

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

4750 North French

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

4760 North French

- 1,720 SF
- Turn Key Salon
- Available Immediately

SURROUNDING POPULATION

EAST AMHERST, NY	24,914
CLARENCE, NY	32,950
Williamsville, NY	5,423

TRAFFIC COUNTS

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

PROPERTY PHOTOS



AERIAL MAP

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051



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DEVELOPMENT L.P.



DEMOGRAPHICS REPORT

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051



Per capita Income

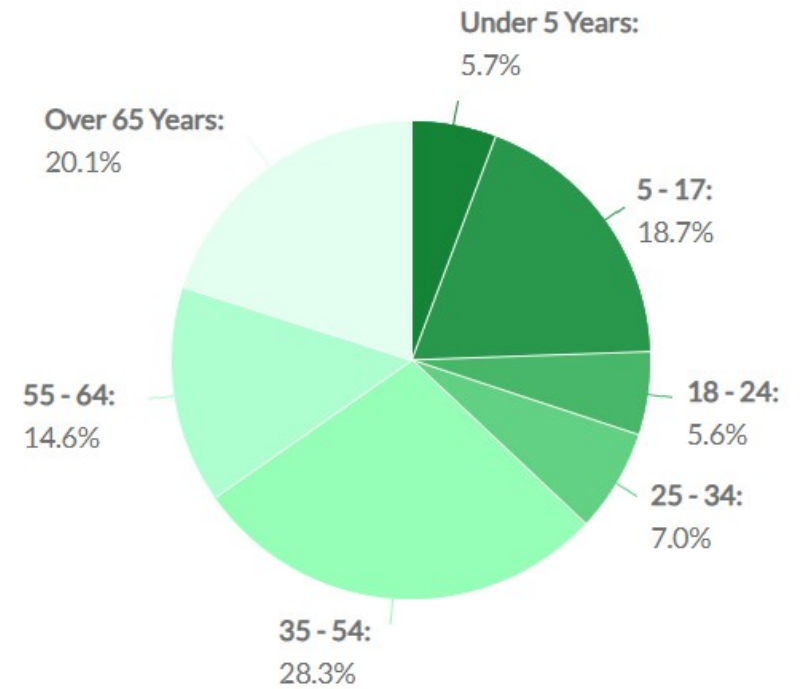
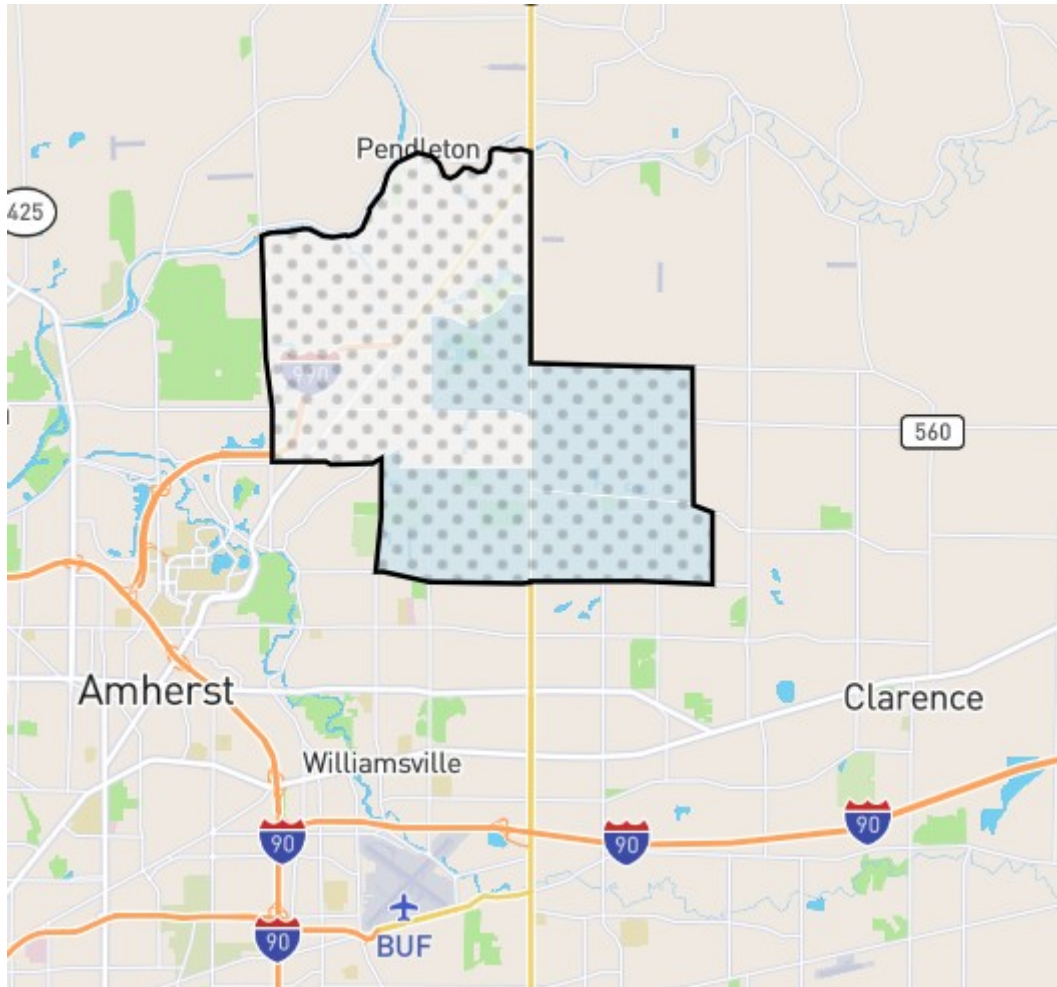
East Amherst

\$66,983

Median household income

East Amherst

\$141,638



LEASING PLAN

4900 NORTH FRENCH ROAD, EAST AMHERST NY 14051



DIRECTORY

- | | | | | |
|----------------------------------|------------------------------------|--|------------------------------|------------------|
| A. AVAILABLE - 1,080 SqFt | 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. AVAILABLE—1,720 SqFt | F. A. ROVNER, MD: NEUROLOGY | I. TRUE NORTH REFILLERY | L. CREATING BALANCE | |

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

For more information please visit WWW.BDVLP.COM.