

COMMERCIAL SPACE FOR LEASE 9500 Transit Road

East Amherst, New York

FOX CREEK ESTATES COMMERCIAL SPACE FOR LEASE

EAST AMHERST MIXED-USE PROPERTY

BUILDING FEATURES

Total Availability	22,000 <u>+</u> Sq. Ft . In Two Separate Buildings
Building Availability	2,000 - 11,000 <u>+</u> Sq. Ft. Per Building
Lot Size	8.93 <u>+</u> 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



3 MILE

\$157.563

43.247

\$139.002

5 MILE

96.535

\$118,109

DEMOGRAPHICS	1 MILE
Population	6,035

Avg. HH Income

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

For more information, contact:

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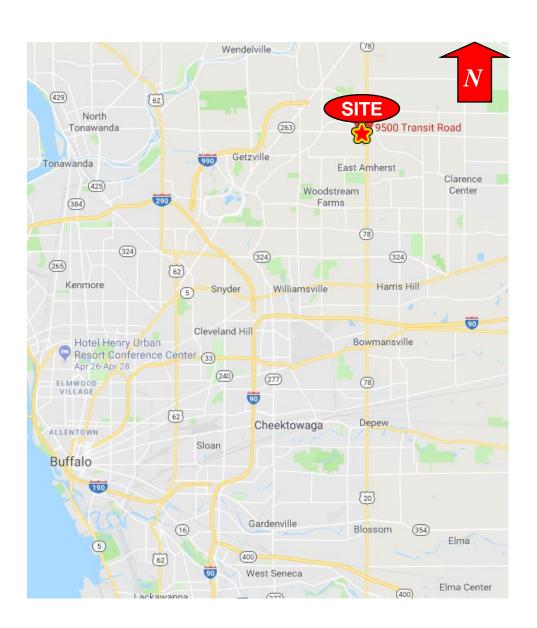
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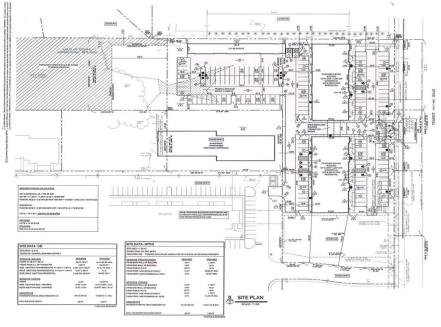
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Site Plan / Aerial

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Location Map

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