



BEVILACQUA
DEVELOPMENT L.P.



6031 TRANSIT ROAD

6031 TRANSIT ROAD || EAST AMHERST, NY 14051

PROPERTY OVERVIEW

6031 TRANSIT ROAD, EAST AMHERST NY 14051

PROPERTY DESCRIPTION

Transit Meadows is a new medial and professional office park 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 5 buildings making up 45,000 square feet of commercial space. The site has 2 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.

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

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LEASING PLAN

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DEMOGRAPHICS REPORT

6031 TRANSIT ROAD, EAST AMHERST NY 14051



Per capita Income

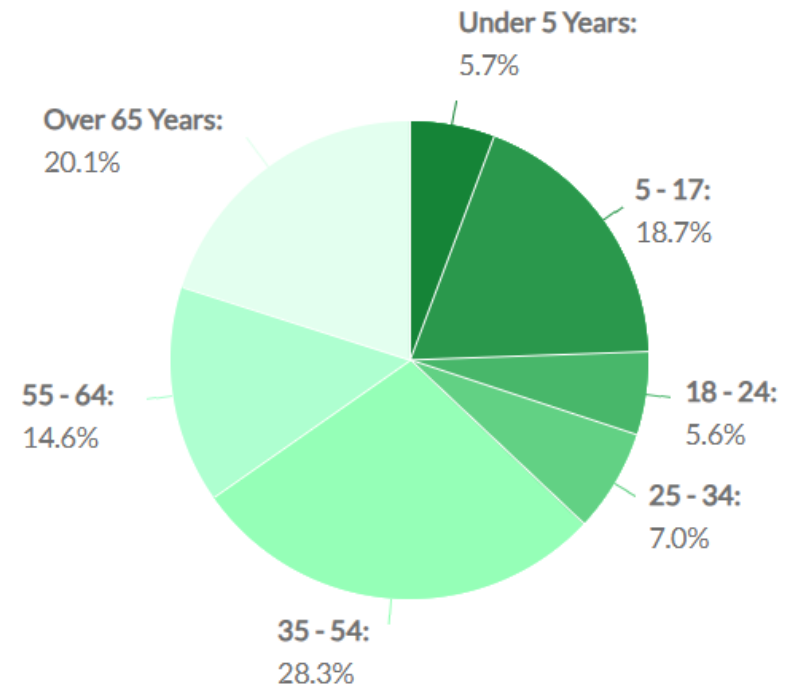
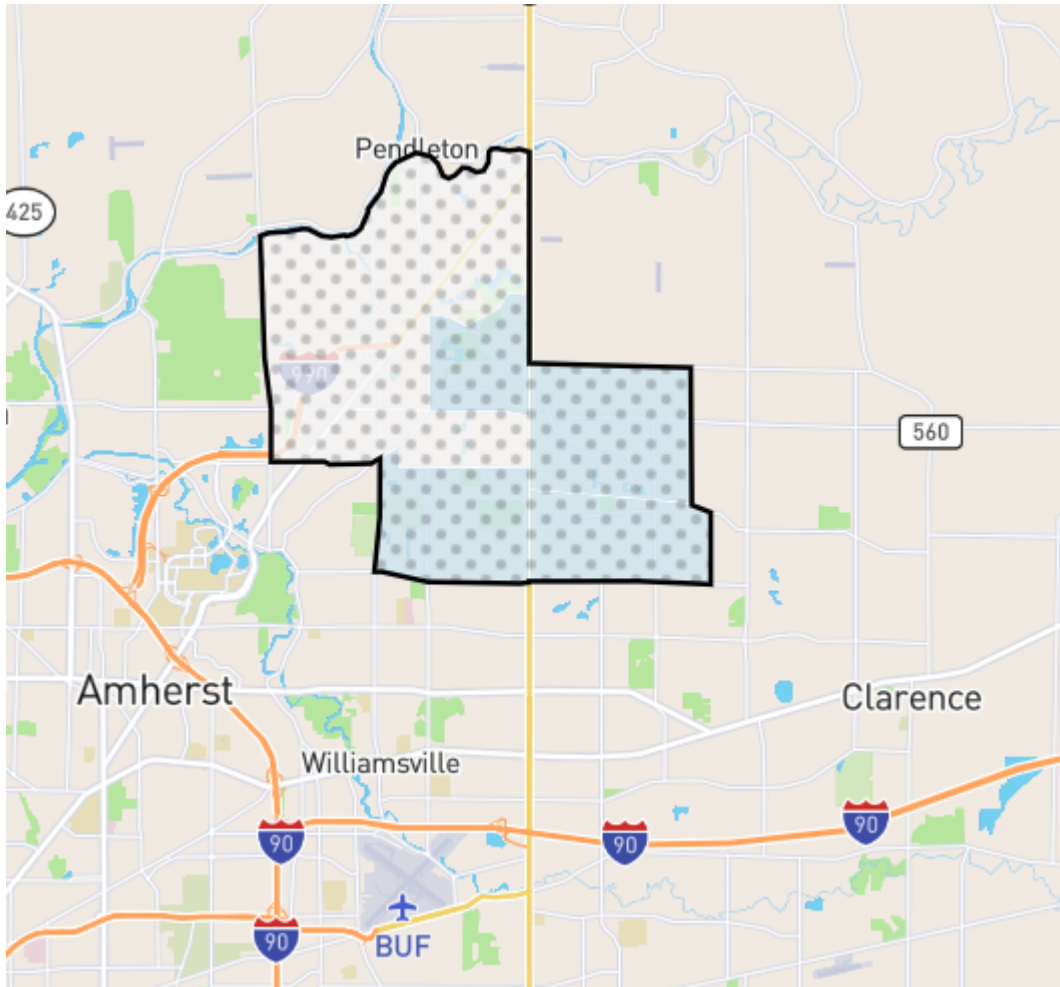
East Amherst

\$66,983

Median household income

East Amherst

\$141,638



PROPERTY PHOTOS

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CONTACT US

6031 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