

**FOR SALE**
**AMHERST AREA PRIME  
RETAIL/DEVELOPMENT OPPORTUNITY**
**Building Features**

Building Size	8,100 ± Sq. Ft.
Lot Size	1.5 ± Acres
Zoning	GB
Parking	Ample

**Property Highlights**

- Two (2) buildings on-site totaling 8,100 ± sq.ft.
- 5,900sf restaurant building: turn-key restaurant opportunity, climate-controlled patio
- 2,200sf mixed-use building
- Located on heavily traveled Niagara Falls Boulevard
- Signalized corner of S. Ellicott Creek Road
- 1.3 miles from NYS Thruway I-290 Exit 3 (Niagara Falls Blvd)
- Central to all of Western New York
- Proximate to University at Buffalo North Campus, area hotels, office parks, the Niagara Falls Boulevard Retail Corridor and the Niagara Falls Blvd/East Robinson Road Retail Corridor
- Excellent demographics and traffic counts
- Ideal for: restaurant/bar operator, brewery/distillery, mixed-use development, quick service restaurant, fast food, traditional retail development

**PRICE  
REDUCED!**



Demographics	1 Mile	3 Miles	5 Miles
Population	6,424	80,638	311,661
Average HH Income	\$105,419	\$90,027	\$106,592

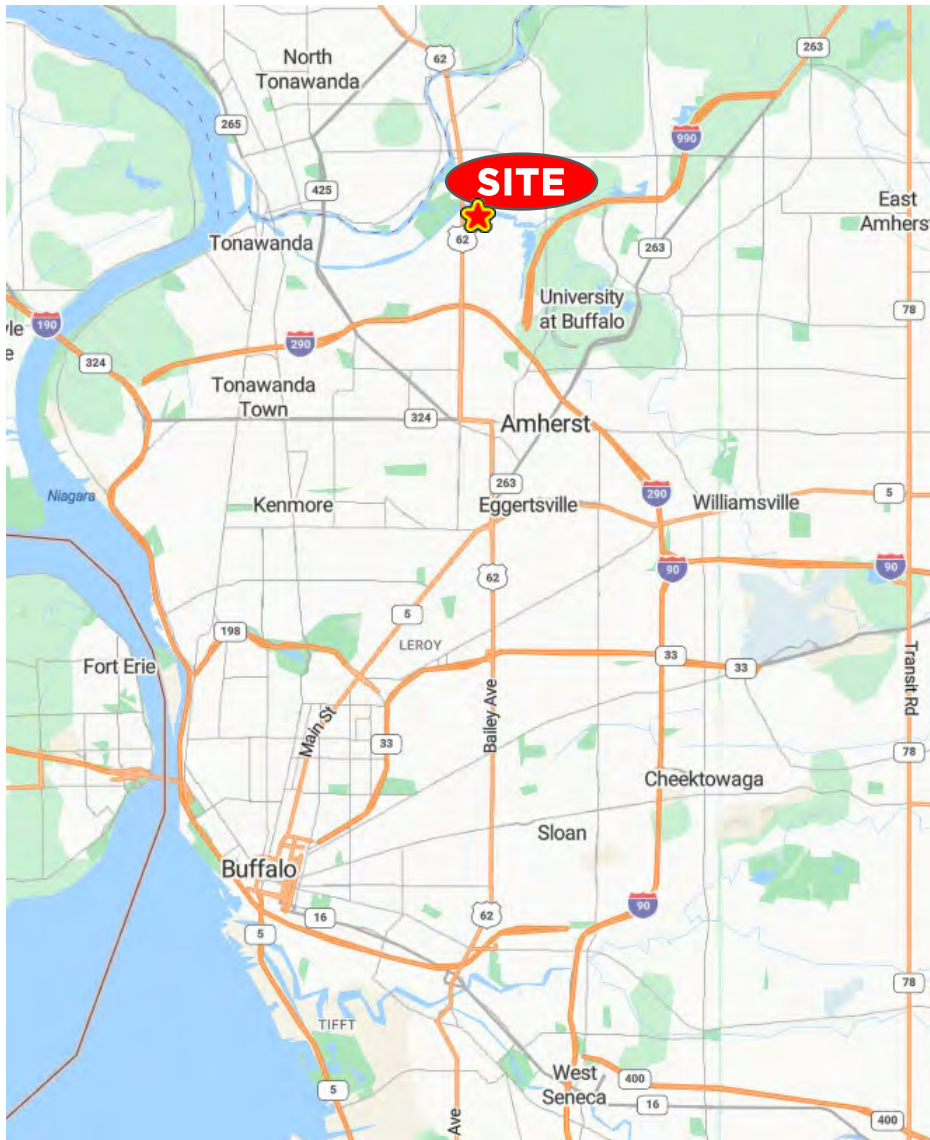
Traffic Counts	
Niagara Falls Blvd	35,775 AADT
Ellicott Creek Rd	7,744 AADT

**EXCLUSIVE CONTACT**

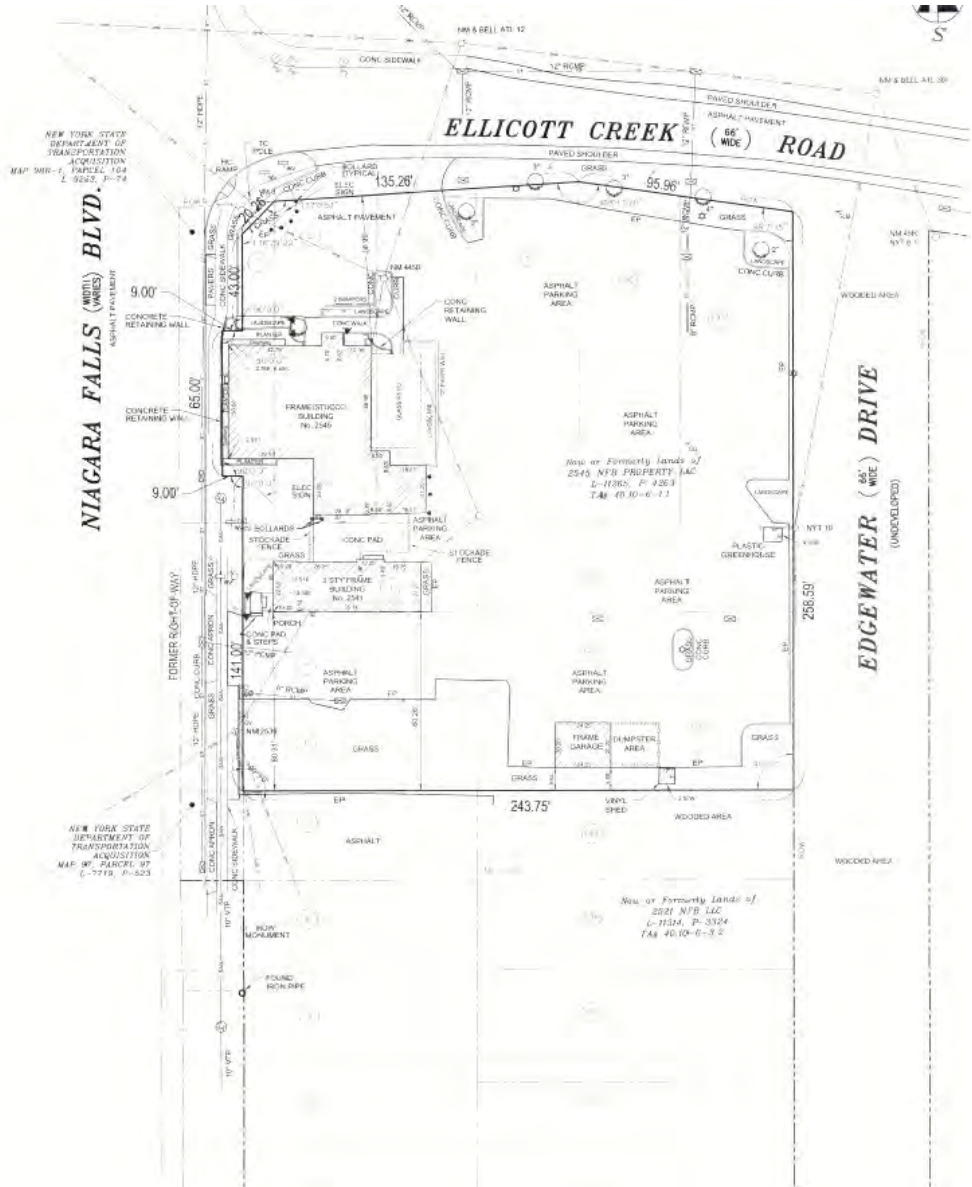
**Michael R. Demyan**  
**Real Estate Salesperson**  
 +1 716 983 2146  
 mdemyan@pyramidbrokerage.com

**Dillon T. Fitzgerald**  
**Associate Real Estate Broker**  
 +1 716 983 9153  
 dfitzgerald@pyramidbrokerage.com

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



Location Map



Survey



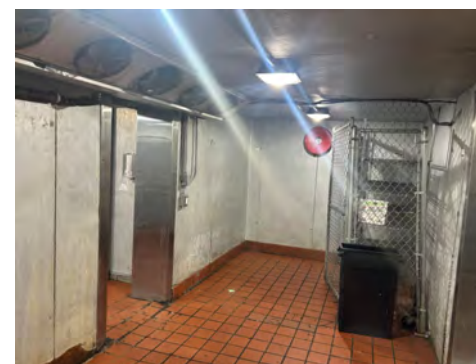
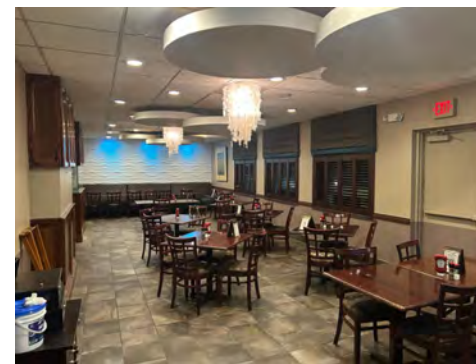
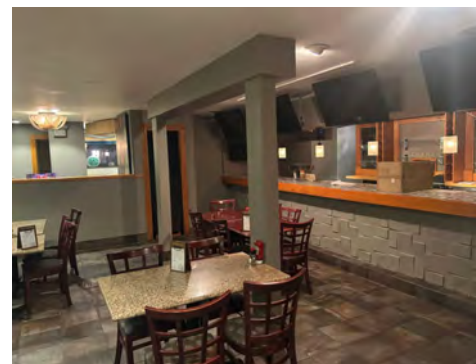
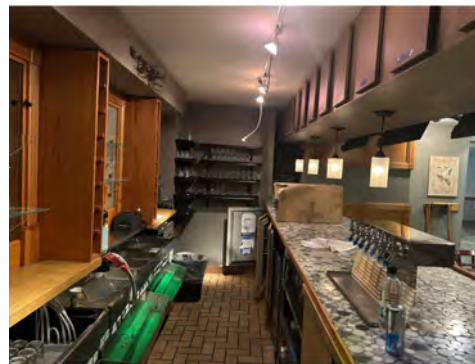


**NIAGARA FALLS BOULEVARD/  
EAST ROBINSON ROAD  
RETAIL CORRIDOR**

**NIAGARA FALLS BOULEVARD**

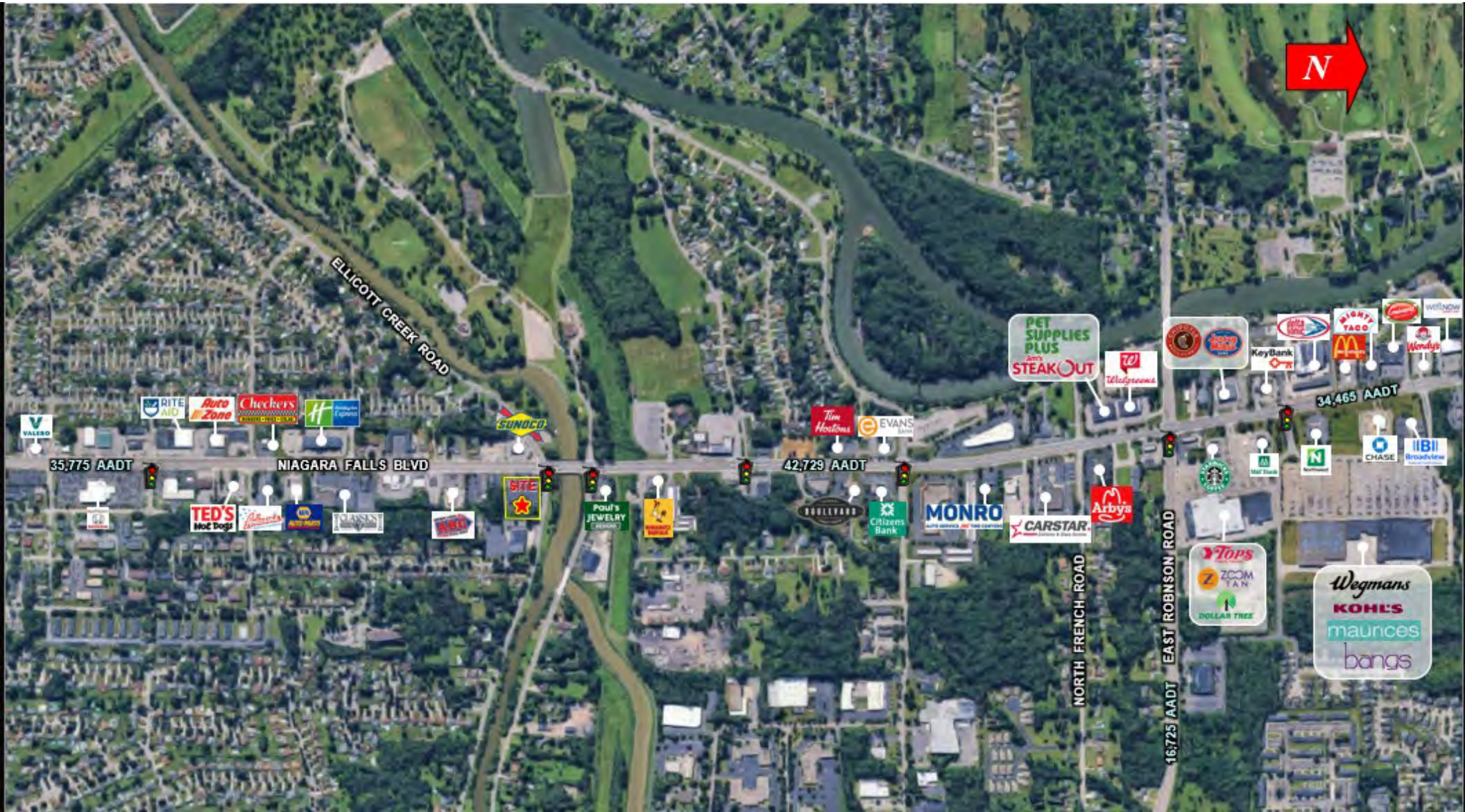
**ELLICOTT CREEK ROAD**

**SITE  
1.5 ± Acres**



### Interior Photos

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Aerial