



9430 TRANSIT ROAD

9430 TRANSIT ROAD || EAST AMHERST, NY 14051

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

9430 Transit Road is comprised of 8,900 square feet of leased space. The development is on Transit Road and next to Capello Salon & Day Spa in Amherst. Amherst is the largest and most populous suburb of Buffalo, NY. Average annual daily traffic on Transit Road reaches approximately 27,300 vehicles.

SUITE HIGHLIGHTS

- 2,850 SF
- Built out restaurant

SURROUNDING POPULATION

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

TRAFFIC COUNTS

TRANSIT ROAD	27,300 AADT
I-990	50,500 AADT
KLEIN ROAD	9,500 AADT

PROPERTY PHOTOS



MARKET AERIAL

9430 TRANSIT ROAD, EAST AMHERST NY 14051



DEMOGRAPHICS REPORT

9430 TRANSIT ROAD, EAST AMHERST NY 14051

Per capita Income

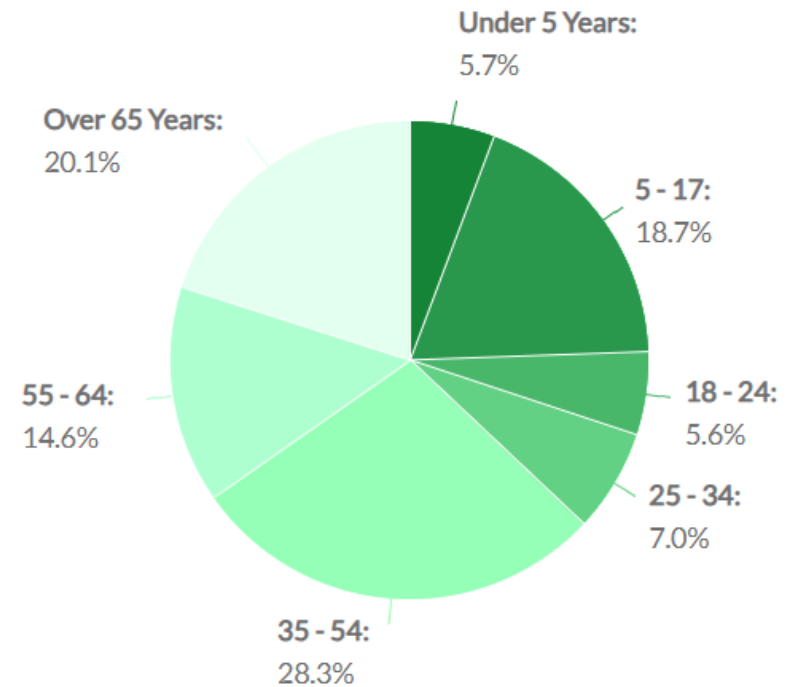
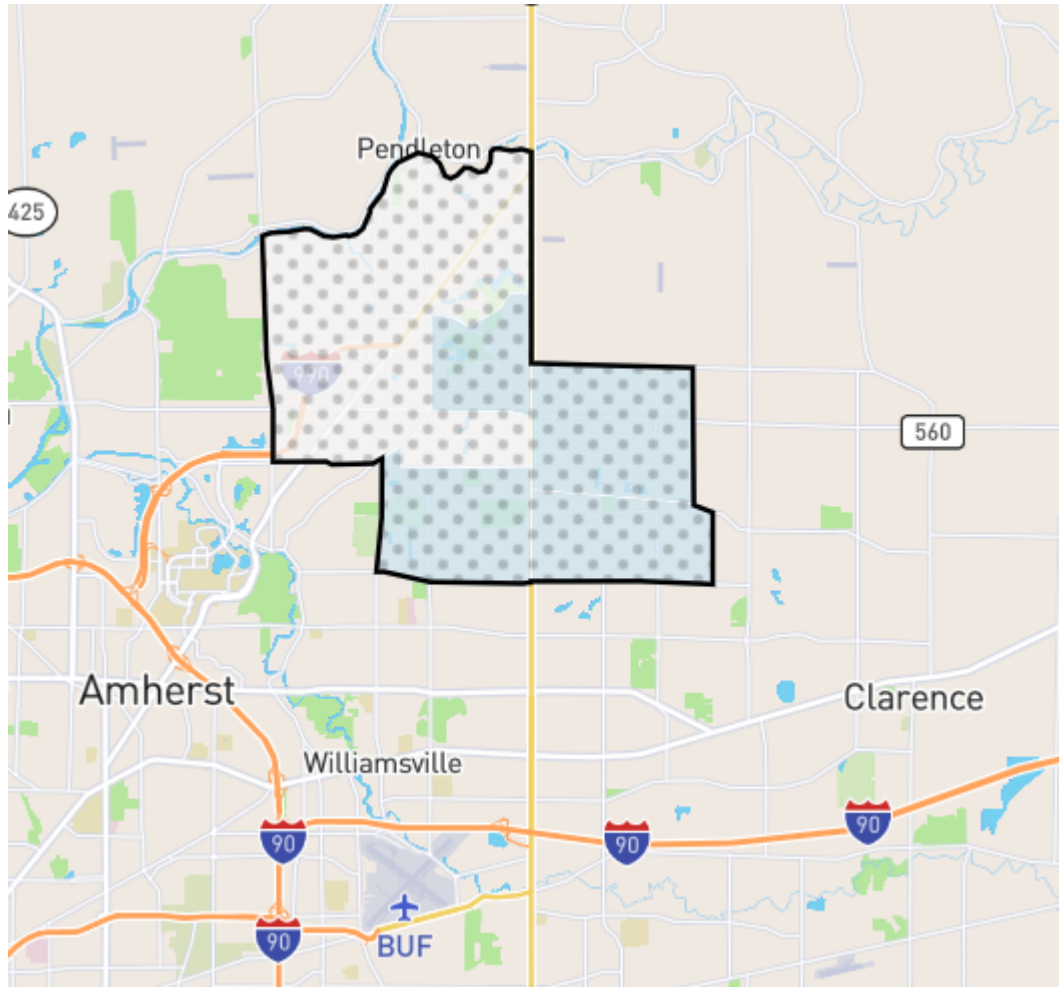
East Amherst

\$66,983

Median household income

East Amherst

\$141,638

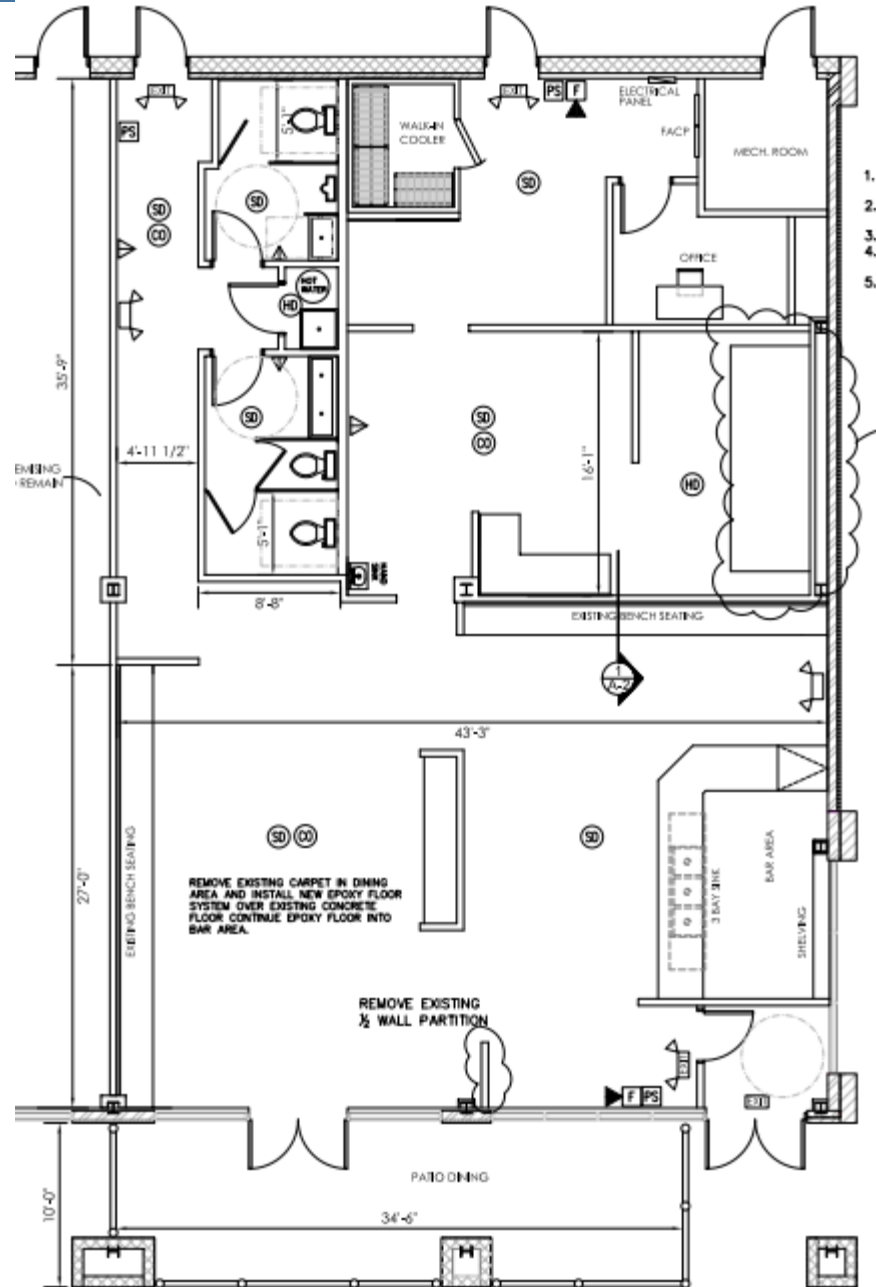


FLOOR PLAN

9430 TRANSIT ROAD, EAST AMHERST NY 14051



BEVILACQUA
DEVELOPMENT L.P.



PROPERTY PHOTOS

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CONTACT US

9430 TRANSIT ROAD, EAST AMHERST NY 14051



MATTHEW WILHELM

Commercial Leasing Agent

Office: 716-691-7444

JONATHAN BEVILACQUA

Managing Member

BEVILACQUA DEVELOPMENT L.P.

9332 Transit Road, Suite B

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