## FOR SALE 6565 Transit Road East Amherst, New York 14051





Pyramid Brokerage Company

### 0.5 + Acres of Land with Excellent Visibility

Building	Features
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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

#### Contact

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#### Traffic Counts Transit Road

27,296 AADT

Source: NYS DOT 2019

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