



AVAILABLE

THE PINES OF EAST AMHERST

9370-9392 TRANSIT ROAD || EAST AMHERST, NY 14051

PROPERTY OVERVIEW

9370—9392 TRANSIT ROAD, EAST AMHERST NY 14051

PROPERTY DESCRIPTION

The Pines of East Amherst is comprised of 15,400 square feet of retail, restaurant and office uses within one building. The development is located on Transit Road, near North French Road in the town of East Amherst, NY. Average annual daily traffic on Transit road reaches approximately 27,296 vehicles. Within three miles of the site, there are approximately 14,719 households with an estimated population of 41,040.

SUITE HIGHLIGHTS - 9388 TRANSIT ROAD, EAST AMHERST

- 1,200 Square Feet
- Built out as office/ medical space
- Available Immediately

SURROUNDING POPULATION

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

TRAFFIC COUNTS

TRANSIT ROAD	27,296 AADT
NORTH FRENCH ROAD	16,192 AADT
MAPLE ROAD	23,305 AADT

PROPERTY PHOTOS



MARKET AERIAL

9370—9392 TRANSIT ROAD, EAST AMHERST NY 14051



BEVILACQUA
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COLOR SITE PLAN

9370-9392 TRANSIT ROAD, EAST AMHERST NY, 14051



LEASING PLAN

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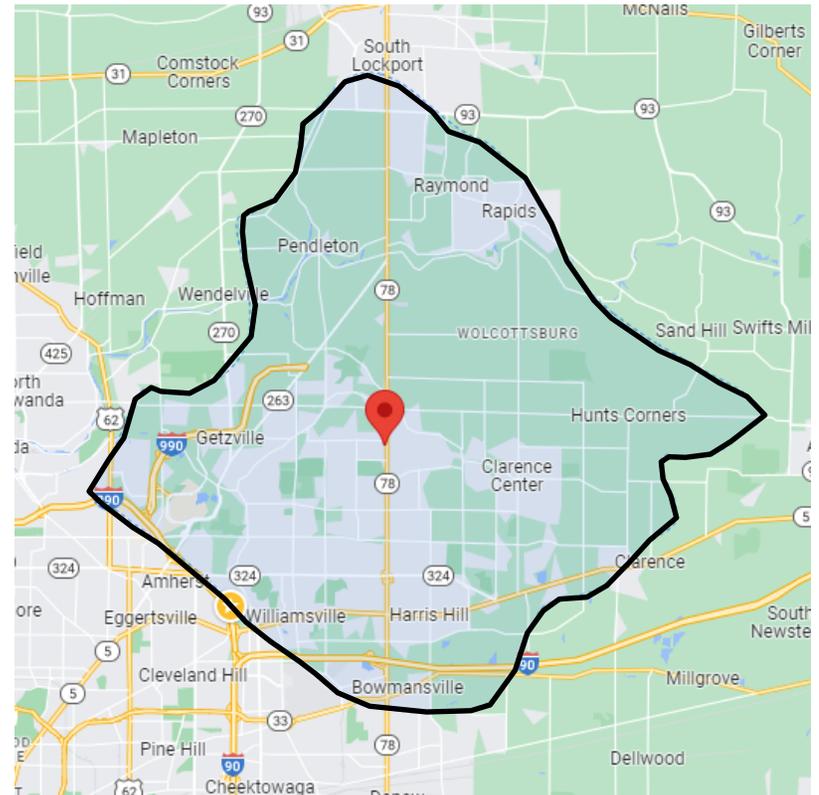
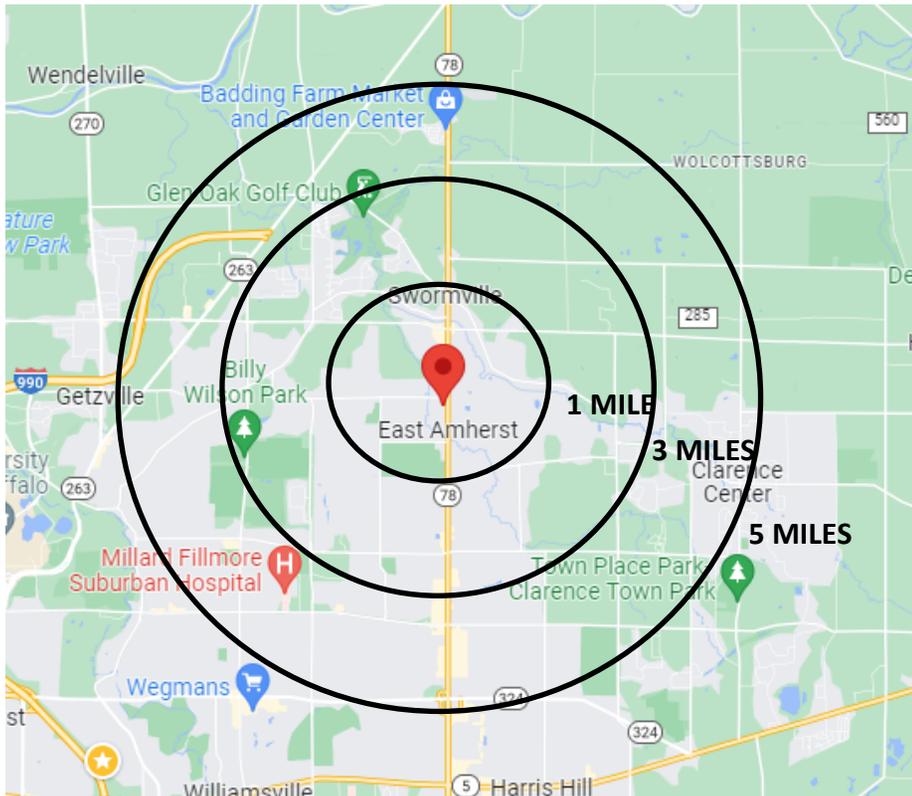
DEMOGRAPHICS REPORT

9370-9392 TRANSIT 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
CHEEKTOWAGA, NY	89,234
AMHERST, NY	129,999



PROPERTY PHOTOS

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CONTACT US

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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