

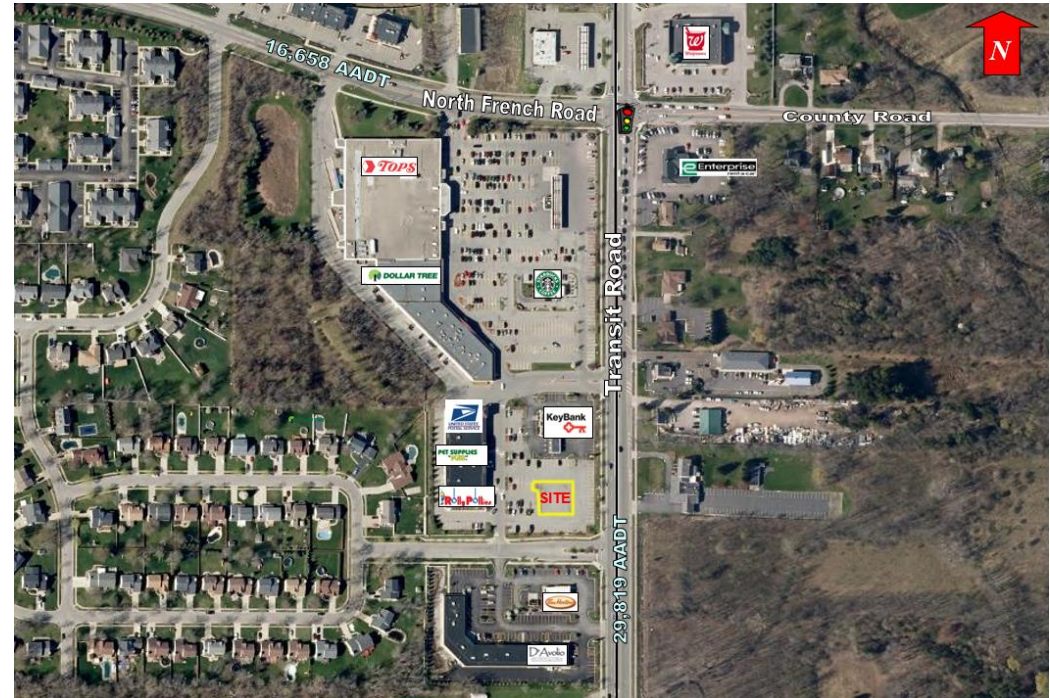
PAD SITE IN HIGHLY VISIBLE EAST AMHERST PLAZA

EAST AMHERST AREA SUBLEASE OPPORTUNITY

PROPERTY FEATURES	
Proposed Freestanding Building	2,138 ± Sq.Ft.
Parking	Ample
Zoning	GB

Property Highlights

- Outparcel to Deercreek Commons Shopping Center
- Located on Heavily Traveled Transit Road, Just South of North French Road
- Proposed Freestanding 2,138sf Building with Drive-Thru Has Already Received Town Approval
- Highly Affluent Area With Dense Residential Backup
- Excellent Demographics and Traffic Counts
- Area Retailers Include: Tops Market, Dollar Tree, Key Bank, Pet Supplies Plus, Rollie Pollies, D' Avolio, Starbucks and Tim Hortons
- Ideal For: Fast Food, Quick Service, Medical Office, Freestanding Users



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	4,968	38,013	91,378
Avg HH Income	\$146,777	\$127,650	\$106,948

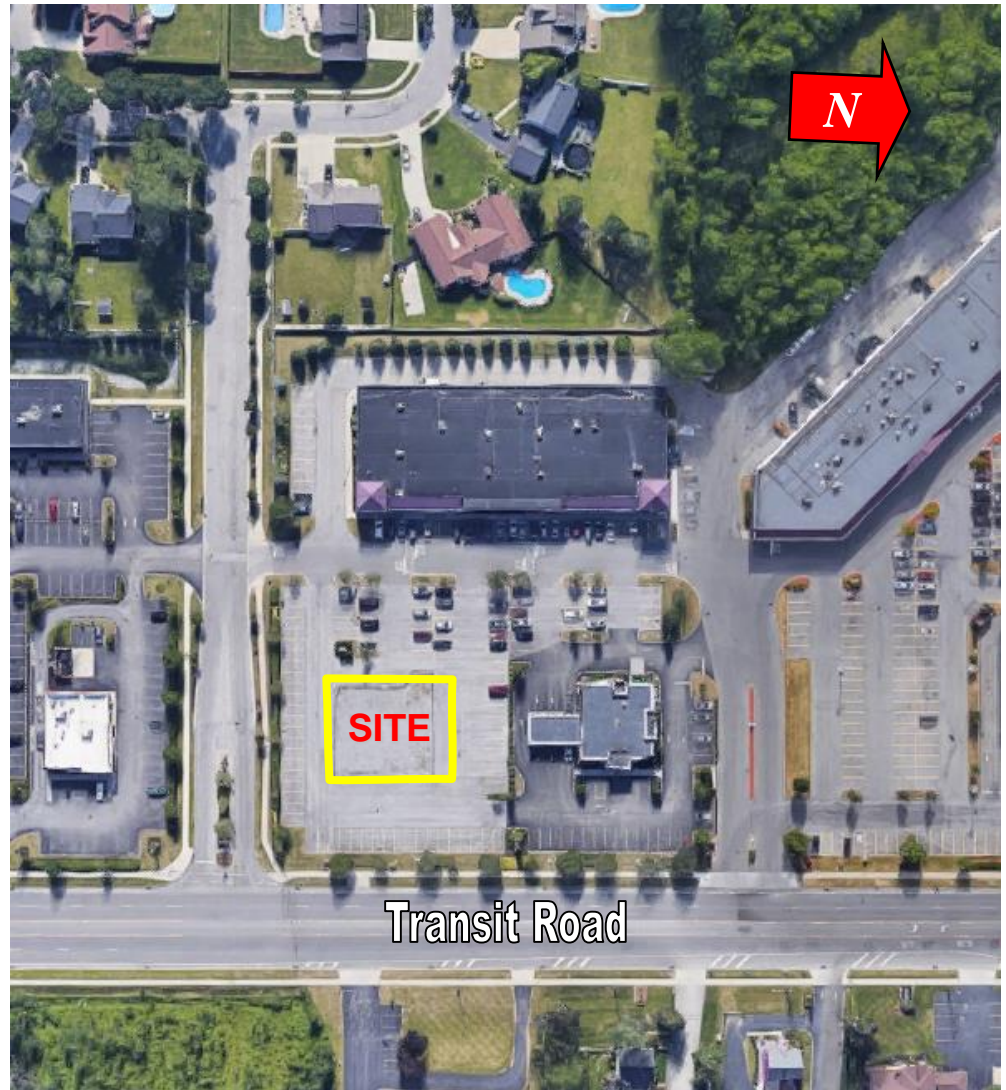
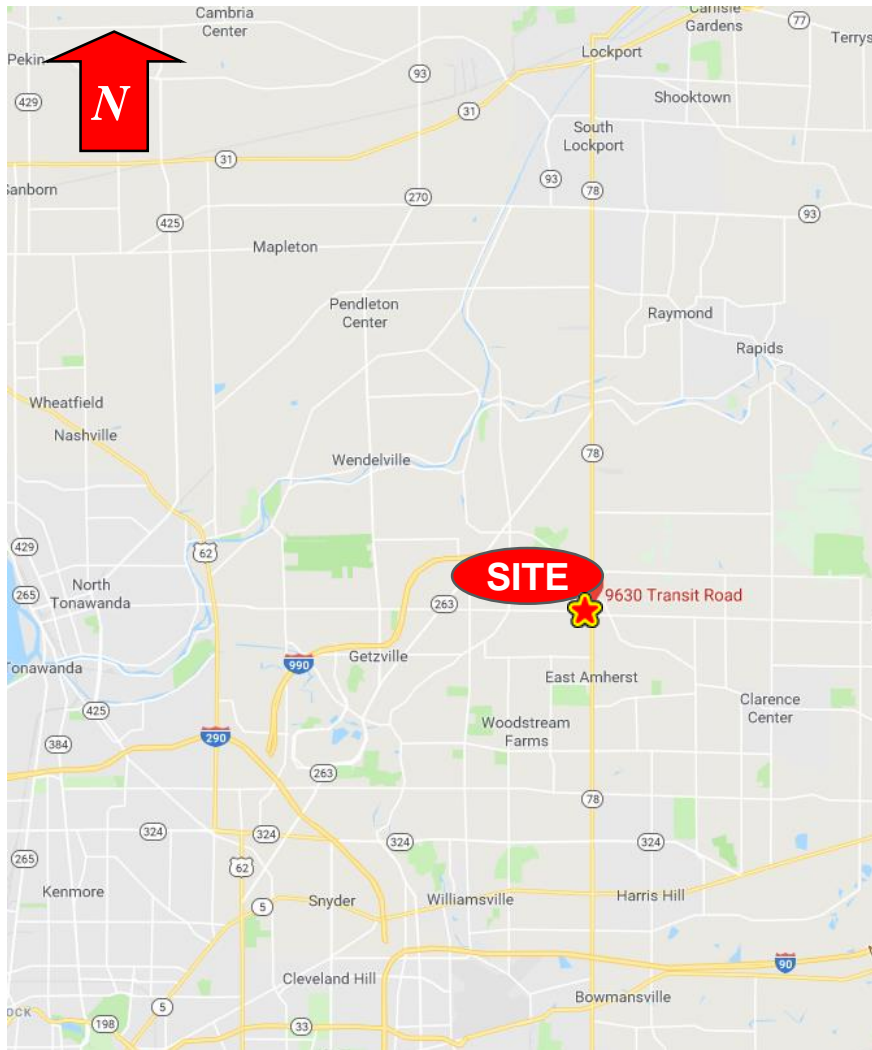
TRAFFIC COUNT	
Transit Road	29,819AADT

For more information, contact:

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Location Map

Aerial