

COMMONS

on NORTH FRENCH



NORTH FRENCH COMMONS

4900 NORTH FRENCH ROAD || EAST AMHERST, NY 14051

PROPERTY OVERVIEW

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051

PROPERTY DESCRIPTION

The Commons on North French is comprised of approximately 21,000 square feet of retail, office, and restaurants space within 4 building and a second floor with 12 luxury apartments. The development is located on North French near Transit Road in the Town of East Amherst, NY. Amherst is the largest and most populous suburb of Buffalo, NY.

SUITE HIGHLIGHTS

- 1,080 SF
- Built out office
- Available Immediately

SURROUNDING POPULATION

AMHERST, NY	129,299
CLARENCE, NY	32,999
Williamsville, NY	5,420

TRAFFIC COUNTS

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

PROPERTY PHOTOS

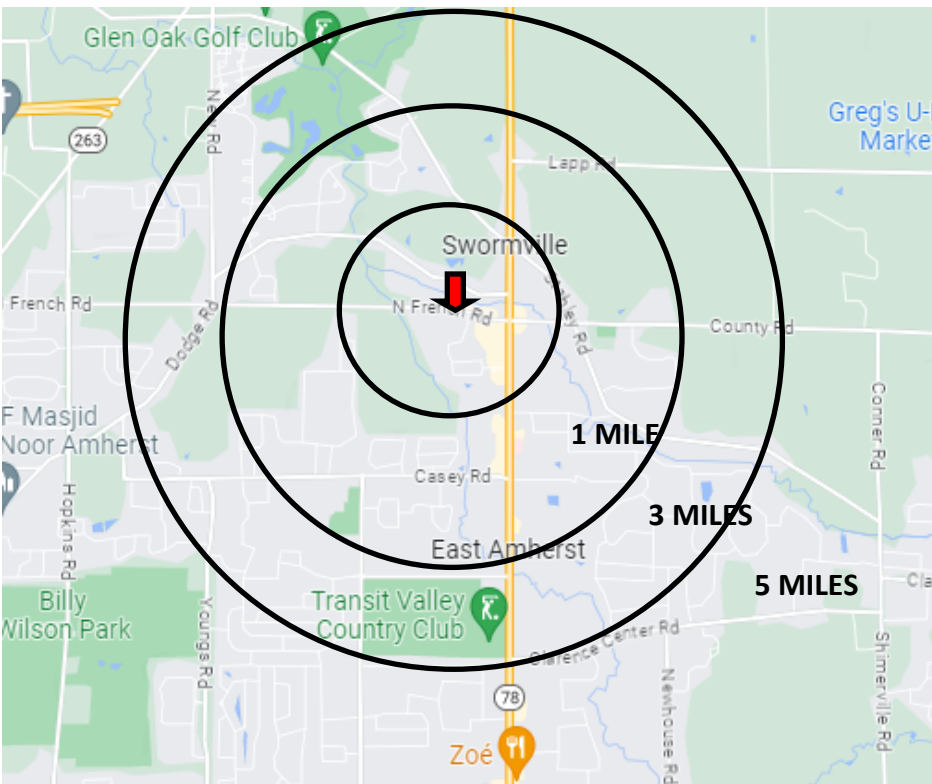


DEMOGRAPHICS REPORT

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051

RADIUS

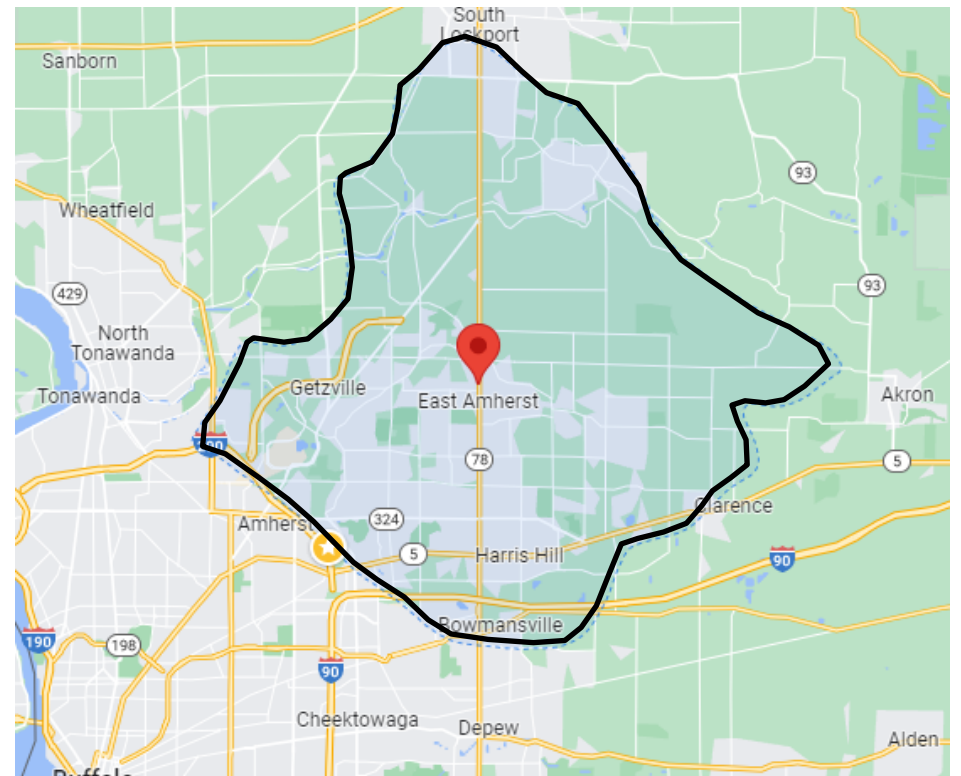
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,890	43,008	99,783
AVERAGE HH INCOME	\$154,646	\$123,559	\$106,313
EMPLOYMENT	4,297	20,347	46,702



TOWN

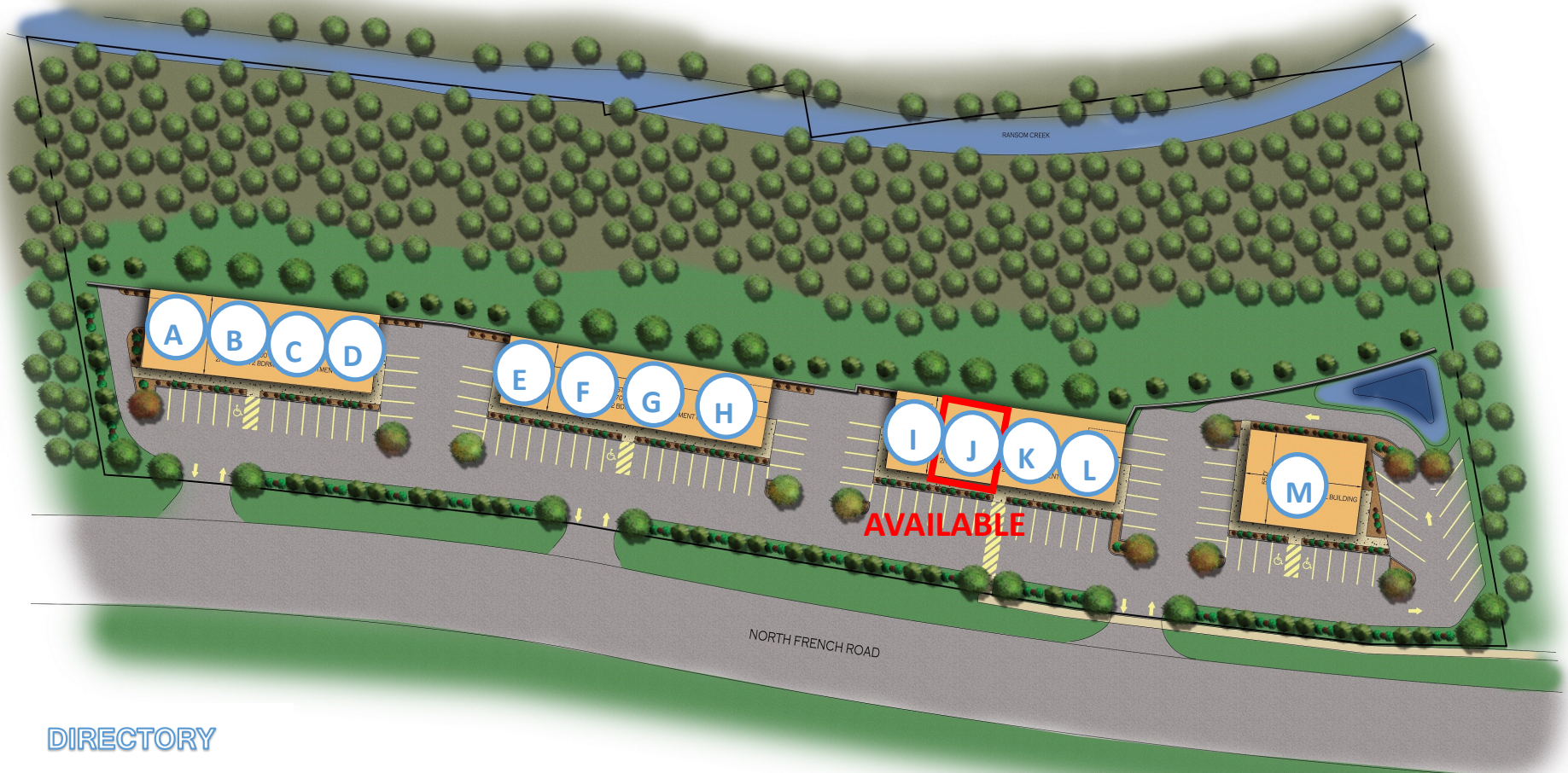
POPULATION 15 MINUTE DRIVE

CLARENCE, NY	32,997
WILLIAMSVILLE, NY	5,420
AMHERST, NY	129,999



LEASING PLAN

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051



DIRECTORY

- | | | | | |
|-------------------------------|------------------------------------|--|------------------------------|------------------|
| A. AVAILABLE—1,080 SF | D. SENIOR HELPERS | G. A.J. IPPOLITO: DDS | J. BUFFALO TRIM | M. MAIZAL |
| B. NOTARO CHIROPRACTIC | E. HEMP CITY | H. Ms. MICHELLE’S PRE-K ACADEMY | K. AUDUBON COUNSELING | |
| C. SALON BERARDO | F. A. ROVNER, MD: NEUROLOGY | I. AVAILABLE OFFICE SPACE | L. CREATING BALANCE | |

PROPERTY PHOTOS

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051



CONTACT US

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051



MATTHEW WILHELM

Commercial Leasing Agent

Office: 716-691-7444

Cell: 716-946-6617

Email: mwilhelm@bdvlp.com

JONATHAN BEVILACQUA

Managing Member

Office: 716-691-7444

BEVILACQUA DEVELOPMENT L.P.

9332 Transit Road, Suite B

East Amherst, NY 14051

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.