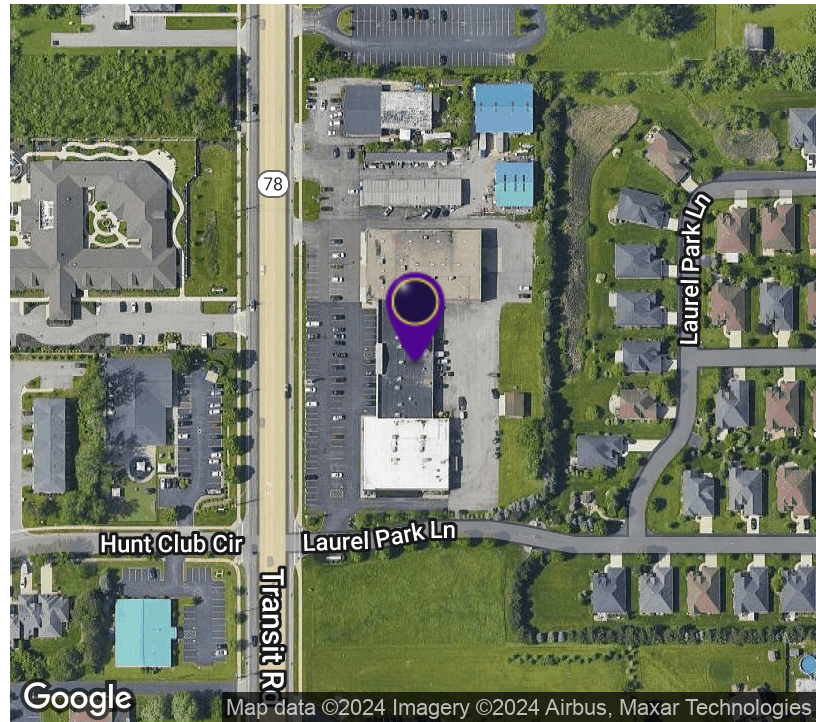


FORMER DENTAL OFFICE

5853 Transit Road , East Amherst, NY 14051



OFFERING SUMMARY

Available SF: 1,420 SF

Lease Rate: \$17.50 SF/yr (NNN)

Year Built: 1986

Building Size: 23,670 SF

PROPERTY OVERVIEW

5853 Transit Road, former dental office currently available. Situated in the Transit Valley Plaza. This location is suitable for any type of retail, medical, office, or restaurant uses with ample parking. Plaza tenants include Runner's Roost, Studio 2000 Hair Salon, Yolo's Restaurant & Lounge, King Wellness, Genevieve's Cheesecakes & Bake Shop, Kings Acupuncture and Fitness Institute. 1,420+/- SF space available. Pylon signage is available at the street and signage above each individual space. Nets are approximately \$3.85+/- SF.

LOCATION OVERVIEW

Located on Transit Road in the Transit Valley Plaza this heavy traffic area is ideal for any business. This property has 436 feet of frontage as well as two curb cuts for easy access in and out of the property. Great visibility on Transit Road, East Amherst, NY. Between Roll Road and Clarence Center Road. High traffic count. Just minutes from Transit Middle School, Super Walmart, Wegman's Foods, Tops Super Market, Kohl's, Target, Lowe's, Home Depot, Best Buy, and the Eastern Hills Mall.

PROPERTY HIGHLIGHTS

- Excellent Location / Heavy Traffic Area
- 1,420+/- SF Space Available
- Ample Parking
- Highly Visible Location



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Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

FORMER DENTAL OFFICE

5853 Transit Road , East Amherst, NY 14051

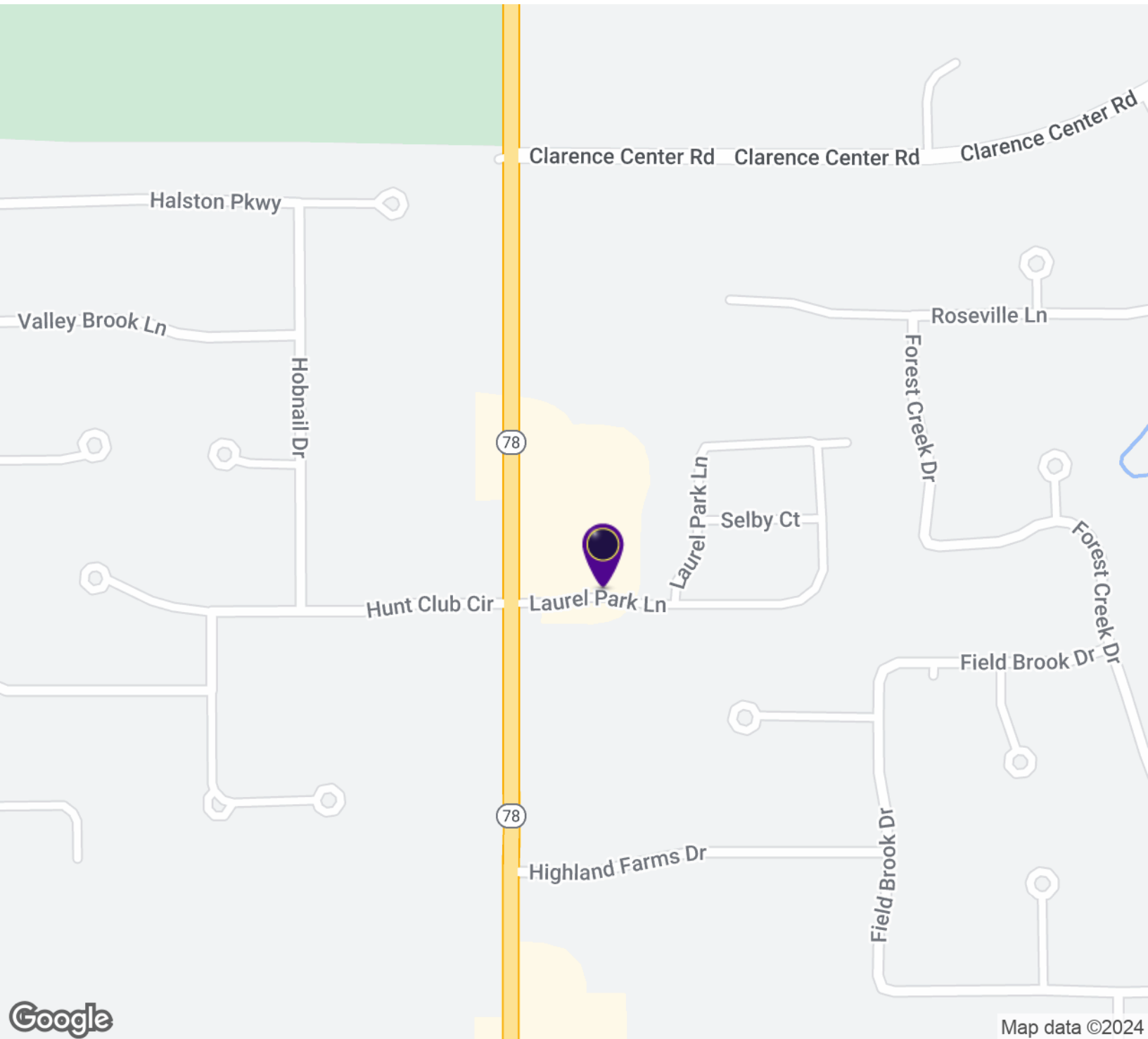


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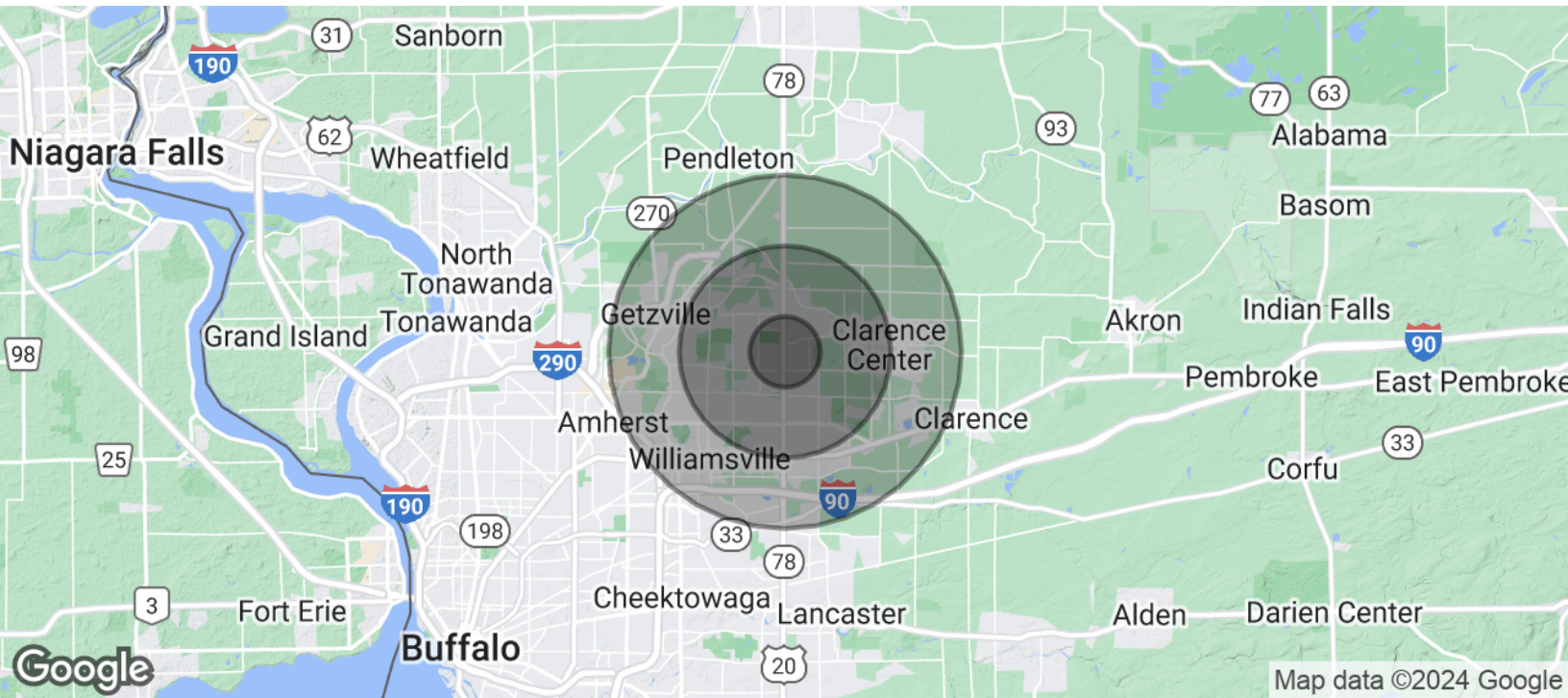


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FORMER DENTAL OFFICE

5853 Transit Road , East Amherst, NY 14051



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,039	54,151	103,519
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	47	47	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,608	21,146	40,700
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$160,407	\$153,215	\$141,532
Average House Value	\$517,851	\$443,123	\$408,913

Demographics data derived from AlphaMap



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