



AMHERST TRANSIT

9328-9350 TRANSIT ROAD || EAST AMHERST, NY 14051

PROPERTY OVERVIEW

9328—9350 TRANSIT ROAD, EAST AMHERST NY 14051

PROPERTY DESCRIPTION

Amherst Transit Plaza is comprised of 18,021 square feet of retail, restaurant, and office uses within one building. The development is located on Transit Road at the corner of Transit and Casey 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.

SURROUNDING POPULATION

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

TRAFFIC COUNTS

TRANSIT ROAD	27,296 AADT
NORTH FRENCH ROAD	16,192 AADT
CASEY ROAD	7,505 AADT

PROPERTY PHOTOS



MARKET AERIAL

9328—9350 TRANSIT ROAD, EAST AMHERST NY 14051



COLOR SITE PLAN

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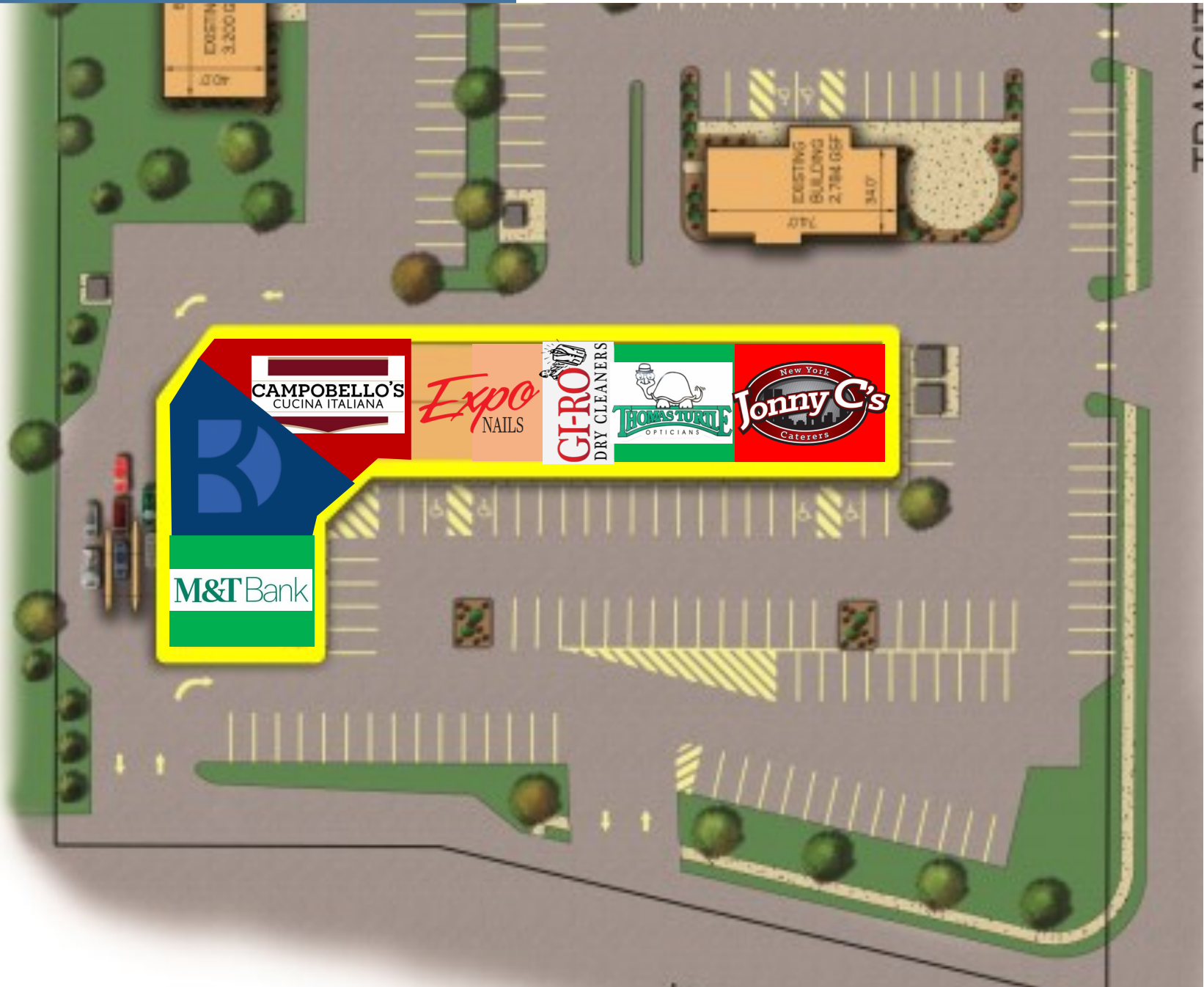


LEASING PLAN

9328-9350 TRANSIT ROAD, EAST AMHERST NY, 14051



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DEVELOPMENT L.P.



DEMOGRAPHICS REPORT

9328-9350 TRANSIT ROAD, EAST AMHERST NY, 14051



Per capita Income

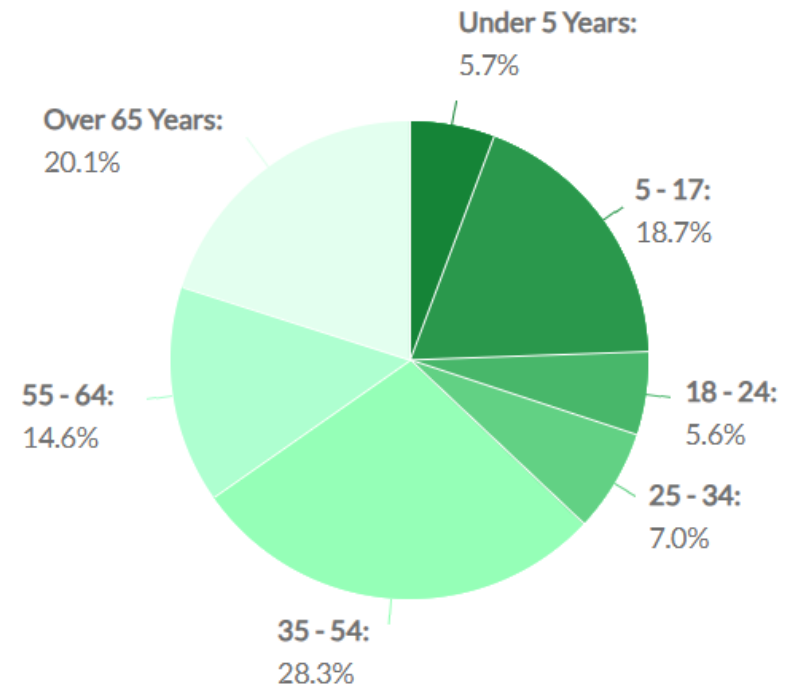
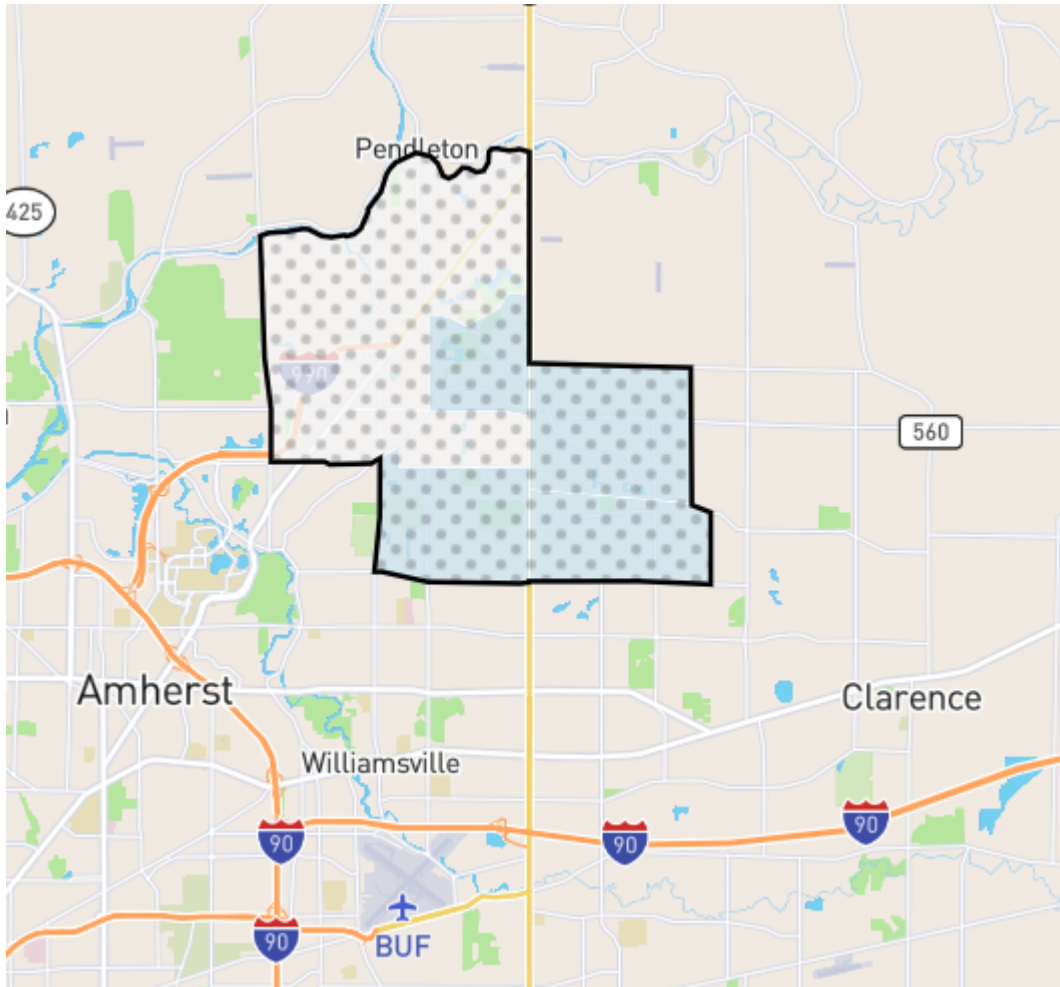
East Amherst

\$66,983

Median household income

East Amherst

\$141,638



PROPERTY PHOTOS

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CONTACT US

9328-9350 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