

# SHOPS AT MAIN/TRANSIT

4401 - 4455 TRANSIT RD | CLARENCE (AMHERST), NEW YORK

***ANCHOR • IN-LINE  
RETAIL SPACE AVAILABLE***



4053 MAPLE ROAD  
AMHERST, NY 14226  
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WWW.BENCHMARKGRP.COM  
KEVIN ZUGGER  
KZUGGER@BENCHMARKGRP.COM

# SHOPS AT MAIN/TRANSIT

4401-4455 TRANSIT ROAD

CLARENCE/AMHERST, NEW YORK

- AVAILABLE FOR IMMEDIATE LEASE :
  - ♦ 35,000 SQ FT ANCHOR POSITION
  - ♦ 1,195 - 10,960 SQ FT IN-LINE
- CURRENT TENANTS INCLUDE BARNES & NOBLE, PETCO, ROSS DRESS FOR LESS, OFFICE DEPOT, GOODWILL, WEST HERR EXPRESS MAINTENANCE, KEY BANK, NORTHWEST BANK, SKECHERS, MASSAGE ENVY, TINDER BOX, MIRACLE EAR, TESLA SUPERCHARGER STATION AND SALSARITA'S
- LOCATED AT ONE OF THE MOST HEAVILY TRAVELED INTERSECTIONS IN WESTERN NEW YORK, WHICH PROVIDES ACCESS TO THE THREE FASTEST GROWING AREAS, CLARENCE, EAST AMHERST AND LANCASTER
- NYS THRUWAY (I-90) ACCESS LOCATED ONE MILE SOUTH
- TRAFFIC COUNTS: OVER 57,000 VEHICLES PASS THE SITE DAILY
- CONTACT KEVIN ZUGGER FOR FURTHER INFORMATION

DEMOGRAPHICS			
	<u>1MILE</u>	<u>3MILE</u>	<u>5MILE</u>
<u>POPULATION</u>	4,676	46,001	155,496
<u>AVG HH INCOME</u>	\$111,844	\$127,989	\$111,766

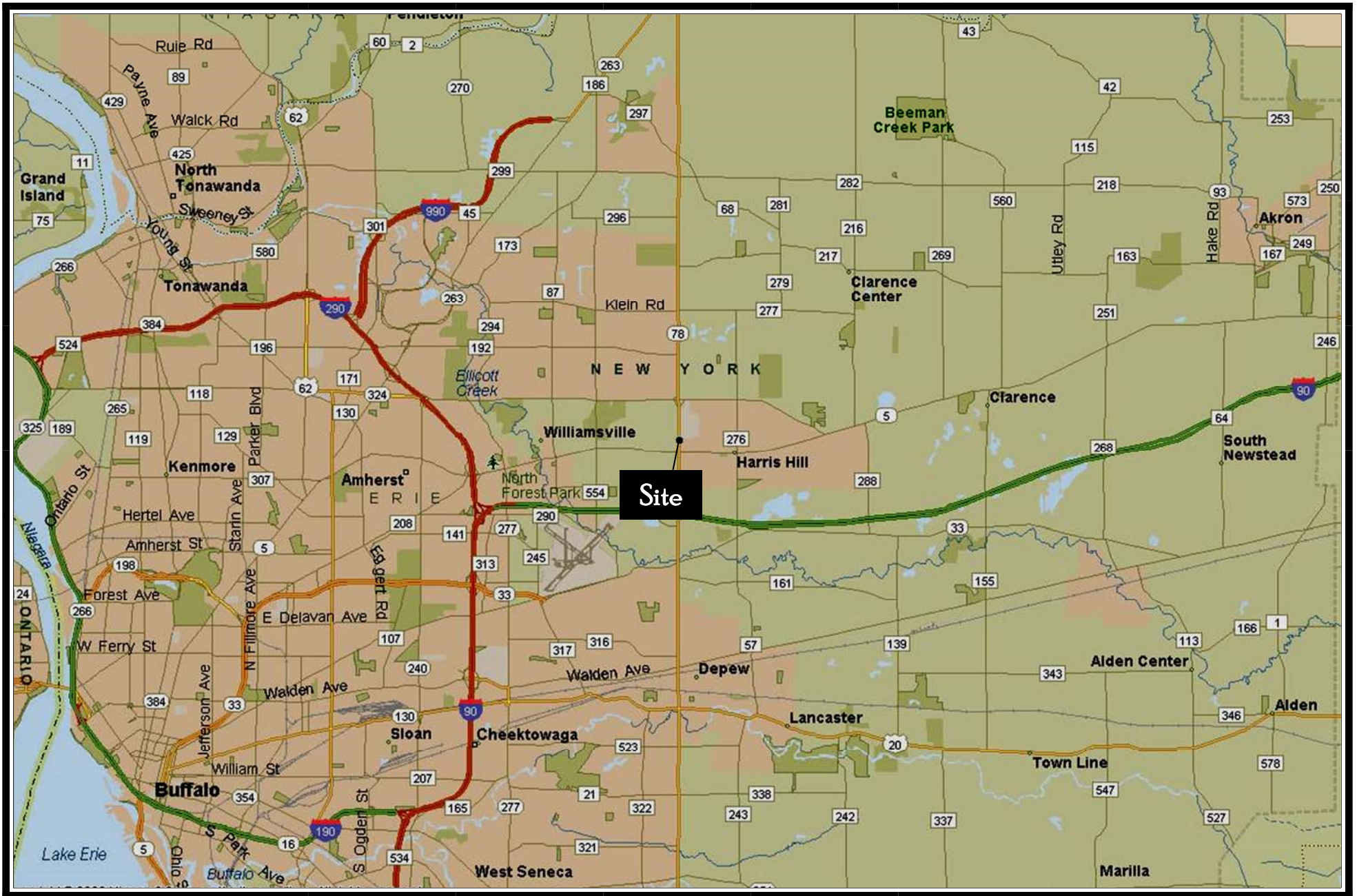


SHOPS AT  
MAIN/TRANSIT

CLARENCE/AMHERST,  
NEW YORK

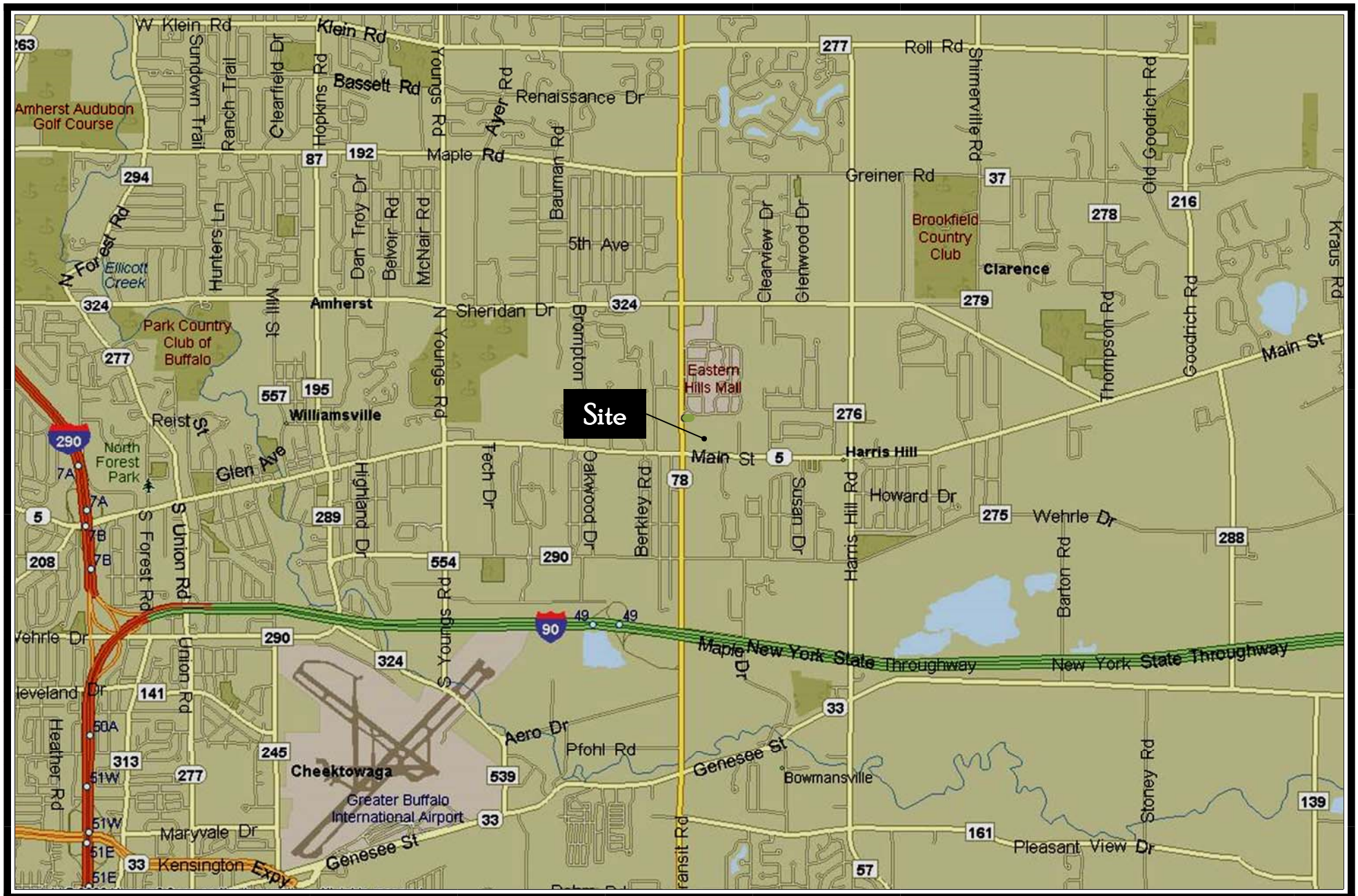






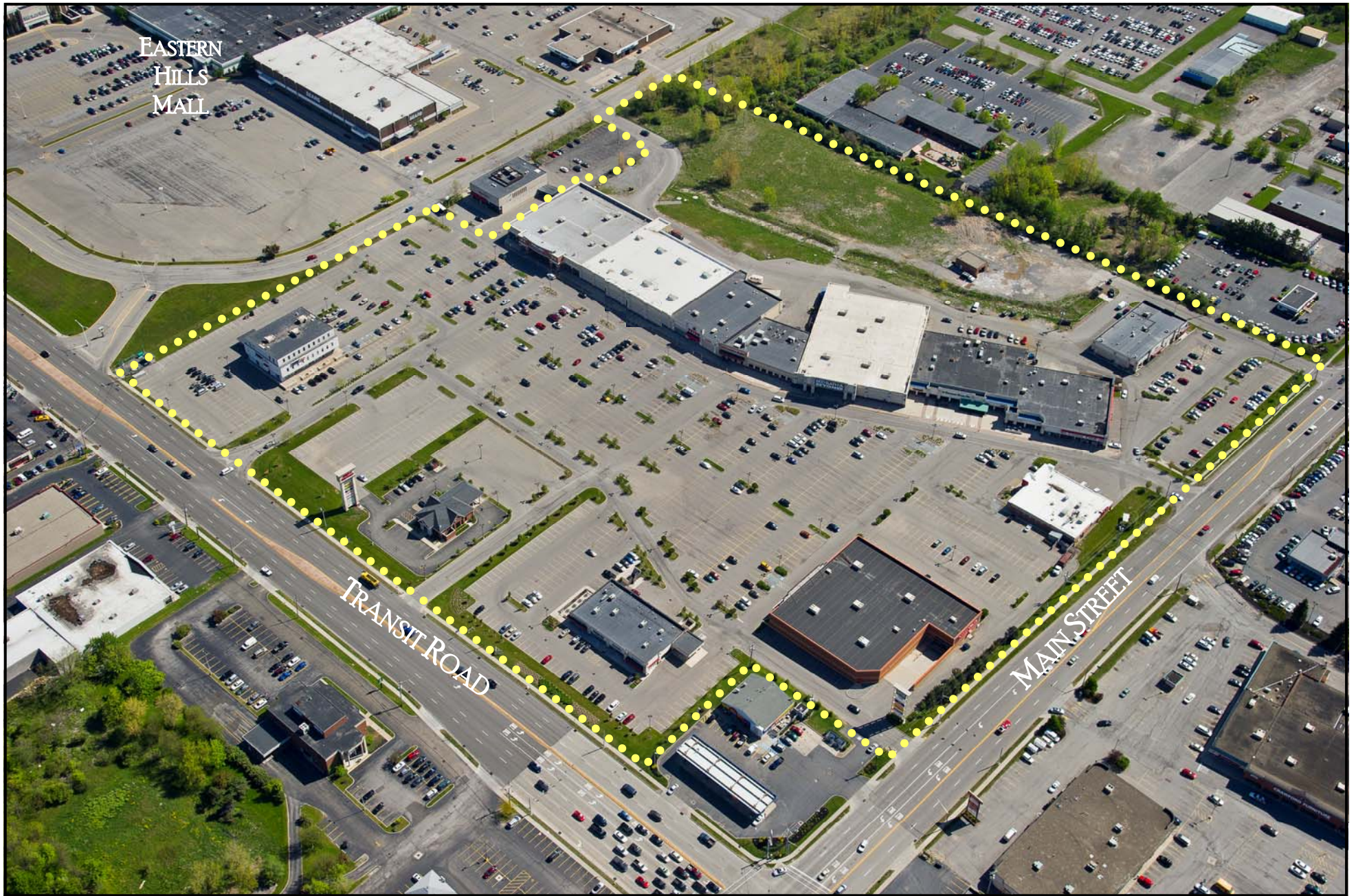
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**35,000 sf  
ANCHOR AVAILABLE**

**10,960 sf  
IN-LINE SPACE AVAILABLE**



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MAPLE ROAD

SHERIDAN DRIVE

HomeGoods  
FIVE GUYS  
Wegmans  
LOWE'S  
SEPHORA  
PREMIER  
FIREHOUSE  
SUBS  
OMAHA  
STEAKS  
SUBWAY  
at&t  
Paula's Donuts  
CHIPOTLE  
MCDONALD'S  
YANKEE  
CANDLE  
City  
Mattress  
verizon  
Tim Hortons  
Bath  
Body  
Works  
Famous  
Footwear  
B's  
WHOLESALE  
CLUB  
OLD NAVY  
DICK'S  
SPORTING  
GOODS  
FedEx  
Kinko's  
ULTA  
REBECCA  
MICHAEL'S  
LENS  
CRAFTERS  
Party City  
Walmart  
PETS  
MART  
ESPORTA  
FITNESS  
DOLLAR TREE

Red Lobster

Raymour  
& Flanigan  
FURNITURE  
MATTRESSES

EASTERN HILLS MALL

TRANSIT ROAD

BERT'S  
TIRE & AUTO

M&T Bank

NORTHWEST  
SAVINGS BANK

Salvatore's  
Massage  
Spa  
Great Clips  
IBI Broadview

SHOPS AT  
MAIN/TRANSIT

Office DEPOT  
9  
goodall

KEY BANK  
SUPERCHARGER  
BARNES & NOBLE  
BOOKSELLERS  
ROSS  
DRESS FOR LESS  
PETCO  
Where the pets go.

Tully's  
Gourmet Food & More

WEST HERR  
Express  
Maintenance

DUNN TIRE

MAIN STREET

Arby's

PEARLE  
VISION

SUBWAY

TRANSITOWN PLAZA - MAIN STREET ENTRANCE

planet  
fitness

ALDI



GENESEE STREET

BUFFALO/  
NIAGARA INTL  
AIRPORT

TRANSIT ROAD

WEHRLE DRIVE

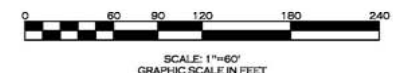
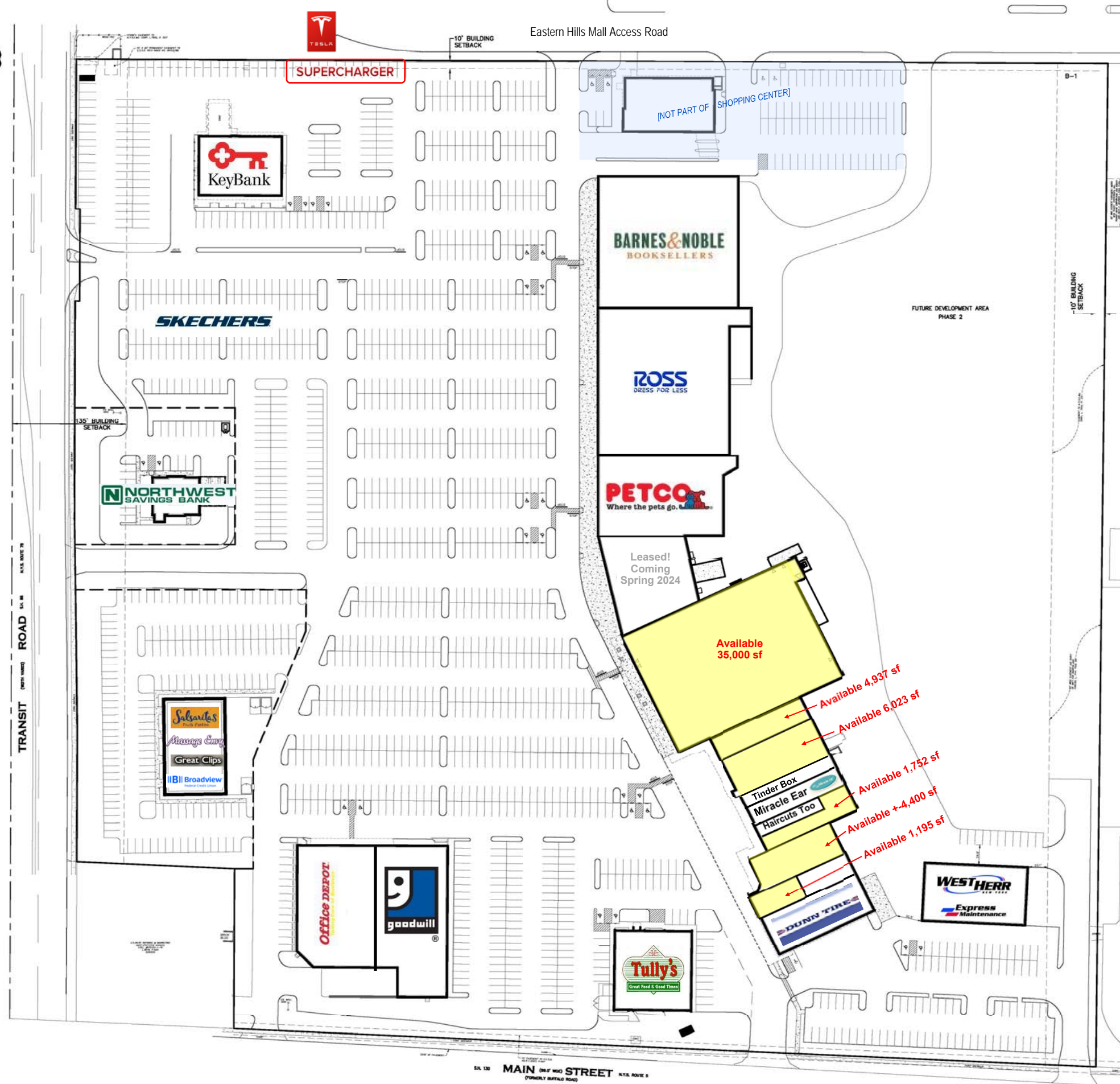
MAIN STREET

SHOPS AT  
MAIN/TRANSIT

EASTERN HILLS MALL



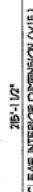




<b>THE SHOPS AT MAIN - TRANSIT</b> MAIN STREET @ TRANSIT ROAD TOWN OF CLARENCE - ERIE COUNTY - NEW YORK		
<b>UPDATED OVERALL SITE LAYOUT PLAN</b>		
THIS SHEET ISSUED MAY 15, 2007		
DRAWING SCALE: 1"=60'		
WSA PROJECT NO. 09012		
<b>ENGINEERING</b> <b>LAND SURVEYING</b> WM. SCHUTT & ASSOCIATES, P.C. 37 CENTRAL AVE. LANCASTER, NY 14086 TEL: 716-685-9901 FAX: 716-685-9189 WWW.WMSCHUTT.COM SUSAN M. SCHUTT, P.E. SUSAN M. SCHUTT, P.E. SUSAN M. SCHUTT, P.E.		
<b>THE BENCHMARK GROUP</b>		
<b>DRAWING REVISIONS</b>		
ITEM	DATE	DESCRIPTION
DESIGNED BY: PMB		
DRAWN BY: SMK		
CHECKED BY: WES		
DATE: MAY 2007		
<b>WARNING:</b> THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 702B, PART 2 OF THE NEW YORK STATE ELECTRICITY AND GAS LAW, ENACTED BY CHAPTER 660 OF THE LAWS OF 2005 AND CHAPTER 10 OF THE LAWS OF 2006 BY WM. SCHUTT & ASSOCIATES P.C.		



1. PROJECT MUST COMPLY WITH ALL BUILDING (FEDERAL, STATE, AND LOCAL) FIRE, ADA, AND HEALTH DEPARTMENT CODES.
2. CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND CONTACT ARCHITECT/ENGINEER IF ERRORS OR OMISSIONS ARE FOUND. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM BED BATH 4 BEYOND, BEFORE CONTINUING WITH CONSTRUCTION.
3. CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
4. FIRE RESISTANCE RATINGS VARY. SEE WALL TYPES ON FLOOR PLAN FOR LOCATIONS.
5. ALL CONCEALED SPACES WITHIN WALLS, CEILING, PARTITIONS, FLOORS, AROUND PIPES, AND DUCT OPENINGS IN RATED CONSTRUCTION, SHALL BE FIRESTOPPED OR FILLED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES AND HOT GASES. PATCHING OF REMOVALS SHALL BE PERFORMED BY THE TRADE REQUIRING THE OPENING. FIRE RATING OF ALL INFILL MATERIAL OR CONSTRUCTION SHALL MEET OR EXCEED THE RATING OF THE WALL IT IS INSTALLED IN.
6. FRAME ALL CHASING TYPED TO MEET INSTALLATION. COORDINATE WITH MEP TRADES, AND PROVIDE A CLEARANCE TO FINISHED MATERIALS. MECHANICAL CONTRACTOR SHALL PROVIDE DIMENSIONS AND DEFINE LOCATION REQUIRED FOR ALL OPENINGS.
7. ALL ABANDONED UTILITIES SHALL BE PROPERLY TERMINATED BEHIND A FINISHED SURFACE.
8. DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
9. MAINTAIN CLEAN WORK SITE ON A DAILY BASIS.
10. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT. ANY EQUIPMENT FURNISHED BY THE OWNER OR TENANT SHALL BE RECEIVED, STORED, AND INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH OWNER FOR INSTALLATION.
11. ALL PENETRATIONS THROUGH ROOF MUST COMPLY WITH ROOF WARRANTY REQUIREMENTS.
12. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES USING THE "CONSTRUCTION REQUEST FOR INFORMATION" FORM AND SUPPLEMENTARY CONTRACTOR-PRODUCED DETAILS AS REQUIRED.
13. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS (IF ANY).
14. REFER TO PROJECT MANUAL, SECTION 10360 FOR DESCRIPTION OF THE DIVISION OF RESPONSIBILITIES BETWEEN BBB VENDORS AND CONTRACTOR.
15. BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA D. PROVIDE FIRE EXTINGUISHERS PER JURISDICTION REQUIREMENTS.
16. COORDINATE ALL METER LOCATIONS WITH CIVIL, PLUMB, AND ELEC. DRAWINGS.
17. COORDINATE TRANSFORMER PAD LOCATION WITH CIVIL & ELEC. DRAWINGS.



**Available**  
**35,000 sf**

RECEIVED  
JUL 21 2005  
HRISTA CONSTRUCTION, INC.

CHRISTA CONSTRUCTION, INC.

## A2.2



