



BEVILACQUA
DEVELOPMENT L.P.



6035 TRANSIT ROAD

6035 TRANSIT ROAD || EAST AMHERST, NY 14051

PROPERTY OVERVIEW

6035 TRANSIT ROAD, EAST AMHERST NY 14051

PROPERTY DESCRIPTION

6035 Transit is the original building that Bevilacqua Development reimagined as part of Transit Meadows. The 6,932-square-foot property is home to Buffalo Pharmacies and The Coder School, and Cluck Cluck Moo Moo—a new eatery serving smash burgers and chicken sandwiches. Positioned along Transit Road directly across from the prestigious Transit Valley Country Club, the site offers outstanding visibility and accessibility, featuring two convenient entrances and a prominent roadside sign for easy access and recognition.

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

6035 TRANSIT ROAD, EAST AMHERST NY 14051



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COLOR SITE PLAN

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LEASING PLAN

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DEMOGRAPHICS REPORT

6035 TRANSIT ROAD, EAST AMHERST NY 14051



Per capita Income

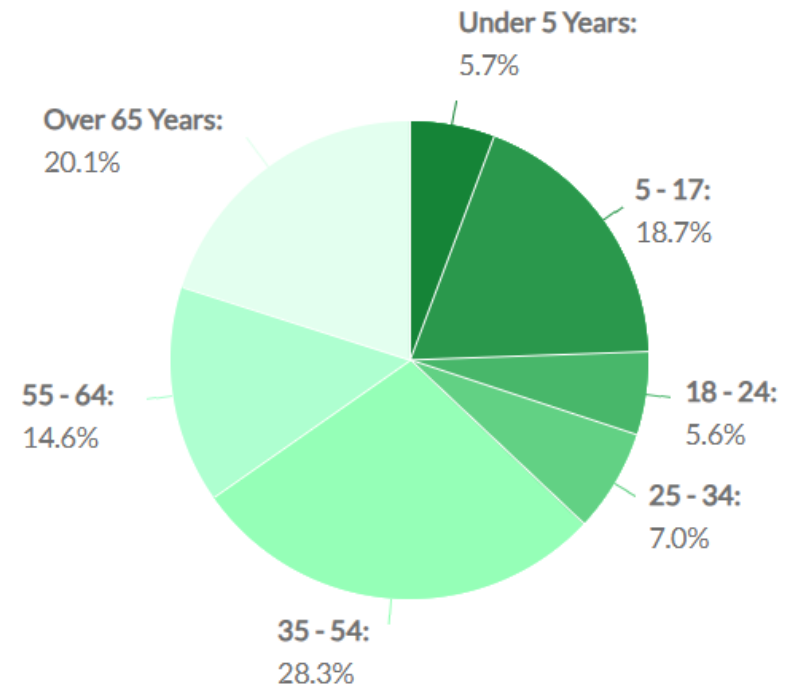
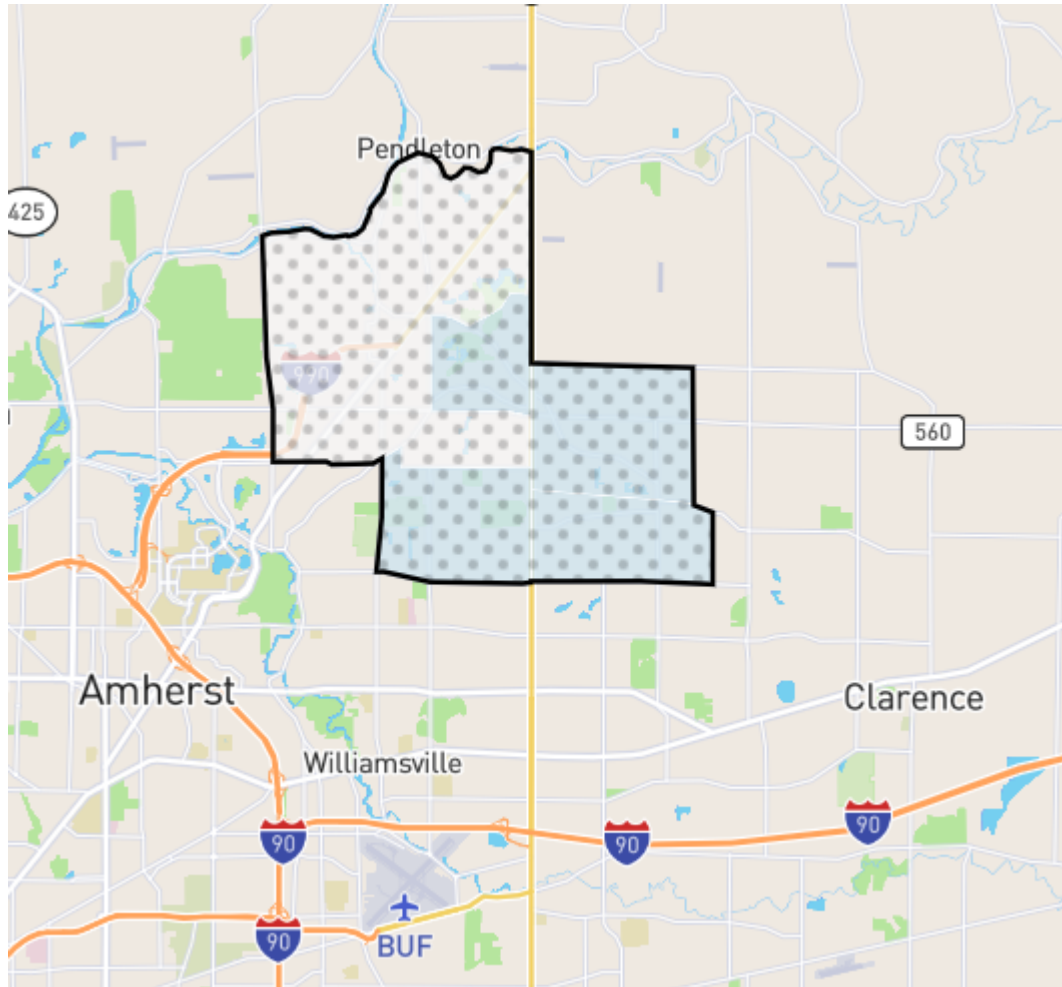
East Amherst

\$66,983

Median household income

East Amherst

\$141,638



PROPERTY PHOTOS

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CONTACT US

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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.