



4500 NORTH FRENCH ROAD

4500 North French Road || EAST AMHERST, NY 14051

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

4500 North French is comprised of approximately 2,325 square feet of retail space, build out as a cosmetic medical spa. The development is located on North French near Transit Road in the town of East Amherst NY. Amherst is amount the most affluent and most populated communities in West-er New York. Amherst is minutes from Clarence and the Vil-lage of Williamsville.

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

4500 NORTH FRENCH ROAD, EAST AMHERST NY 14051



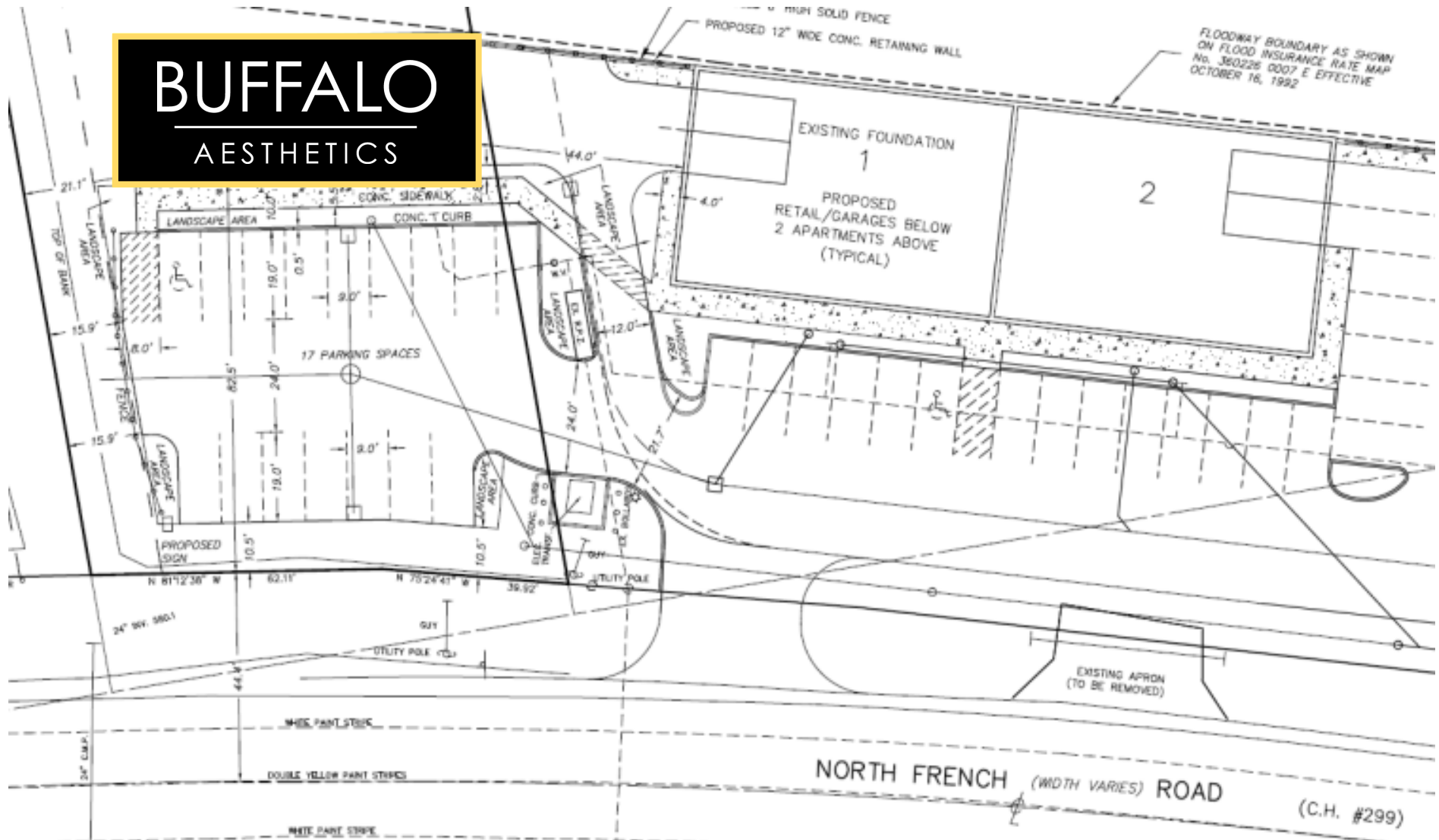
PROPERTY PHOTOS

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BUFFALO
AESTHETICS



DEMOGRAPHICS REPORT

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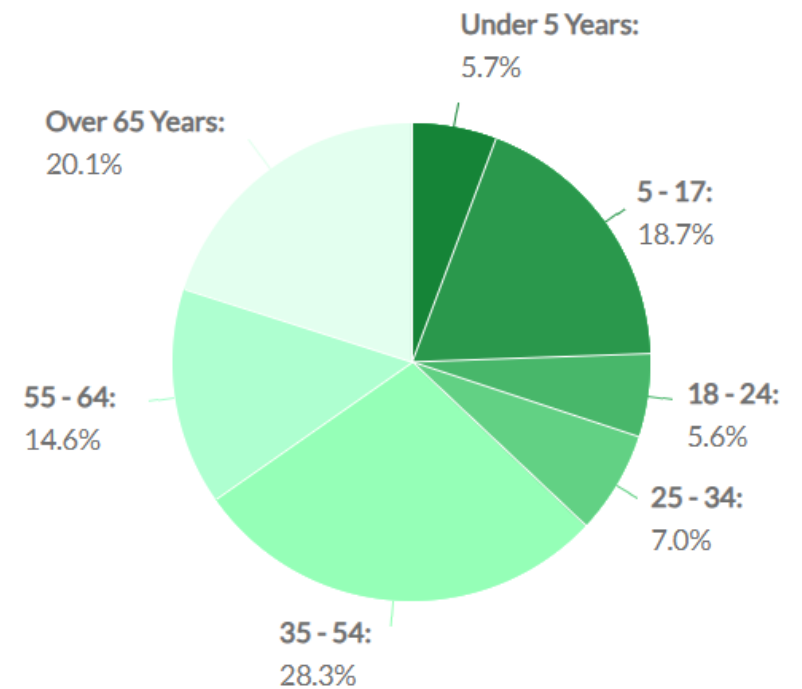
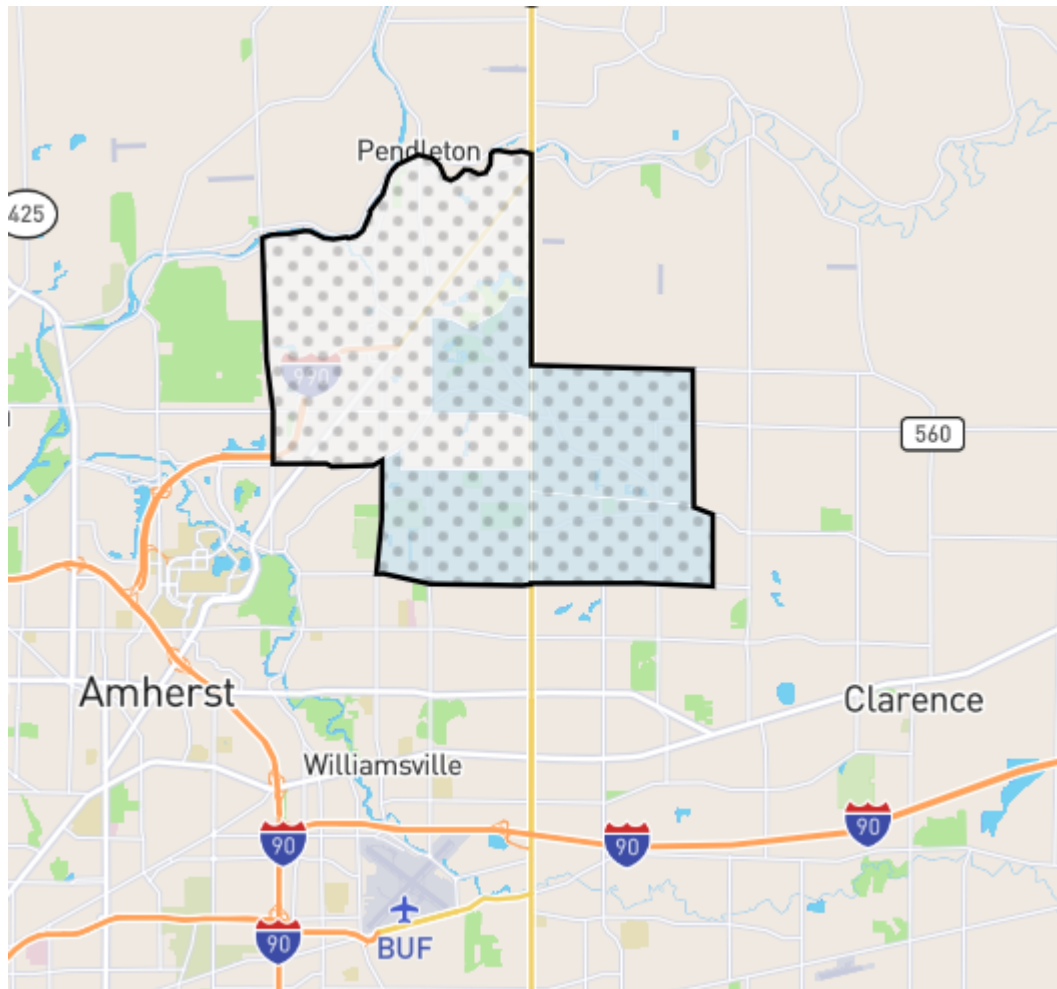


Per capita Income

East Amherst **\$66,983**

Median household income

East Amherst **\$141,638**



PROPERTY PHOTOS

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CONTACT US

4500 NORTH FRENCH 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