

3325 Millersport Highway – Amherst, NY 14228

Development Ready 10+ Acres

This development ready site is uniquely situated in Amherst on the southeast corner of Millersport Highway and North French Road with excellent ingress and egress designed for access from both major thoroughfares. It's proximity to the University at Buffalo North Campus, the CrossPoint Business Park, the flourishing residential community, and the Transit Road corridor establish this site as the foremost development site with prime retail opportunities.



Zoned Commercial Business
Development Ready
Wetlands Delineated
Green Space 7+ Acres



Visit Us On the Web...



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www.MangusoDevelopment.com



Excellent Location & Visibility

375' Millersport
Hwy Frontage

785' N. French
Frontage

.75 Miles to the
Interstate 990
Expressway

2.5 Miles to Rte 78,
Transit Road

3.5 Miles to the
University at Buffalo
North Campus

15 Minutes to Buffalo
Niagara International
Airport

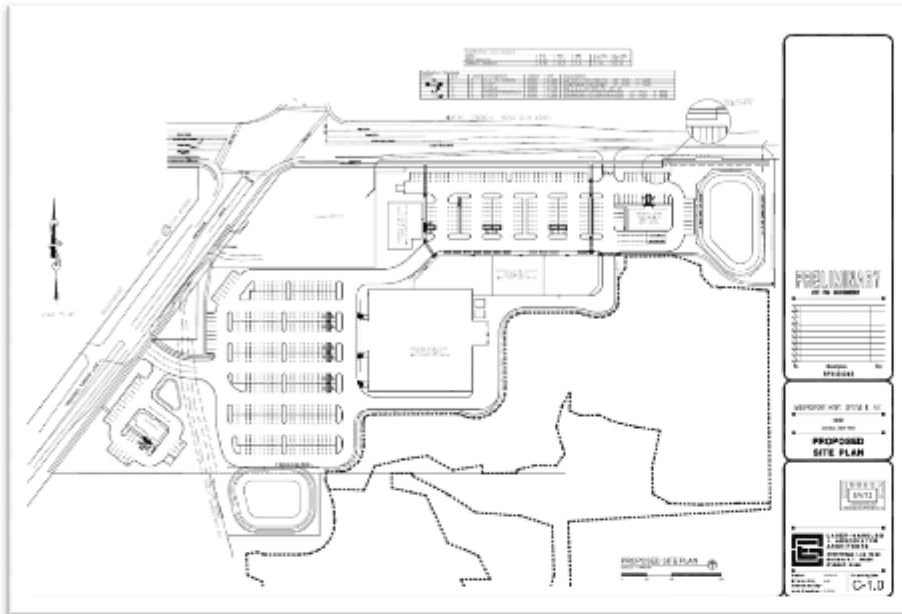
High Traffic Counts

18,400 vehicles daily
on N. French at
Millersport Hwy

9,121 vehicles daily on
Millersport Hwy

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Commercial Business Zoning - 10+ Acres



Opportunities & Assets

(3) Out Parcels

3,500± SF
Bank

2,000± SF
Restaurant

5,950± SF
Freestanding
Retail

Main Retail

72,550± SF
Retail /
Restaurant

439 Parking
Spaces

Base Demographics

Ring: 3 miles radius

Summary Demographics

2010 Population	44,660
2010 Households	15,675
2010 Median Disposable Income	\$60,259
2010 Per Capita Income	\$37,054

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$574,665,448	\$334,887,149	\$239,778,299	26.4	221
Total Retail Trade (NAICS 44-45)	\$488,522,220	\$297,227,380	\$191,294,840	24.3	135
Total Food & Drink (NAICS 722)	\$86,143,228	\$37,659,769	\$48,483,459	30.2	86

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	5,618	44,660	119,376
Male Population	48.3%	47.6%	47.7%
Female Population	51.7%	52.4%	52.3%
Median Age	40.8	41.3	42.5
2010 Income			
Median HH Income	\$82,590	\$81,946	\$69,263
Per Capita Income	\$34,251	\$37,054	\$35,101
Average HH Income	\$95,553	\$101,638	\$88,148
2010 Households			
Total Households	2,037	15,675	46,293
Average Household Size	2.75	2.88	2.42
2010 Housing			
Owner Occupied Housing Units	79.6%	77.5%	70.6%
Renter Occupied Housing Units	16.7%	18.1%	24.6%
Vacant Housing Units	3.7%	4.4%	4.8%
Population			
1990 Population	4,631	40,255	110,056
2000 Population	5,230	44,095	117,927
2010 Population	5,618	44,660	119,376
2015 Population	5,641	44,296	118,184
1990-2000 Annual Rate	1.22%	0.92%	0.69%
2000-2010 Annual Rate	0.7%	0.12%	0.12%
2010-2015 Annual Rate	0.08%	-0.16%	-0.2%

