

AVAILABLE 7740 Transit Road

Williamsville, New York

## 13,577 SF MEDICAL / RETAIL / OFFICE FOR REDEVELOPMENT

and more

Retail

FORMER TANDOORI'S RESTAURANT FOR REDEVELOPMENT

BUILDING FEATURES	
Building Size	13,577 <u>+</u> Sq. Ft.
Lot Size	1.80 <u>+</u> Acres
Parking	Surface Lot
Zoning	GB

## **Property Highlights**

- Former Tandoori's restaurant available, easily converts to professional office or medical office
- Excellent visibility and traffic counts on Transit Road
- 13,577 <u>+</u> Sq. Ft. on a 1.80 <u>+</u> acre lot
- Ample parking on site
- Ideally located at the signalized intersection of Transit Road and Sheridan Drive

For more information, contact:

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Many area amenities located

restaurants, banks, Target,

Walmart Supercenter, Eastern

Hills Mall, gas stations, gyms,

Offices; Urgent Care, Office,

nearby including: retail,

Ideal for: Medical/Dental

 Site Has ability to be expanded to 2.2 <u>+</u> Acres

	TIGE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,918	49,145	150,418
Average Household Income	\$115,139	\$125,052	\$105,833

TRAFFIC COUNTS	
Transit Road	35,826 AADT
Sheridan Drive	15,389 AADT

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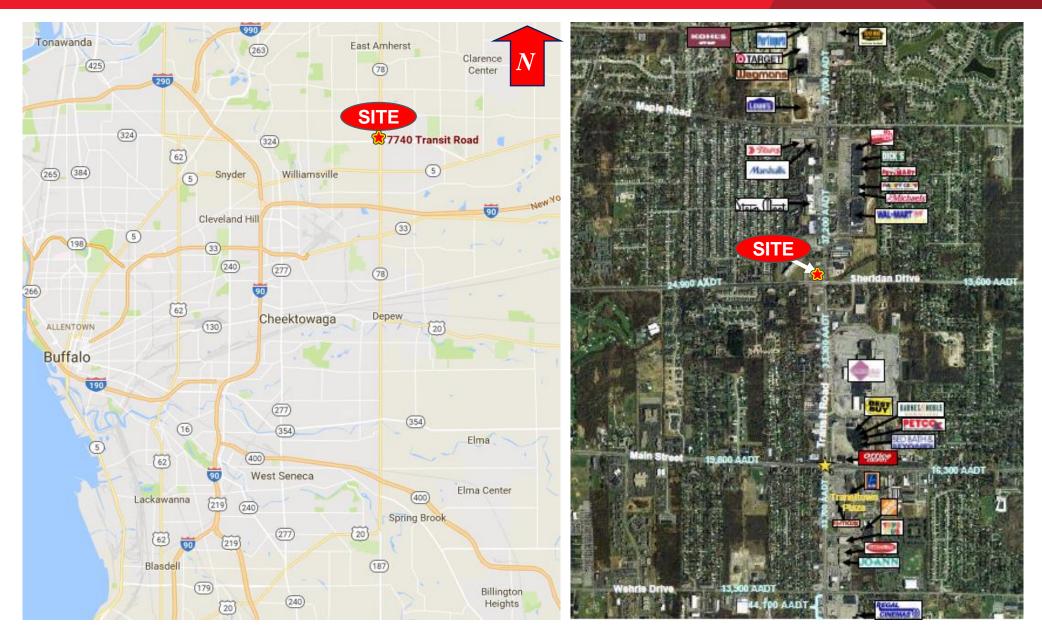
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## Location Map

Area Amenities

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