

## Retail/Office/Medical Build to Suit - *Direct Lease*

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**9450 Transit Road**  
Amherst, NY 14221



<b>County:</b>	Erie
<b>Suite/Floor:</b>	
<b>Space Type:</b>	Land Retail (land)
<b>Lease Type:</b>	N/A
<b>Date Available:</b>	9/1/2010
<b>Space Available:</b>	20,000 SF
<b>Rental Rate:</b>	\$16.50/SF/Year
<b>Building Size:</b>	20,000 SF
<b>Year Built:</b>	

### Space Description

#### Property Description

1-6.7 ACRES BUILT TO SUIT UP TO 17,200 SQUARE FEET. For future development for any restaurant, retail or office use including medical and have 470' of Transit Rd frontage. Currently has a 7,800 sf gym fitness and personal training center under construction in the rear of this property proposed opening September 2010. Traffic Count: 25,000 + 4,800 square foot building with a 2,400 sq ft mezzanine totaling 7,200 sq ft building dimensions 60'x80' which is set back from the road. Lot size 178' x 500' or approximately 2 acres of usable land with additional 4.67 acres in the rear. Building can easily be remodeled to suit either for office or retail. Asking price is for approximately 1+/- acre and does not include the 7,200 sq ft building in rear of lot. Ground lease available.

#### Location Description

Located on Transit Rd between Casey and French Roads. Located 1/4 mile South of Tops Plaza at North French Rd and 1/2 mile North of Clarence Center Rd. High visibility commercial lot! 7200 square foot completely rebuilt Fall 2010, block building 16' ceiling height. Call for Survey. Other area centers include Transit-Wehrle Retail Center, Transitown Plaza, Shops at Main & Transit, Eastgate Plaza, Premier Place, Tops Plaza-Tops Plaza is anchored by Tops Markets, Shanor Lighting Center and Dollar Tree, Eastview Plaza and Windsor Park. The area draws shoppers from cClarence, Amherst, and Lancaster.

#### Zoning Description

Commercial



- Highly Visible
- Office/Retail

- Build To Suit
- High Traffic Count

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