



TRANSIT MEADOWS

6041 TRANSIT ROAD || EAST AMHERST, NY 14051

Existing professional office park with leasable space available

PROPERTY OVERVIEW

TRANSIT MEADOWS 6041 TRANSIT ROAD, EAST AMHERST NY 14051

PROPERTY DESCRIPTION

Transit Meadows is a new multi-use property in the Town of Clarence, NY built in 2018. The site has frontage on Transit Road and is located directly across Transit Valley Country Club. The property is comprised of five buildings making up 45,000 square feet of commercial space. The site has two entry points directly off of Transit Road, and a large ground sign on Transit Road as well. There is ample parking on site with 370 off-street spaces. Existing tenants include a few medical and dental offices, a salon, gym, spa, and a New York State Department Office.

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

6041 TRANSIT ROAD, EAST AMHERST NY 14051



BEVILACQUA
DEVELOPMENT L.P.



DEMOGRAPHICS REPORT

TRANSIT MEADOWS 6041 TRANSIT ROAD, EAST AMHERST NY 14051



Per capita Income

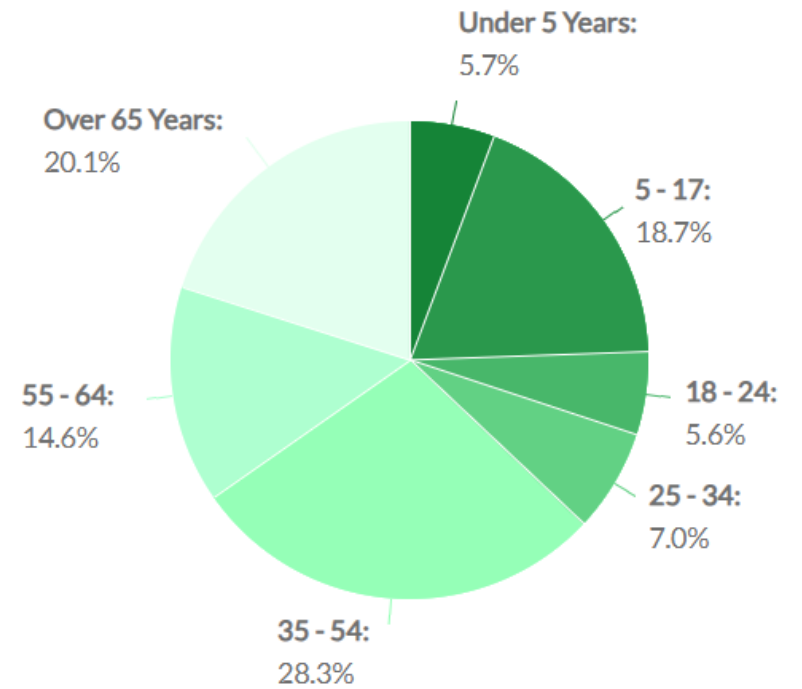
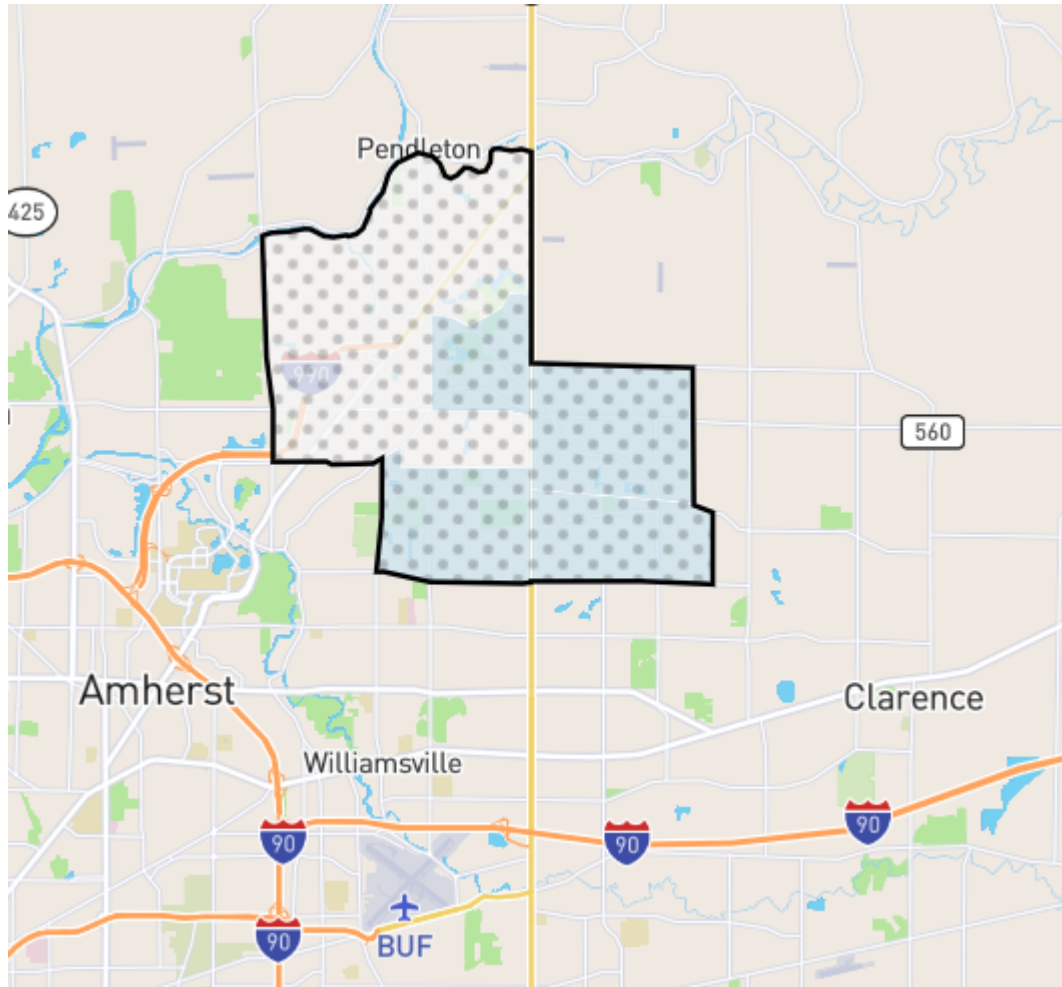
East Amherst

\$66,983

Median household income

East Amherst

\$141,638



LEASING PLAN

TRANSIT MEADOWS 6041 TRANSIT ROAD, EAST AMHERST NY 14051



DIRECTORY

- | | | | | | |
|------------------|-----------------|--------------------|------------------------------|-----------------------|--------------------|
| A. AMHERST ENT | D. IVORY DENTAL | G. SYNERGY FITNESS | J. TRANSIT MEADOW PEDIATRICS | M. CLUCKCLUCK MOOMOO | P. DEVINE NAIL SPA |
| B. SALON GIANTE | E. NATIONWIDE | H. WINNING SMILES | K. HD FINANCIAL SERVICES | N. BUFFALO PHARMACIES | Q. PITA GOURMET |
| C. BUFFALO CHESS | F. AOTA | I. DASNY | L. CODER SCHOOL | O. DOMINO'S PIZZA | |

PROPERTY PHOTOS

TRANSIT MEADOWS 6043, 6041 TRANSIT ROAD, EAST AMHERST NY 14051



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CONTACT US

TRANSIT MEADOWS 6041 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.

For more information please visit WWW.BDVLP.COM.