

FOR SALE

# 6565 Transit Road

East Amherst, New York 14051



## 0.5 ± Acres of Land with Excellent Visibility

### Building Features

Lot Size 0.5 ± Acres

### Property Highlights

- 0.5 acres for sale at the corner of Transit and Miles Roads in East Amherst, NY
- Excellent visibility with high traffic counts on Transit Road (27,296 AADT)
- Strong area demographics ensuring a steady customer base
- Surrounded by a wide variety of amenities
- Just 15 minutes from the Buffalo Niagara International Airport
- Major arterial zoning, suitable for various business types
- Ideal for: build-to-suit opportunities, bank branches, restaurants



Demographics	1 Mile	3 Miles	5 Miles
Population	6,047	43,832	99,616
Average H.H. Income	\$168,802	\$164,844	\$148,749

Source: ESRI Business Analyst 2023

### Traffic Counts

Transit Road 27,296 AADT

Source: NYS DOT 2019

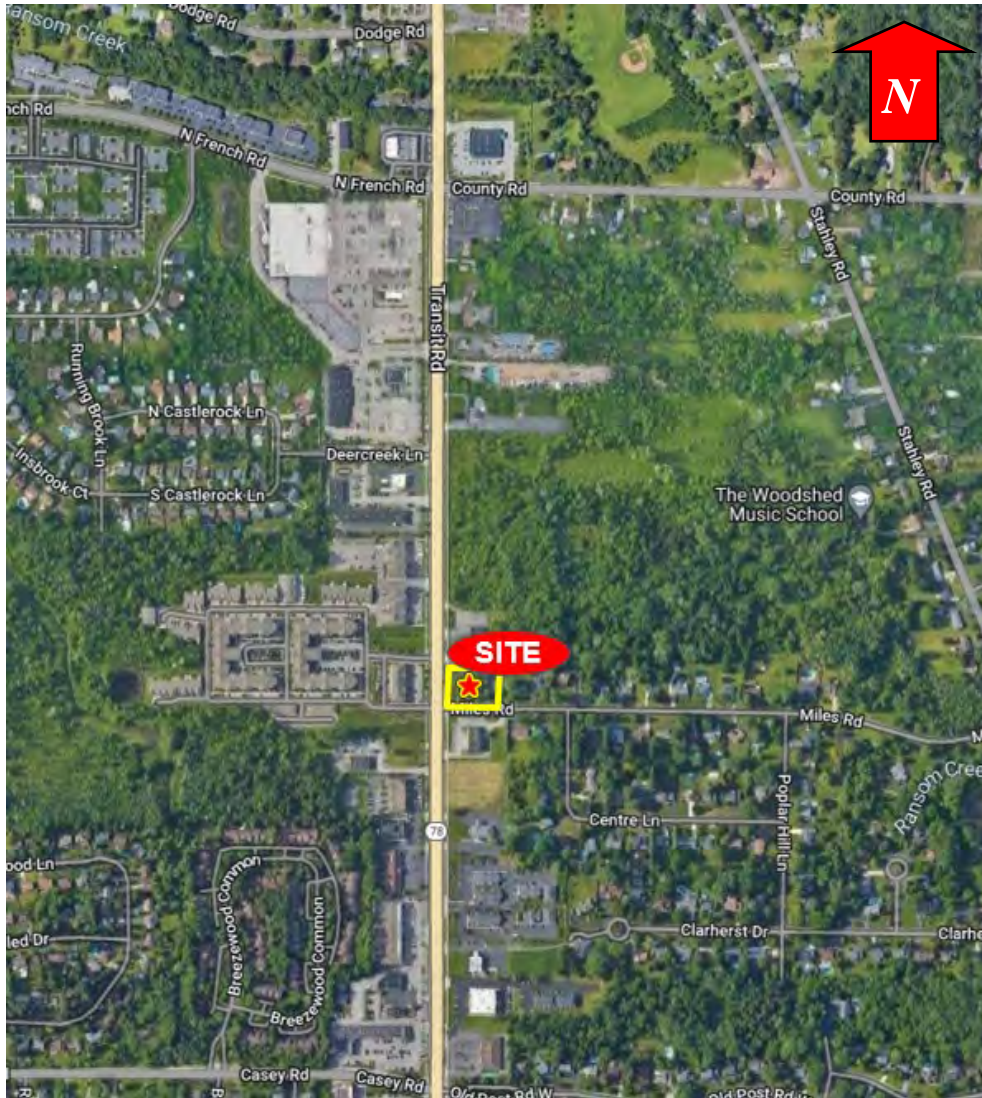
### Contact

**NICK KIEFFER**  
**Real Estate Salesperson**  
 +1 716 860 6732  
 nkieffer@pyramidbrokerage.com

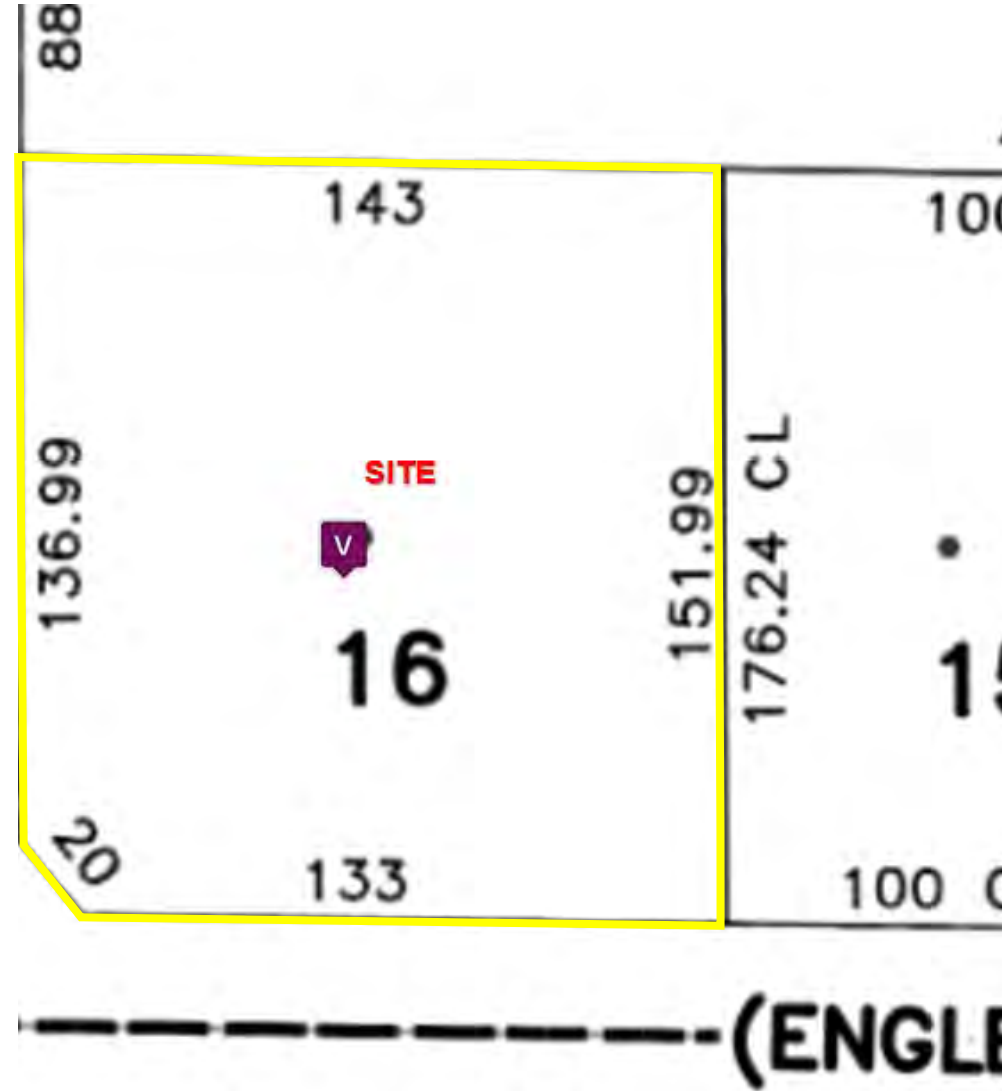
14 Lafayette Square, Suite 1900  
 Buffalo, New York 14203  
 +1 716 852 7500  
 pyramidbrokerage.com

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Aerial



Tax Map