



**Rare Transit Road Opportunity**

**FOR SALE OR LEASE**

## 3,400± SF TWO-BUILDING OPPORTUNITY ON TRANSIT ROAD

### Property Highlights

- Rare opportunity in a supply constrained Transit Road retail and amenity corridor
- Two (2) ADA-compliant, well-maintained buildings totaling 3,400± SF on 1.5± acres
- Showroom/shop space constructed in 2016
- Prime Transit Road frontage with excellent visibility and 15,200 passing vehicles per day (AADT)
- Located in East Amherst/Clarence, one of WNY's most affluent and desirable submarkets
- Ideal for professional office, contractor, retail, or medical users

### Building Features

Total Building Size (Two Buildings)	3,400± Sq. Ft.
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Lot Size	1.5± Acres
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Demographic	1 Mile	3 Miles	5 Miles
Population	1,410	17,531	63,305
Average H.H. Income	\$121,930	\$148,106	\$152,645

Source: ESRI Business Analyst 2025

### Traffic Counts

Transit Road	15,200 AADT
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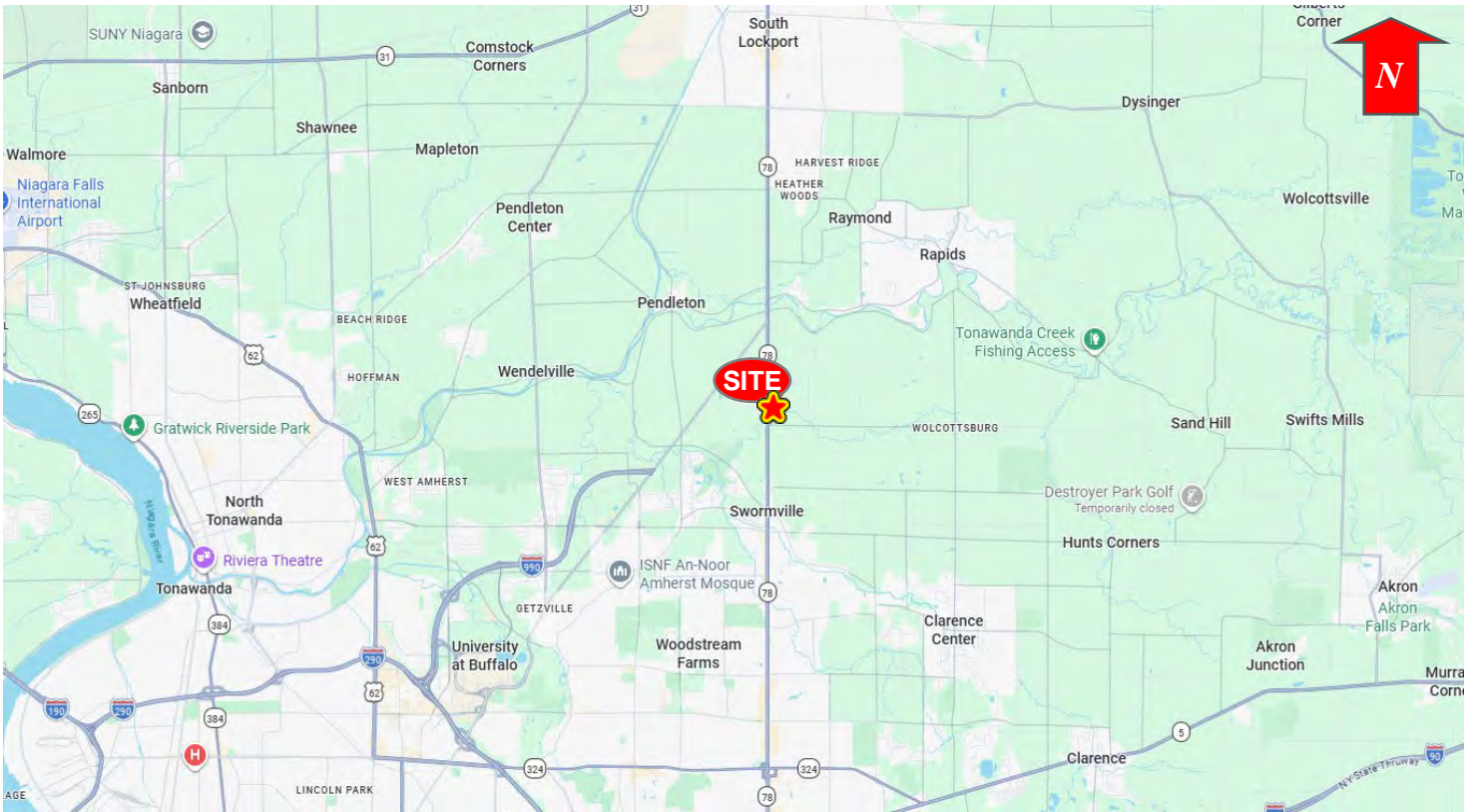
Source: GBNRTC

### EXCLUSIVE CONTACT

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Location Map



Aerial

