

Turn Key Restaurant - Former Duke's Tavern

5841 Transit Rd, East Amherst, NY 14051

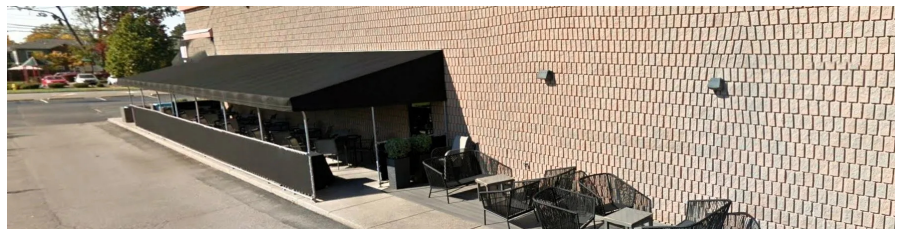


OFFERING SUMMARY

Available SF:	4,200 SF
Lease Rate:	\$17.50 SF/yr (NNN)
Lot Size:	2.32 Acres
Year Built:	1986
Building Size:	23,670 SF
Zoning:	Commercial

PROPERTY OVERVIEW

An exceptional opportunity to acquire approximately 4,200+/- square feet of restaurant and hospitality space in the highly visible Transit Valley Plaza. Formerly home to Duke's Tavern, this well-positioned property offers an ideal setting for a restaurant, tavern, café, entertainment venue, or other food-and-beverage concept. The space features a welcoming dining and bar layout, an existing commercial restaurant configuration, 34-42 patio seating for seasonal outdoor dining and customer enjoyment. Its location within Transit Valley Plaza provides excellent visibility, convenient access, and ample on-site parking. The plaza encompasses approximately 23,670 square feet on 2.32 acres and is situated along the heavily traveled Transit Road corridor. All equipment can be purchased for an additional price. Plaza retailers and occupants include Runner's Roost, Studio 2000 Hair Salon, King Wellness, Genevieve's Cheesecakes & Bake Shop, Kings Acupuncture and Fitness Institute, and Pokémon Card store.



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LOCATION DESCRIPTION

Surrounded by a dense concentration of national retailers, grocery stores, home-improvement destinations, and regional shopping venues. Nearby retailers include Kohl's, Target, ALDI, Wegmans, Tops Friendly Markets, Walmart Supercenter, Dash's Market, Lowe's, Home Depot, and Best Buy, with Eastern Hills Mall and its broad mix of shopping, dining, and services located nearby

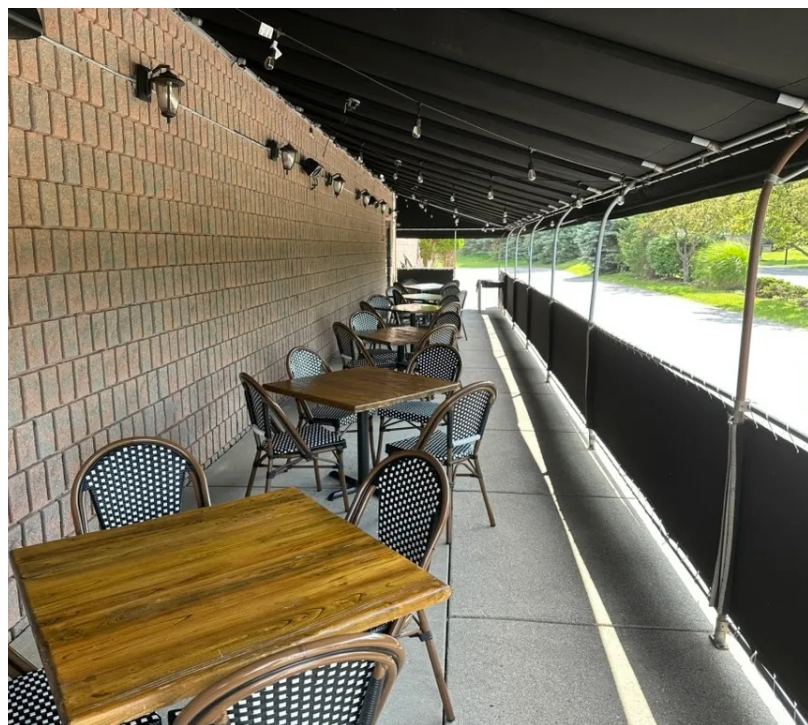
SPACES	LEASE RATE	SPACE SIZE
5841 Transit Rd	\$17.50 SF/yr	4,200 SF

PROPERTY HIGHLIGHTS

- Approximately 4,200+/- SF of restaurant/bar space.
- 17' Exhaust Hood
- Former Duke's Tavern location.
- Existing hospitality-oriented layout.
- Outdoor patio seating.
- Prominent Transit Road frontage.
- Located within Transit Valley Plaza.
- Ample customer parking.
- Strong opportunity for an owner-user, investor, or restaurant operator.

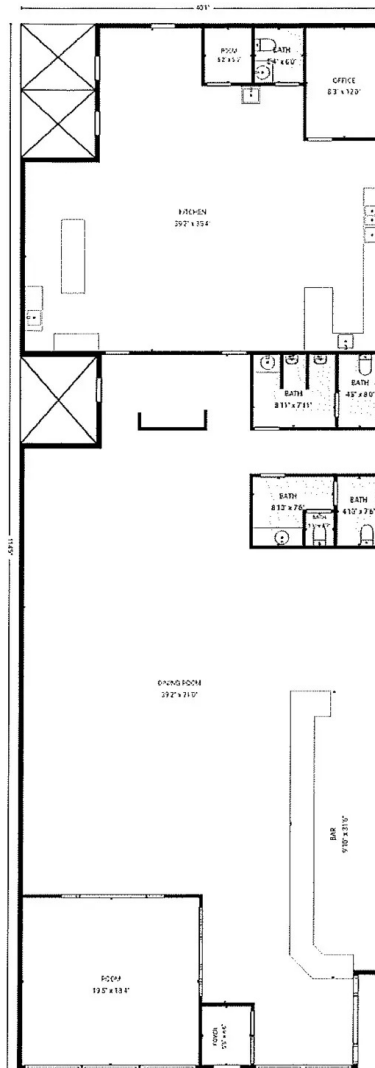
ADDITIONAL PHOTOS

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FLOOR PLANS

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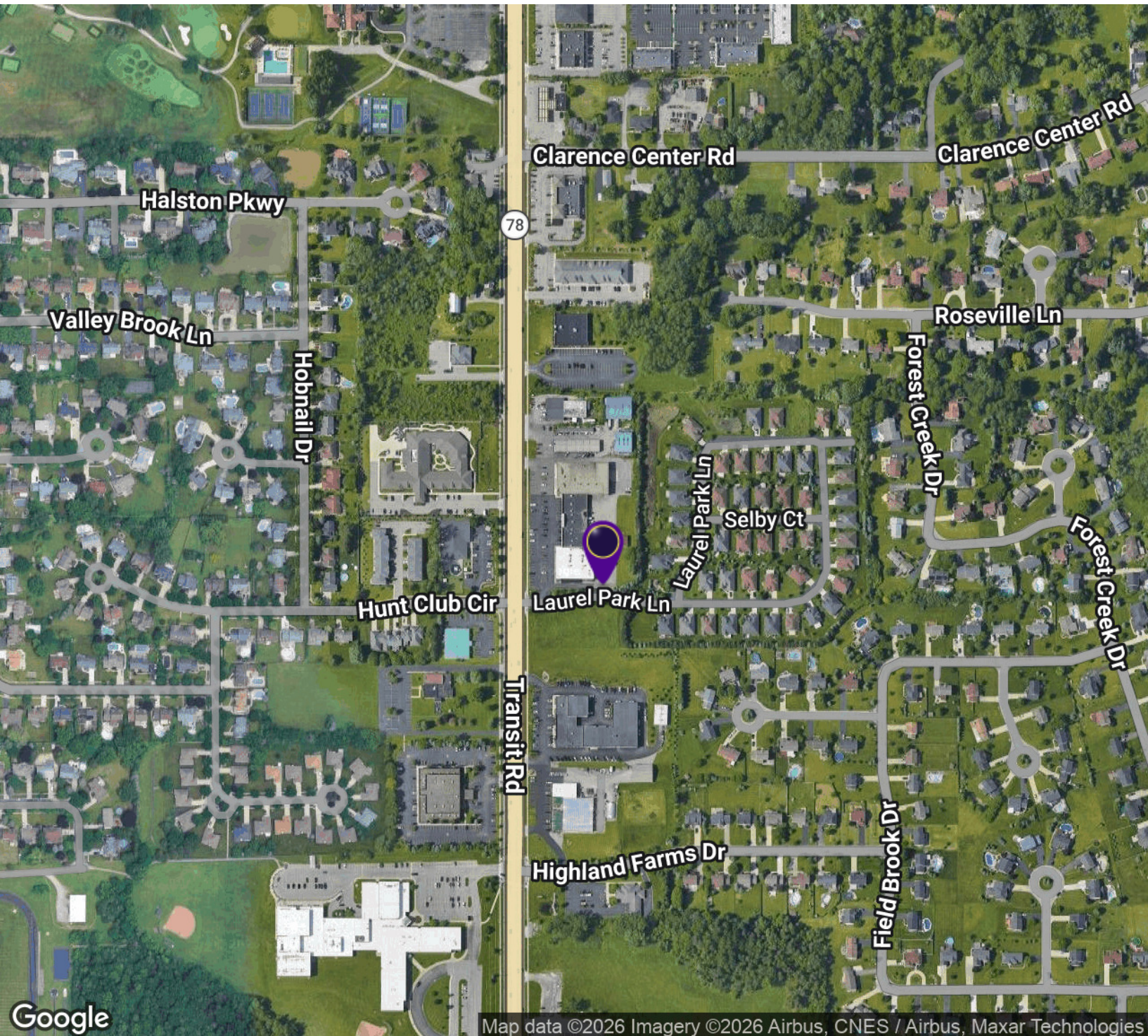


TOTAL: 4334 sq. ft
1st floor: 4334 sq. ft
EXCLUDED AREAS: ROOM: 34 sq. ft

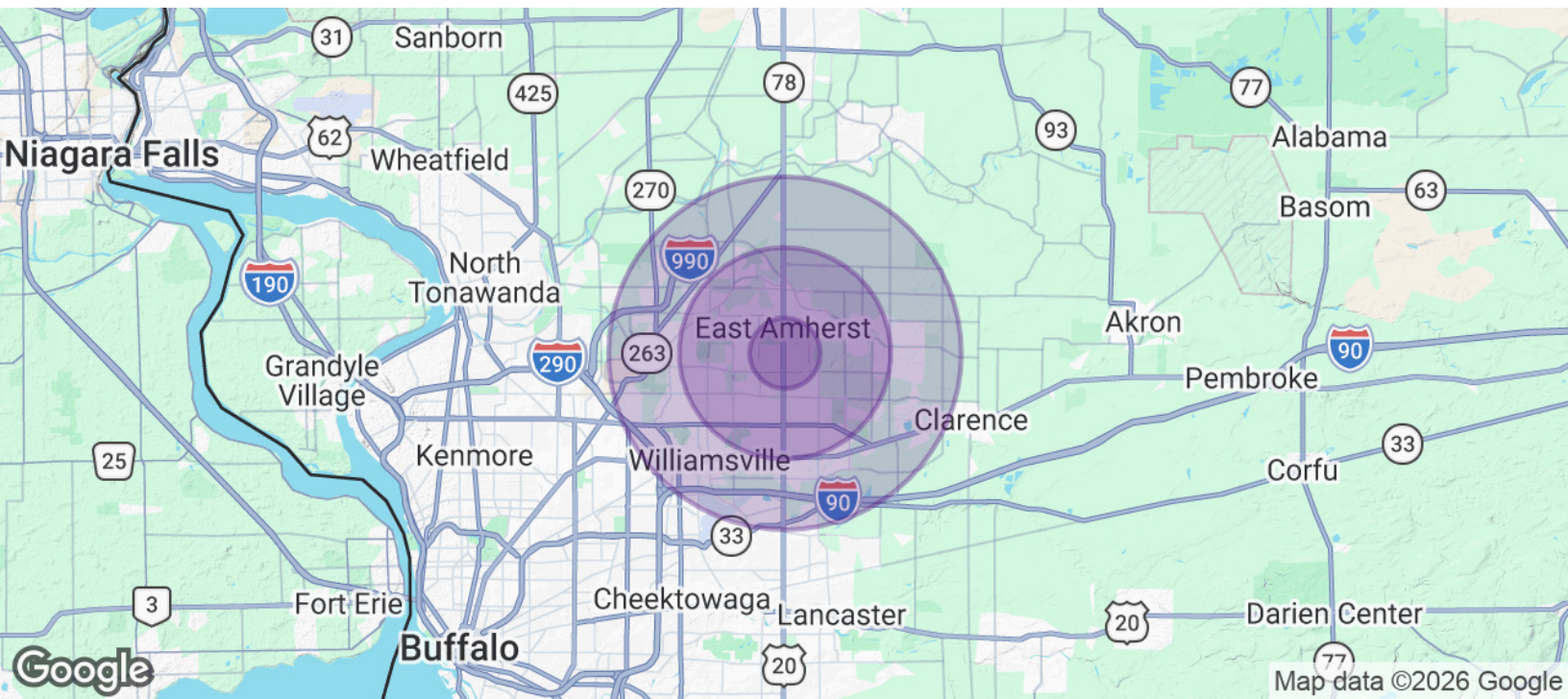
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,817	54,370	112,830
Average Age	47.3	46.8	45.3
Average Age (Male)	43.9	44.7	43.4
Average Age (Female)	50.8	48.6	47.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,286	22,023	45,104
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$167,831	\$155,405	\$141,092
Average House Value	\$463,699	\$393,712	\$364,311

2023 American Community Survey (ACS)