

AVAILABLE 2970 Transit Road

West Seneca, New York

BANK OF AMERICA CALL CENTER AVAILABLE

90,623 SF OFFICE / CALL CENTER AVAILABLE

FEATURES	
Total Building Size	90,623 <u>+</u> Sq. Ft.
Total Availability	90,623 <u>+</u> Sq. Ft. Space is Divisible
Lot Size	10.3 <u>+</u> Acres
Zoning	C-1

Property Highlights

- Bank of America call center available
- · Excellent visibility
- Easily accessible to NYS Route 400 and NYS Thruway I-90
- Roof replaced in 2015

- Space can be divided to
 accommodate smaller users
- 5.4 / 1000SF parking ratio
- Total of 494 car parks on-site
- Ideal for: call center, professional office user



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,068	49,504	119,914
Average Household Income	\$99,535	\$87,713	\$79,404

TRAFFIC COUNTS	
Transit Road	26,235 AADT

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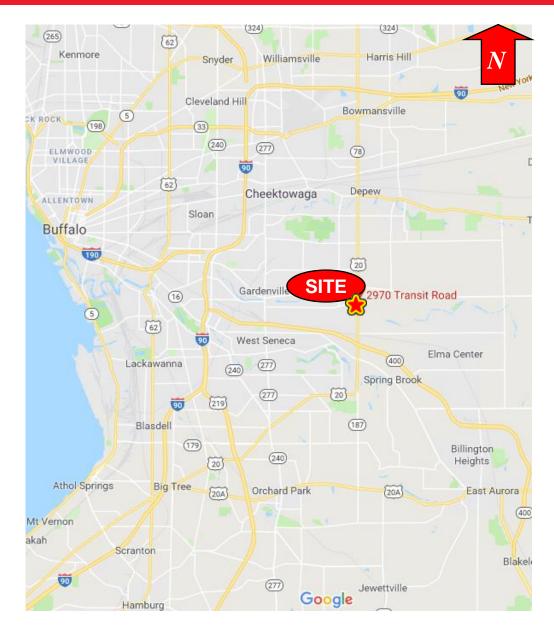
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Location Map

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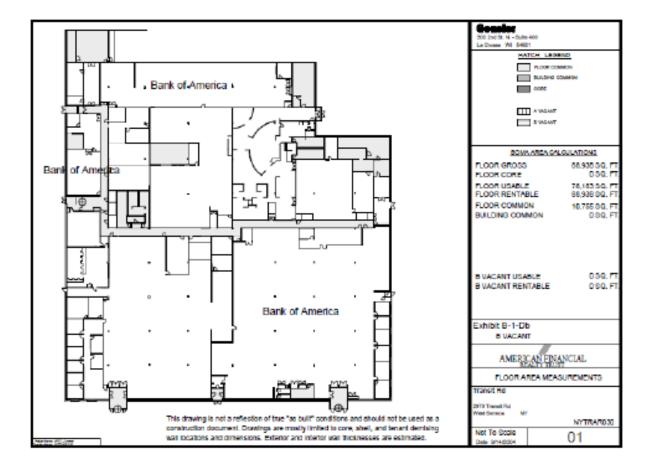






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Floor Plans

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