CUSHMAN & WAKEFIELD | Pyramid Brokerage Company | 716 SPORTS COMPLEX

716 Sports Complex | 330 Maple Road
Amherst, New York



EXCLUSIVE LEASE OPPORTUNITY

PREMIER REGIONAL DESTINATION WITH A RARE CAPTIVE AUDIENCE

716 SPORTS COMPLEX | 330 MAPLE ROAD, AMHERST, NEW YORK

11,000± SQ. FT. OF RETAIL SPACE AVAILABLE

EXCLUSIVE CONTACT

Jeffrey Clabeaux
Real Estate Salesperson
+1 716 725 4345
jclabeaux@pyramidbrokerage.com

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

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Features

Size:	57,800± SF Commercial/Retail 137,500+ SF Sports Dome 195,300± SF
Space Available:	Up to 11,000± SF
Lot Size:	22± Acres
Projected Completion:	2027

Property Highlights

- One of the most significant development projects in Western New York in decades
- Phase one projected completion in 2027 featuring a 137,500± SF sports dome delivering 195,300± SF of climate-controlled athletic space
- Phase two will feature a 139,500± SF sports dome and hotel coming soon
- First floor retail opportunities ranging from 1,800± to 4,600± SF
- Highly visible, central Amherst location positioned to become a premier regional destination for sports, events, and hospitality
- Less than 1 mile from the University at Buffalo North Campus with over 30,000 students
- Approximately 1 mile from the I-190/Millersport Highway interchange
- Within walking distance to the Northtown Center (4-Rink Hockey Arena)
- Strong year-round traffic generated by tournaments, leagues, training, and events
- Limited retail space availability with naming rights opportunities
- Ideal For:
  - Adult and youth sports-related uses
  - Sports medicine, physical therapy, and injury recovery
  - Chiropractor
  - Medical Spa Related Uses
  - E-Sports Oriented Uses
  - Performance training and specialty athletic retail
  - Amenity-oriented food, beverage, and service concepts
  - Hair Salon, Barber, or Nail Salon

KEY DIFFERENTIATORS WHEN FULLY COMPLETED

BUILT-IN 1.5M+ CAPTIVE AUDIENCE
Projected 1.5+ million annual visitors creating a built-in, captive customer base of athletes, families, coaches, and spectators

SAFE PLACE TO PRACTICE & PLAY
Developed by two orthopedic surgeons with a safety-first philosophy and on-site medical synergy.

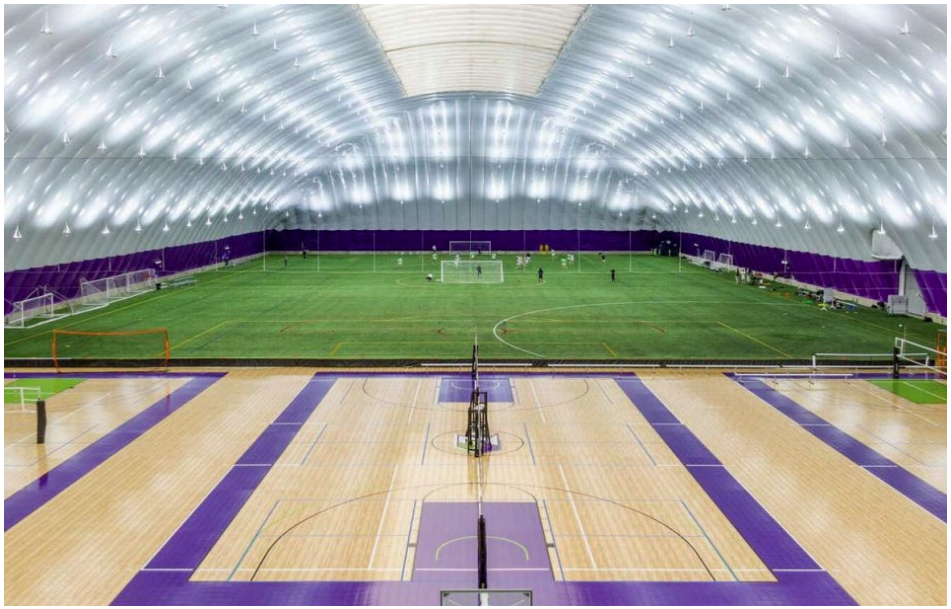
ONE-OF-A-KIND FACILITY
One of the only venues in Western New York offering a banked indoor track and full-sized athletic field under one roof.

HIGH-TRAFFIC, RECURRING CUSTOMER BASE
Multi-hour tournaments and year-round programming drive consistent spend across food, retail and services.

LIMITED RETAIL + NAMING RIGHTS OPPORTUNITY
Scarce retail inventory with the ability to secure high-impact brand visibility inside a regional sports destination.

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



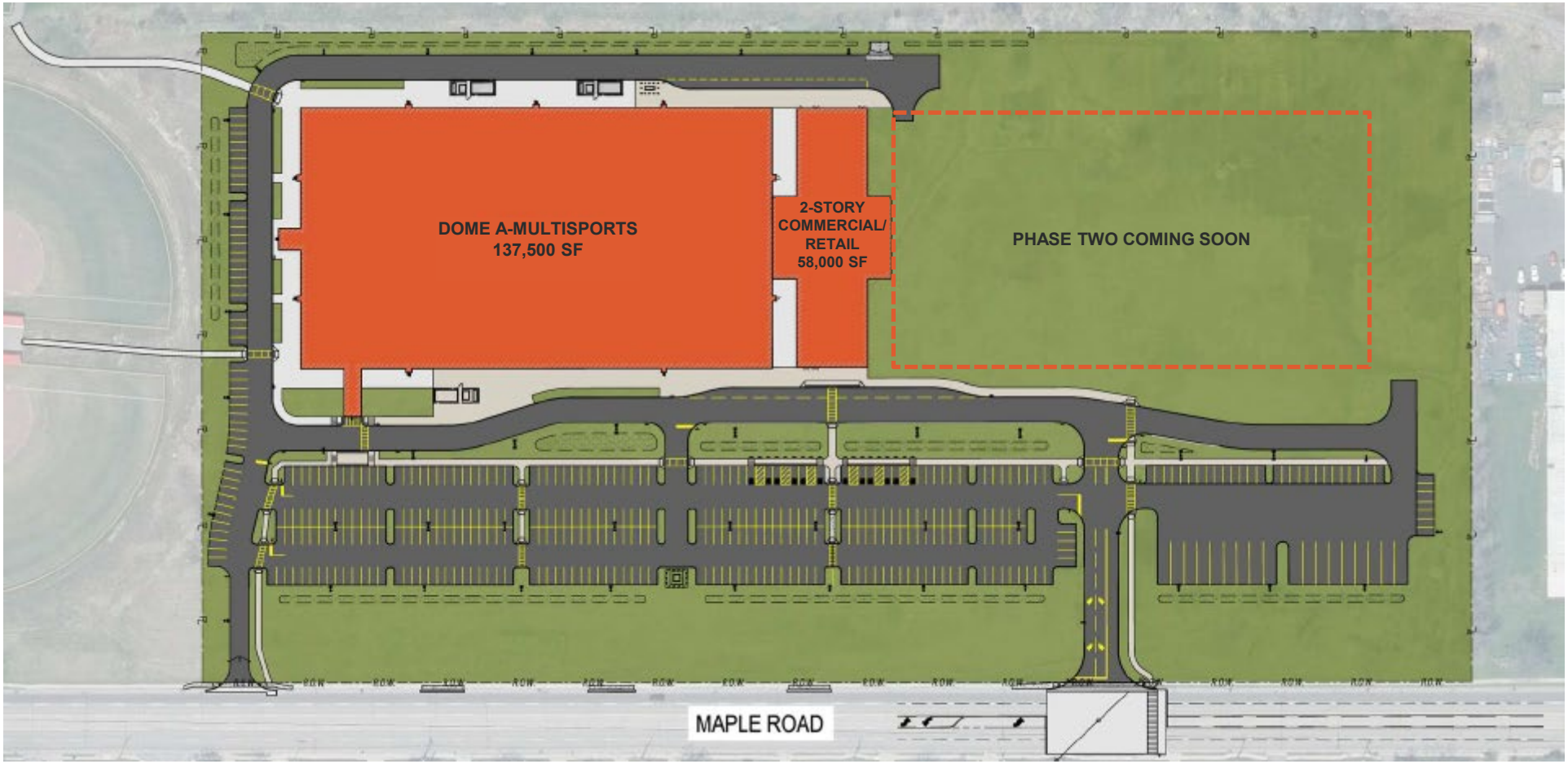






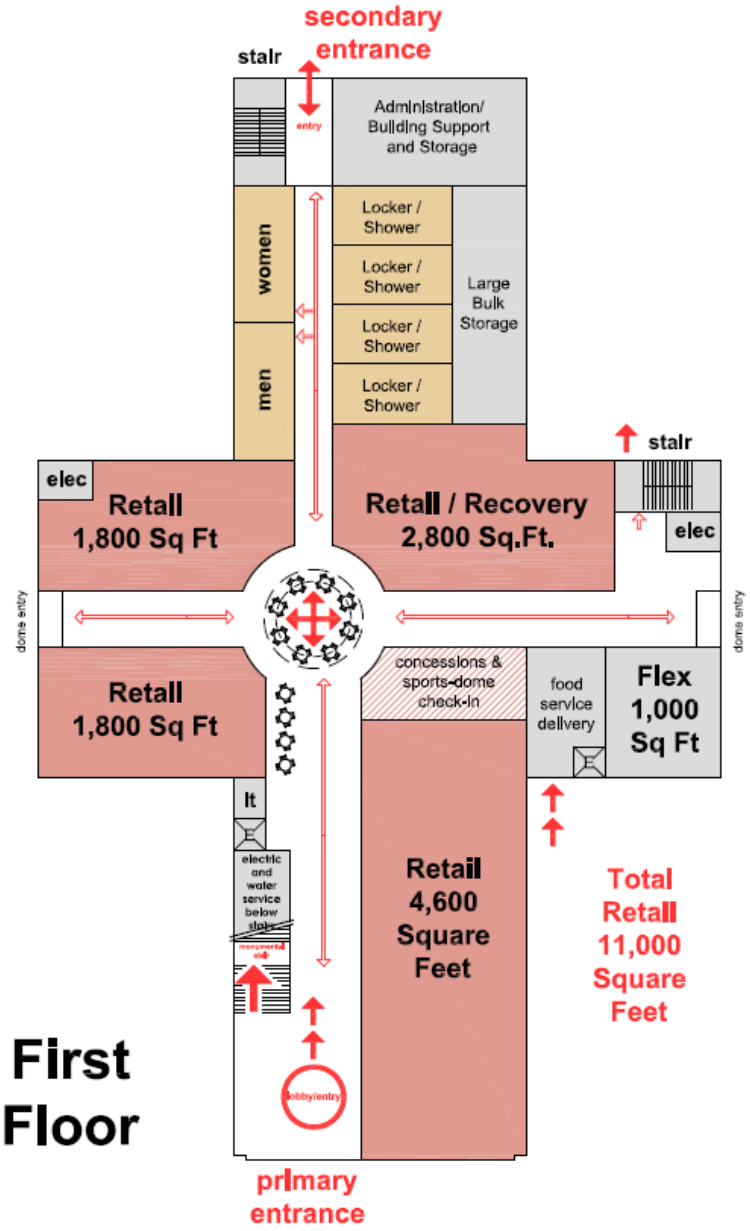
Renderings & Previous Projects

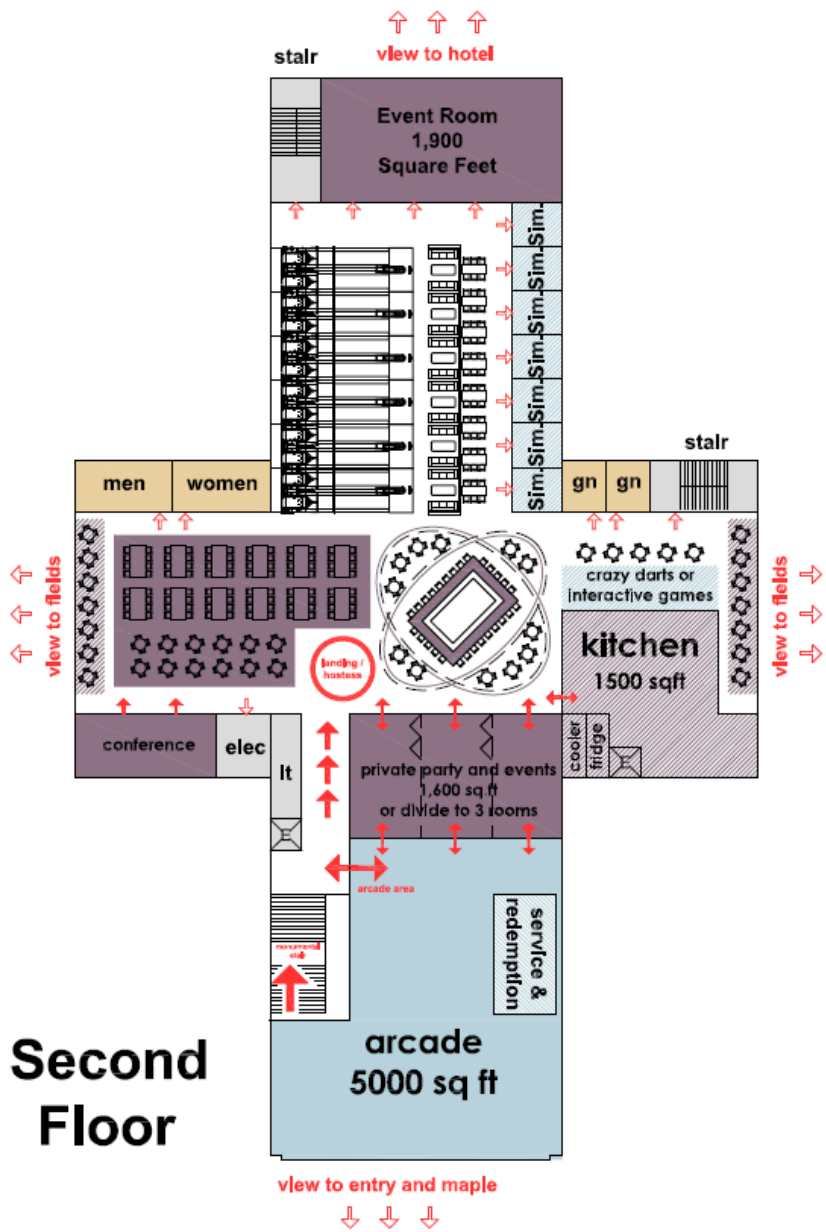
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



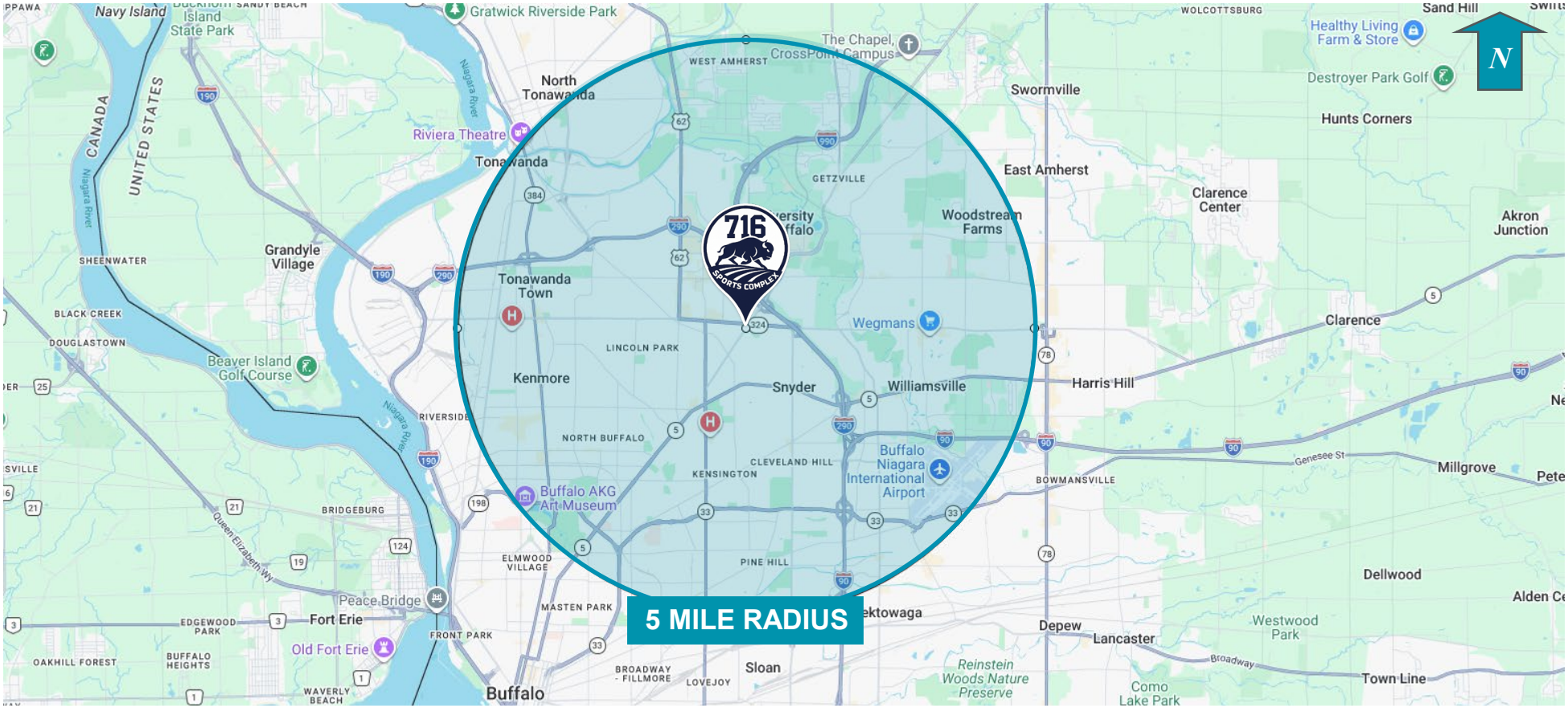
Site Plan

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Demographics
(5-MILE RADIUS)

274,285	116,954	$104,639	39.7	139,313
Total Population	Total Households	Average Household Income	Median Age	Total Employees

Source: ESRI Business Analyst 2025

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Aerial Overview

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company | 716 SPORTS COMPLEX

716 Sports Complex | 330 Maple Road
Amherst, New York



Phase Two Completed Rendering

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.