

Ransom Oaks  
1,200+ units

MILLERSPORT HIGHWAY  
+/- 21,008 AADT



# 4355 Millersport Highway

Getzville, New York 14068



# PROPERTY OVERVIEW

4355 MILLERSPORT HIGHWAY, GETZVILLE, NY 14068

## PROPERTY DESCRIPTION

### **Vacant Land for Lease**

4355 Millersport Highway | Corner of Millersport Highway & Smith Road | Amherst, NY

Positioned at a high-visibility corner in one of Amherst's most active corridors, this prime vacant parcel offers an outstanding opportunity for commercial development. The site boasts direct frontage on both Millersport Highway and Smith Road, making it ideal for a variety of potential uses including retail, medical, drive-thru, or service-based concepts.

- .73 Acre lot
  - ±21,088 AADT on Millersport Highway
  - ±4,468 AADT on Smith Road
  - Strong visibility with easy access
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- Less than 1 mile to **CrossPoint Business Park** (Home to major employers like Ingram Micro, Citi, etc.)
  - Minutes from **University at Buffalo North Campus**
  - Surrounded by established neighborhoods and emerging commercial development



# CONCEPT SITE PLAN # 1

4355 MILLERSPORT HIGHWAY, GETZVILLE, NY 14068





# CONCEPT SITE PLAN # 2

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# CONTACT US

4355 MILLERSPORT HIGHWAY, GETZVILLE, NY 14068

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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 plazas, mixed-use, multi-family and office buildings in the Western New York area.

For more information please visit [WWW.BDVLP.COM](http://WWW.BDVLP.COM).