

FORMER SCOTCH N SIRLOIN

CORNER OF MAPLE RD & N. BAILEY AVE | AMHERST, NEW YORK

FOR LEASE • GROUND LEASE • BUILD-TO-SUIT



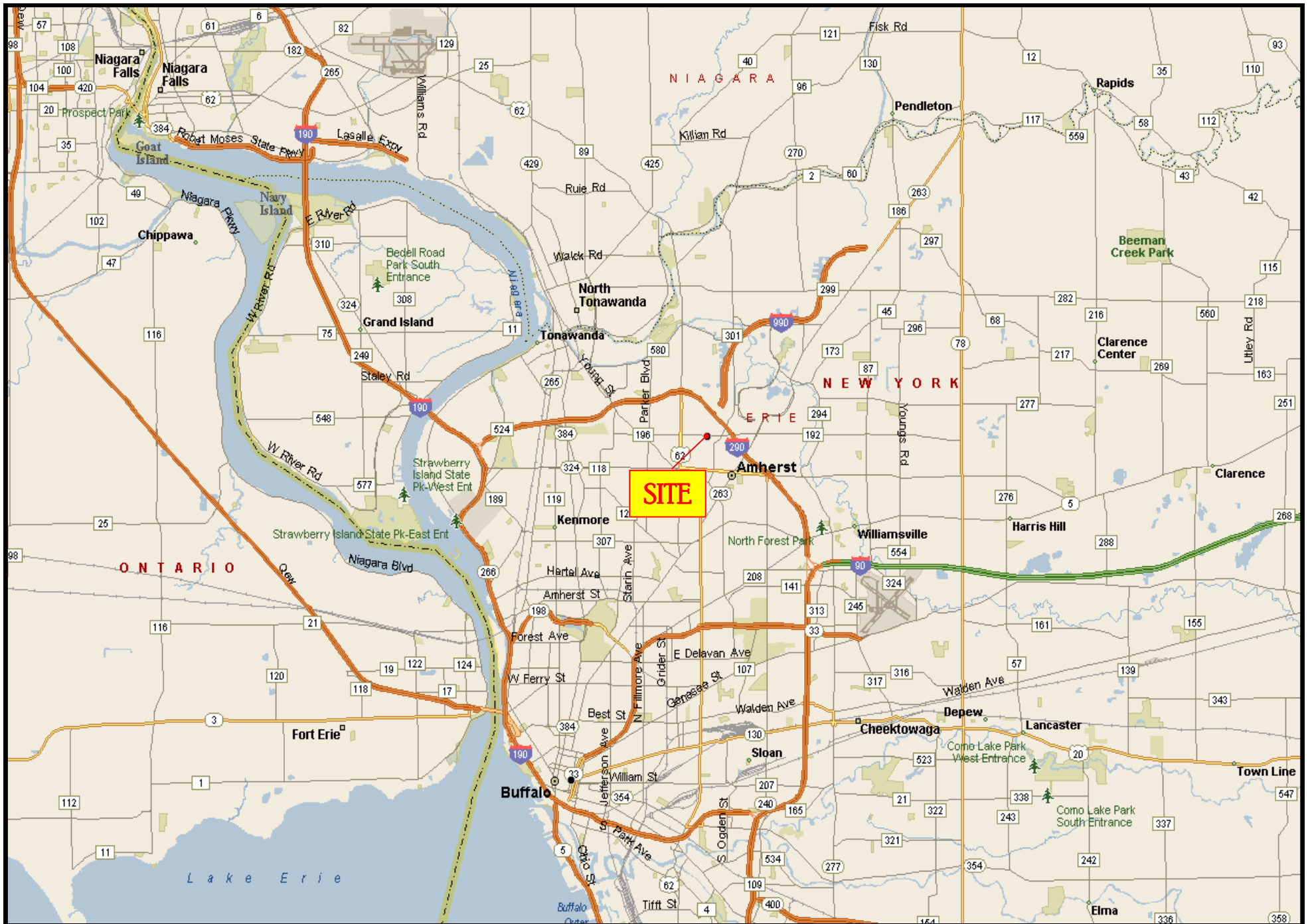
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FORMER SCOTCH N SIRLOIN

3999 MAPLE ROAD
AMHERST, NEW YORK

- FORMER 6,100 SQUARE FOOT SCOTCH N SIRLOIN RESTAURANT AVAILABLE FOR IMMEDIATE LEASE, GROUND LEASE OR BUILD-TO-SUIT
- +/- 1 ACRE PARCEL LOCATED ON A BUSY INTERSECTION OF MAPLE ROAD AND N. BAILEY AVE
- SITUATED IN THE HUB OF AMHERST'S COMMERCIAL DISTRICT, CLOSE TO REGIONAL ATTRACTIONS SUCH AS THE BOULEVARD MALL, BOULEVARD CONSUMER SQUARE, MAPLE RIDGE SHOPPING CENTER, SHERIDAN CENTRE AND THE FUTURE STATION TWELVE.
- WITHIN ONE MILE FROM I-290, MILLERSPORT HWY AND NIAGARA FALLS BLVD
- DOORSTEP FROM ONE OF THE LARGEST PUBLIC RESEARCH INSTITUTIONS IN THE COUNTRY, STATE UNIVERSITY OF NEW YORK AT BUFFALO
- 90 PARKING SPACES
- AVAILABLE PYLON SIGN (ON N. BAILEY AVE)
- CONTACT KEVIN ZUGGER FOR FURTHER INFORMATION

<u>DEMOGRAPHICS</u>			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<u>POPULATION</u>	8,796	111,137	305,646
<u>AVG HH INCOME</u>	\$52,873	\$62,641	\$58,490



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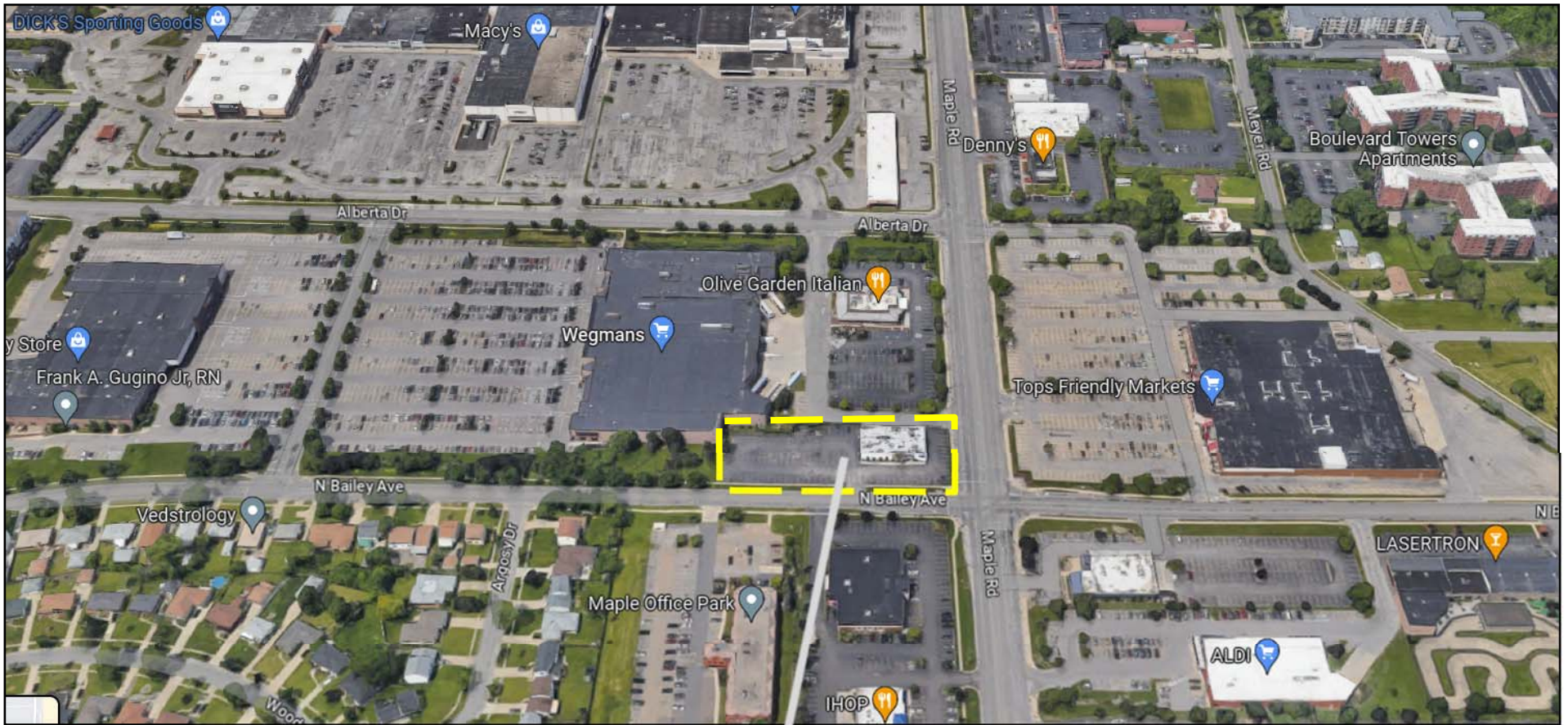
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View From N. Bailey Ave





View From Maple Rd