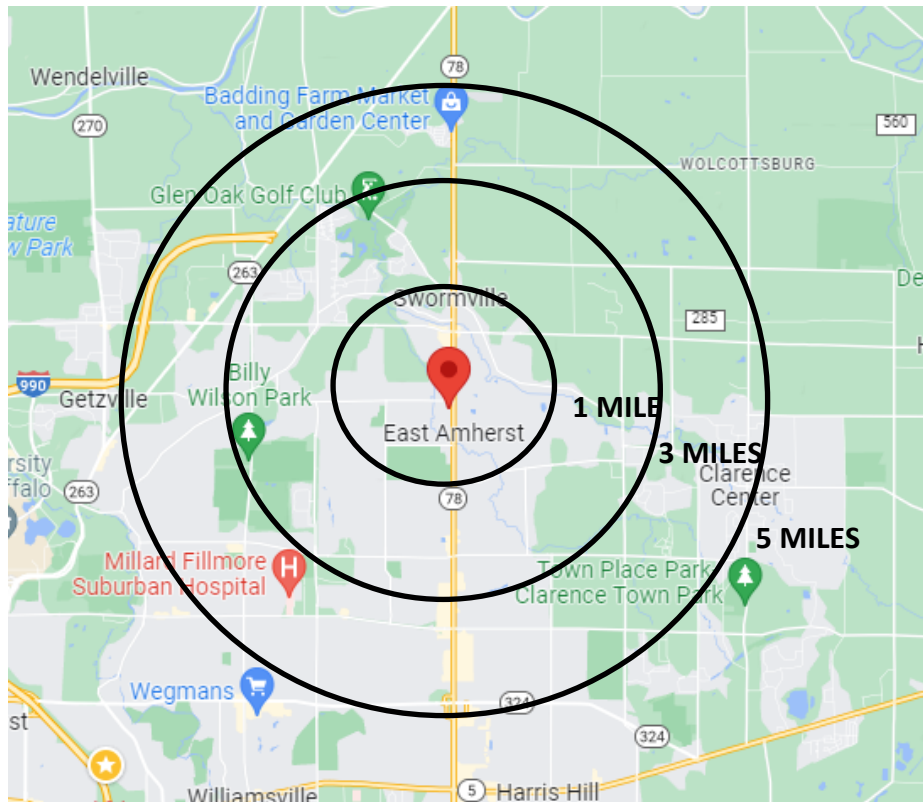
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## RADIUS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,890	43,008	99,783
AVERAGE HH INCOME	\$154,646	\$123,559	\$106,313
EMPLOYMENT	4,297	20,347	46,702

TOWN	POPULATION 15 MINUTE DRIVE
CLARENCE, NY	32,997
CHEEKTOWAGA, NY	89,234
AMHERST, NY	129,999



# PROPERTY PHOTOS

7474 Transit Road, Williamsville, NY 14221



BEVILACQUA  
DEVELOPMENT L.P.



# CONTACT US

7474 Transit Road, Williamsville, NY 14221

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Bevilacqua Development L.P. and Bevilacqua & Associates Development Inc. provide **full service real estate services**, including real estate development, brokerage, property management, maintenance services, consulting, general contracting and construction management.

Through affiliated companies, Bevilacqua Development owns and operates a portfolio of commercial and upscale residential properties. The principals and staff of Bevilacqua Development have a track record of successfully developing, marketing and managing commercial real estate with an expertise in mixed-use properties.

The organization is led by Jonathan J. Bevilacqua, *Managing Member*. Bevilacqua Development has completed numerous transactions with local, regional and national companies and is noted for developing various neighborhood shopping