



# 9300 TRANSIT ROAD

9310—9320 TRANSIT ROAD || EAST AMHERST, NY 14051

# PROPERTY OVERVIEW

9320 TRANSIT ROAD, EAST AMHERST NY 14051

## PROPERTY DESCRIPTION

9310 & 9320 Transit Road is comprised of 16,500 square feet of commercial space between two buildings. The development is located on Transit Road sharing a parcel with CVS Pharmacy and Aldi in East Amherst. 9300 Transit is home to a variety of businesses, including restaurants such as Lime House, Feature Eatery, and Kayleena Marie’s, along with a salon, a ballet school, and the School of Rock. Amherst is the largest and most populous suburb of Buffalo, NY.

## 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



# MARKET AERIAL

9310—9320 TRANSIT ROAD, EAST AMHERST NY 14051



# DEMOGRAPHICS REPORT

9310—9320 TRANSIT ROAD, EAST AMHERST NY 14051



## Per capita Income

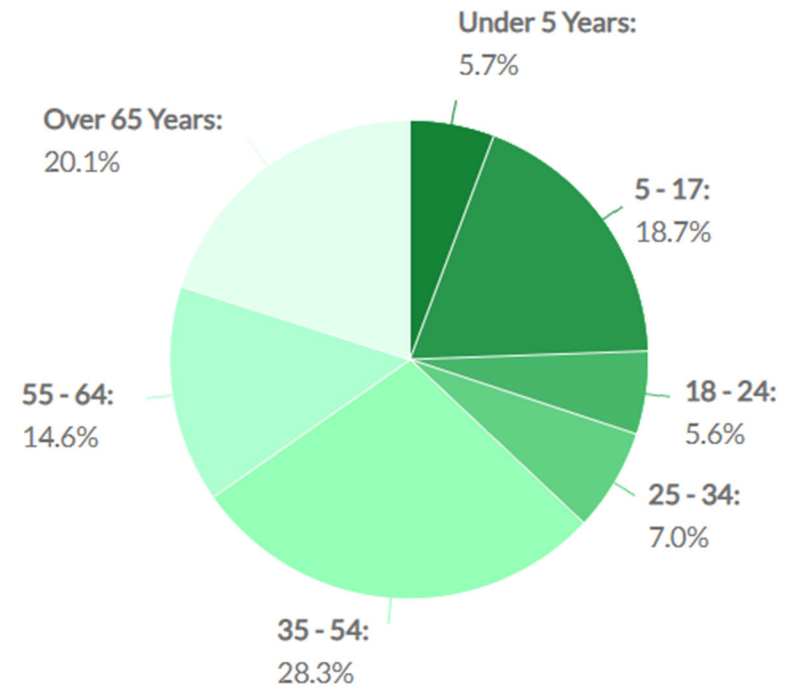
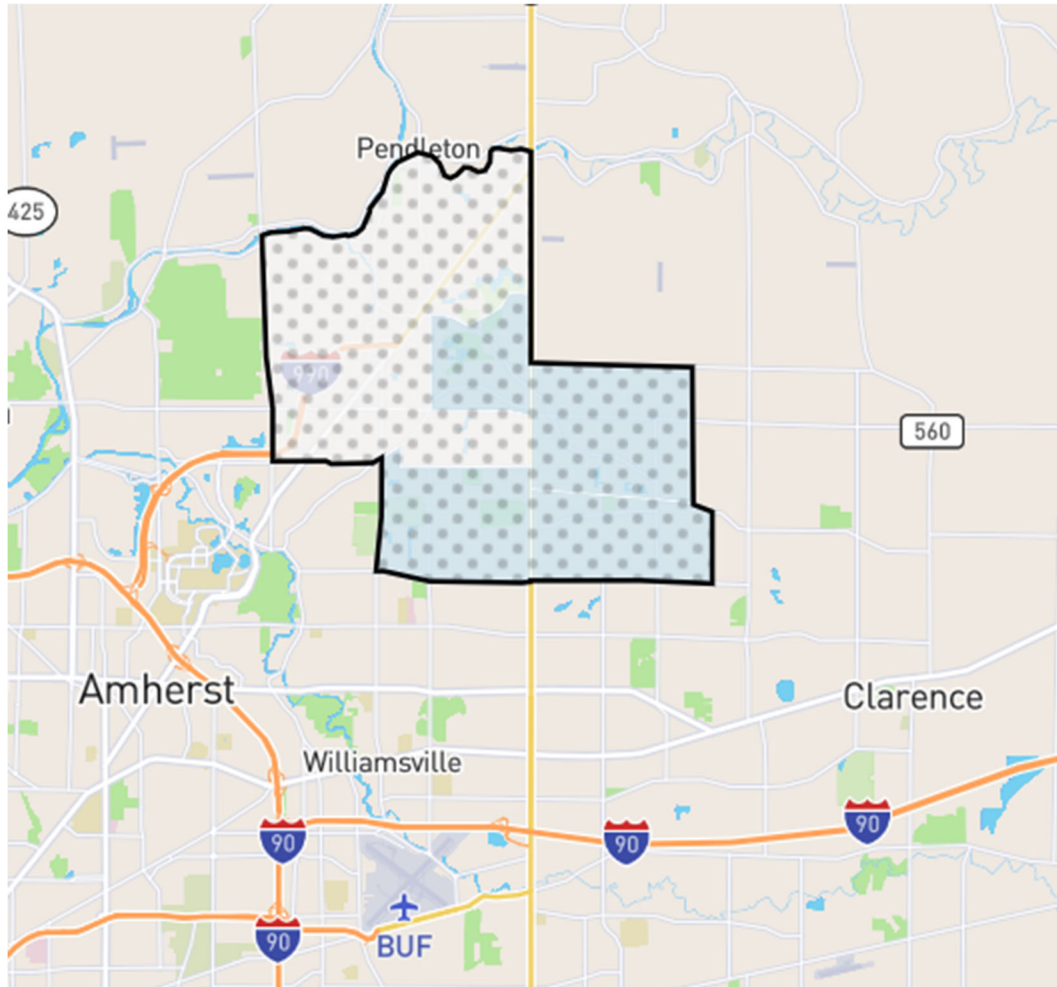
East Amherst

\$66,983

## Median household income

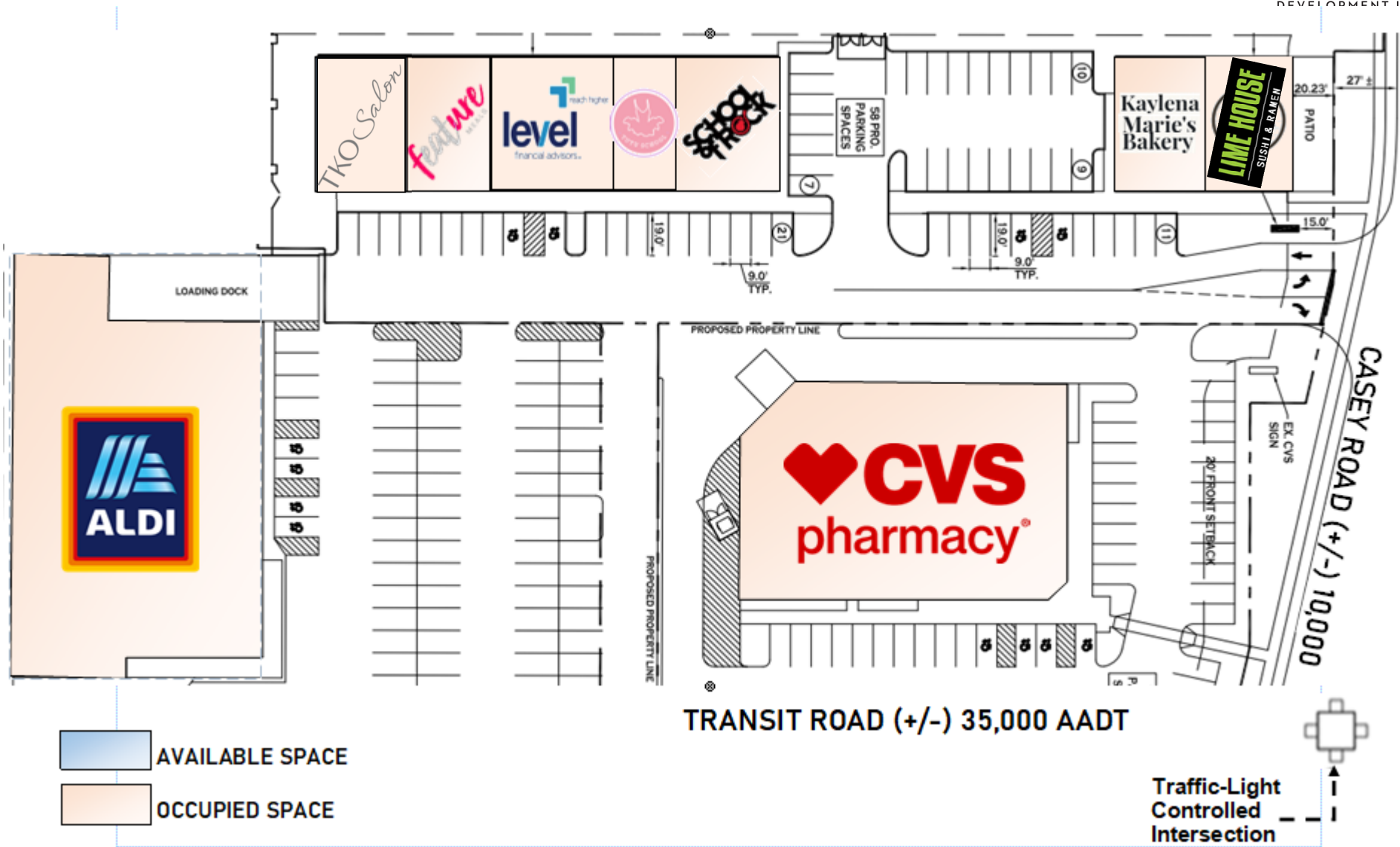
East Amherst

\$141,638



# LEASING PLAN

9310 & 9320 TRANSIT ROAD, EAST AMHERST NY 14051



TKO SALON

LEVEL FINANCIAL ADVISORS

SCHOOL OF ROCK

**AVAILABLE -2,319 SF**

FEATURE EATERY

TUTU SCHOOL

KAYLENA MARIE'S BAKERY

# PROPERTY PHOTOS

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BEVILACQUA  
DEVELOPMENT L.P.



# CONTACT US

9310—9320 TRANSIT ROAD, EAST AMHERST NY 14051

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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.

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