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As exclusive agent, Cushman & Wakefield is pleased to offer either a joint venture, recapitalization or 100% fee sale of **Eastern Hills Mall** for sale.

This offering represents the opportunity to acquire an enclosed regional mall on 86 acres with in-place cash flow and a significant upside potential from mixed-use redevelopment, tenant repositioning and additional leasing.

The site is situated in the affluent and most desirable northeastern section of the Buffalo MSA, located in Clarence, NY. It has signalized access and frontage on a highly trafficked main arterial, Transit Road or Route 78, secondary access to Sheridan Drive, potential public access to Main Street, and is just 1.5 miles north of an interchange on I-90.



- The site and location support redevelopment optionality, including multifamily, hotel, office, restaurant, entertainment and multiple retail pads, in addition to reconfiguring the existing mall GLA.



- Supportive demographics as in a 3-mile radius, the average household income is \$110,000 (twice that of the Buffalo MSA)



- Located in the heart of the Transit Road retail corridor, which offers 5 MSF of retail in 59 properties



- Multiple entry points from Transit Road (35,000 VPD), Main Street (24,500 VPD) and Sheridan Drive (26,300 VPD)

*To execute a confidentiality agreement or for additional information please go to **Eastern-Hills-Mall.com** Tours are available upon request.*