

**FOX CREEK ESTATES COMMERCIAL SPACE FOR LEASE**

**EAST AMHERST MIXED-USE PROPERTY**

BUILDING FEATURES	
Total Availability	22,000 ± Sq. Ft. In Two Separate Buildings
Building Availability	2,000 - 11,000 ± Sq. Ft. Per Building
Lot Size	8.93 ± Acres
Parking	Surface Lot

**Property Highlights**

- Fox Creek Estates commercial availability
- Brand new office, medical, or retail space
- Located on one of the busiest and well-traveled roads in Western New York
- Excellent demographics and traffic counts
- Highly visible
- 270 + leased apartment units on-site to support any business
- Area amenities include: grocery stores, cafes, retail, banks, gas stations, and more
- Ideal for: medical office, restaurant, retail, professional office, entertainment



For more information, contact:

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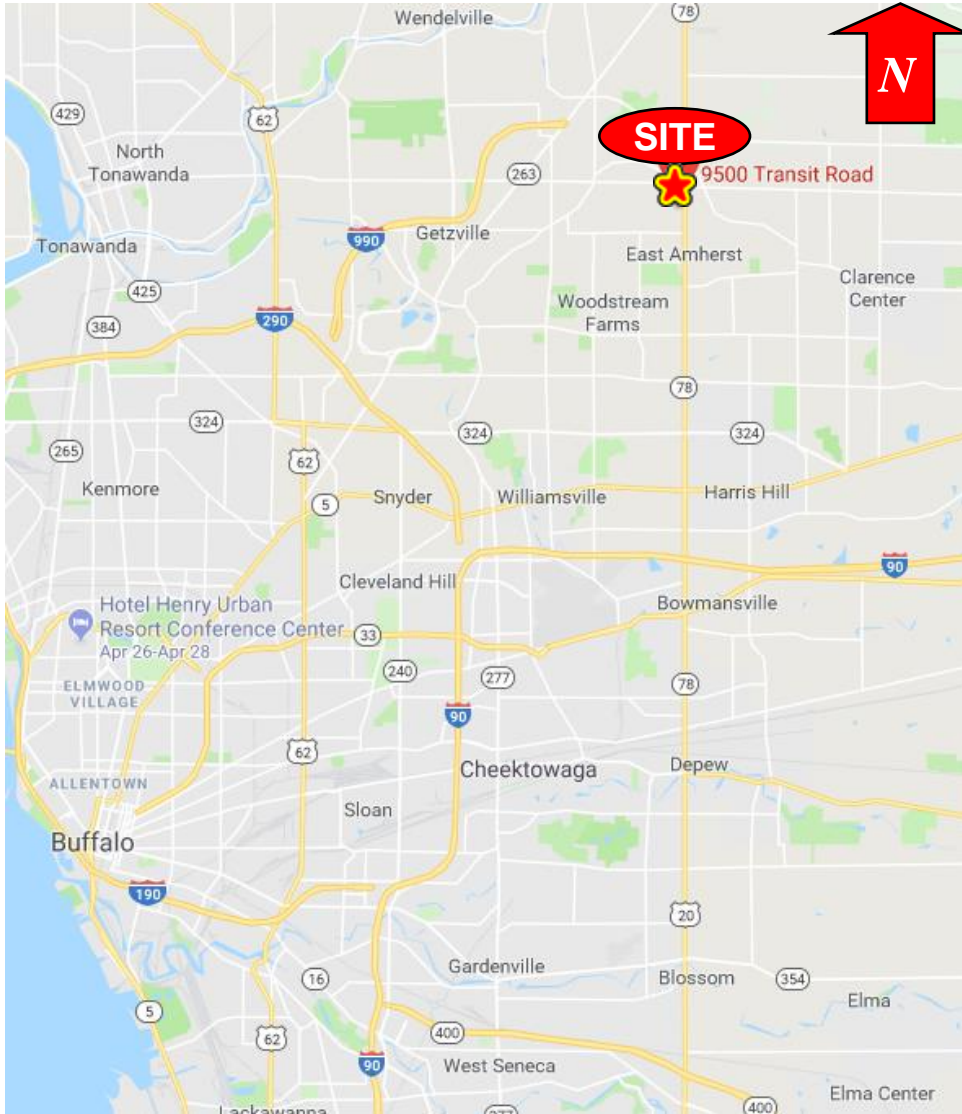
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,035	43,247	96,535
Avg. HH Income	\$157,563	\$139,002	\$118,109

TRAFFIC COUNTS	
Transit Road	29,819 AADT
North French Road	16,658 AADT

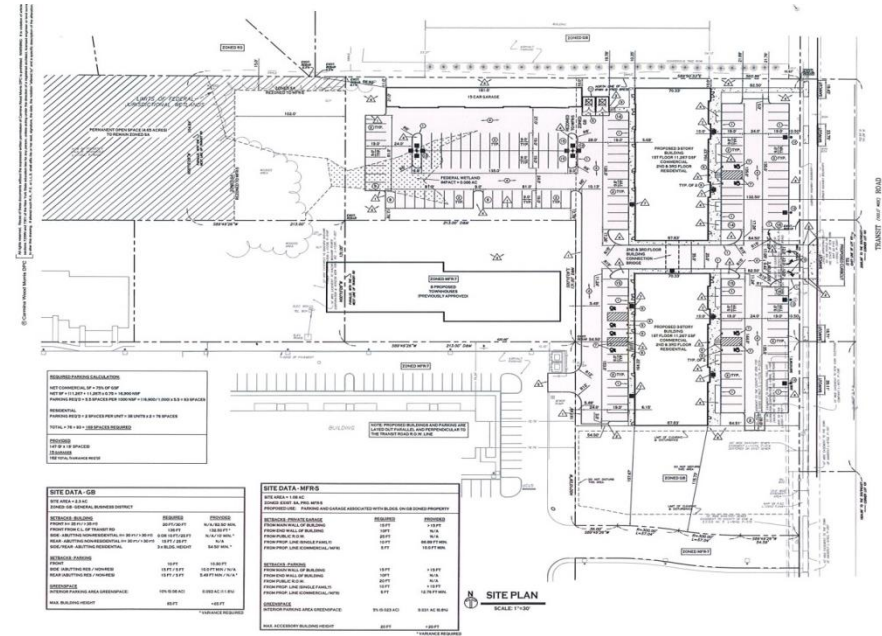
**COMMERCIAL SPACE FOR LEASE**

**9500 Transit Road**

East Amherst, New York



Location Map



Site Plan / Aerial