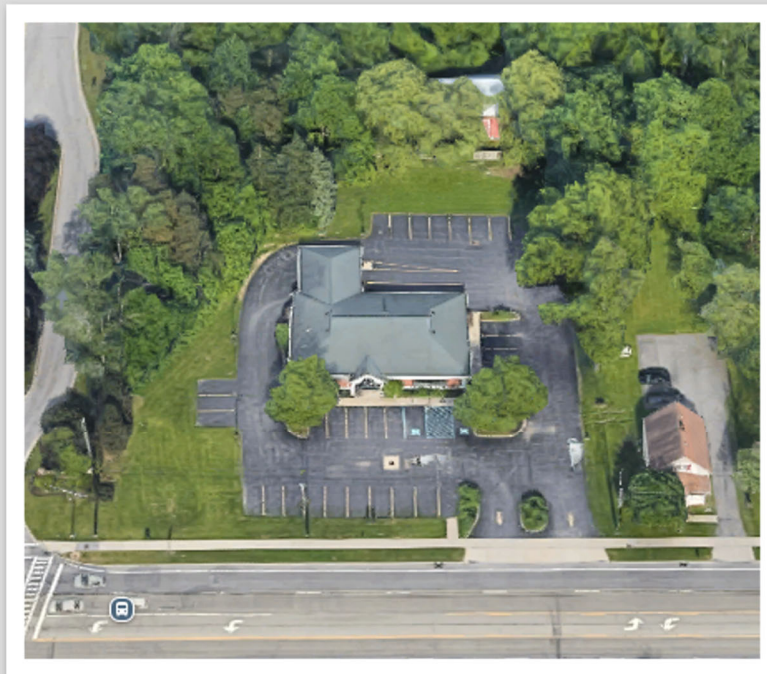


FORMER BRANCH BANK

6409 TRANSIT ROAD | EAST AMHERST, NEW YORK

FOR SALE OR LEASE



4053 MAPLE ROAD
AMHERST, NY 14226
PHONE (716) 833-4986 EXT 382
WWW.BENCHMARKGRP.COM
KEVIN ZUGGER
KZUGGER@BENCHMARKGRP.COM

FOR SALE OR LEASE

FORMER BANK BRANCH AT 6409 TRANSIT ROAD EAST AMHERST, NEW YORK

- 4,000 SQUARE FOOT FREE-STANDING FORMER BANK BRANCH
- DOUBLE DRIVE-THRU WITH DRIVE-UP ATM
- APPROXIMATELY 1.56 ACRE PARCEL
- LOCATED ON BUSY TRANSIT RD CORRIDOR NEAR OLD POST ROAD (CASEY ROAD)
- SEVERAL NEW NEIGHBORING RETAIL AND RESIDENTIAL DEVELOPMENTS NEARBY
- CONTACT KEVIN ZUGGER FOR FURTHER INFORMATION

<u>DEMOGRAPHICS</u>			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<u>POPULATION</u>	8,929	43,678	98,822
<u>AVG HH INCOME</u>	\$197,118	\$157,383	\$136,383

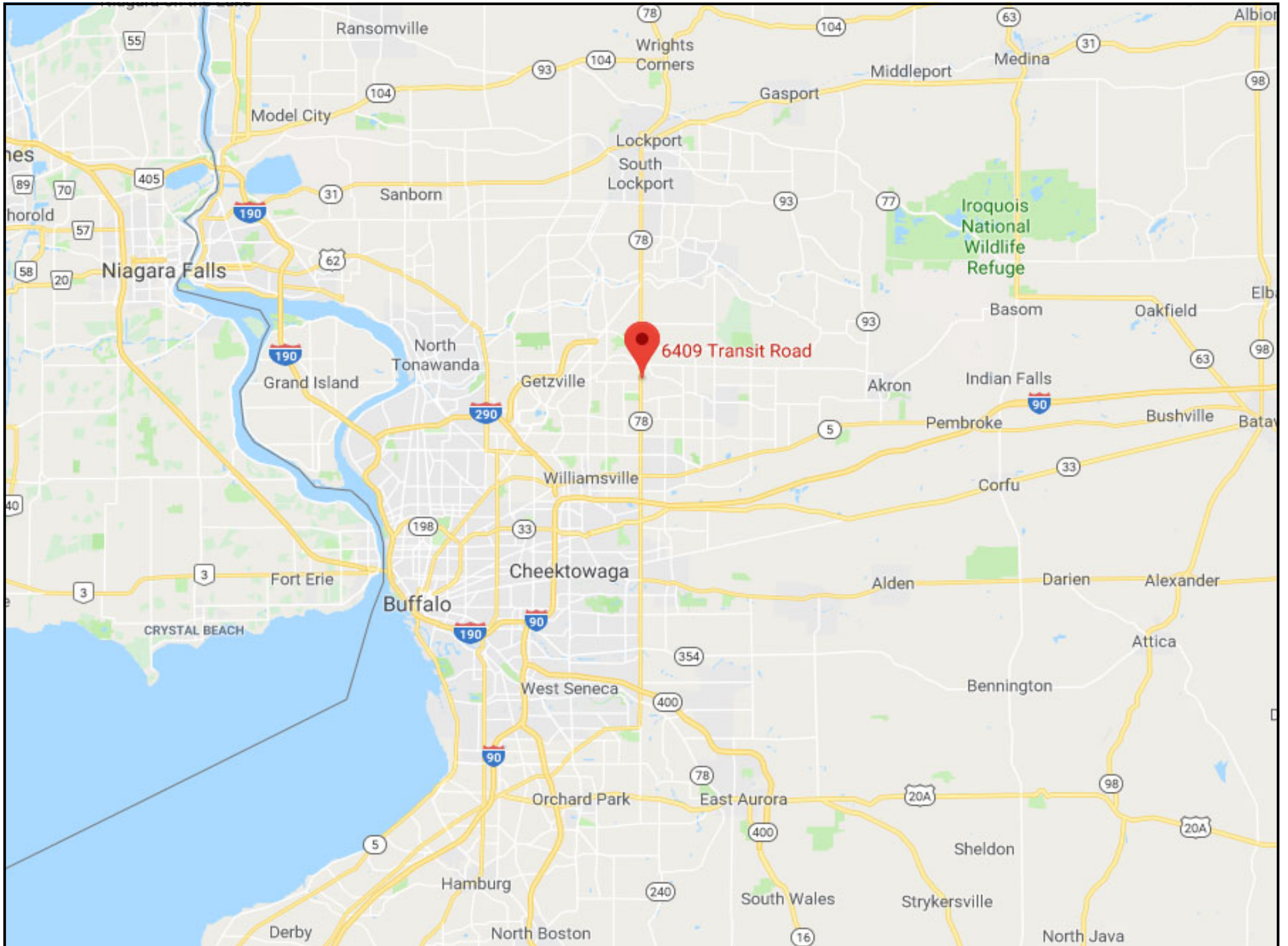
All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

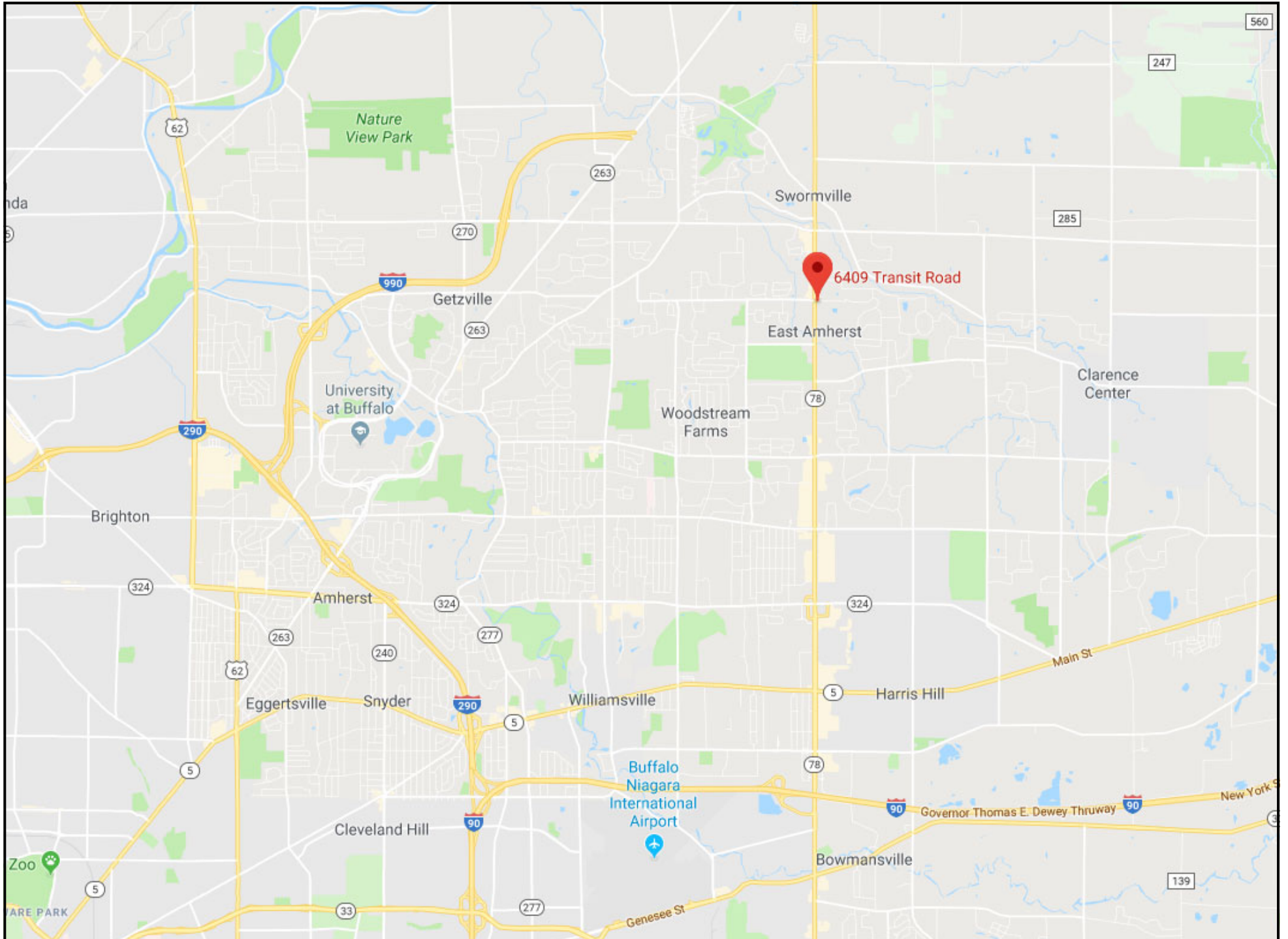





THE BENCHMARK
GROUP









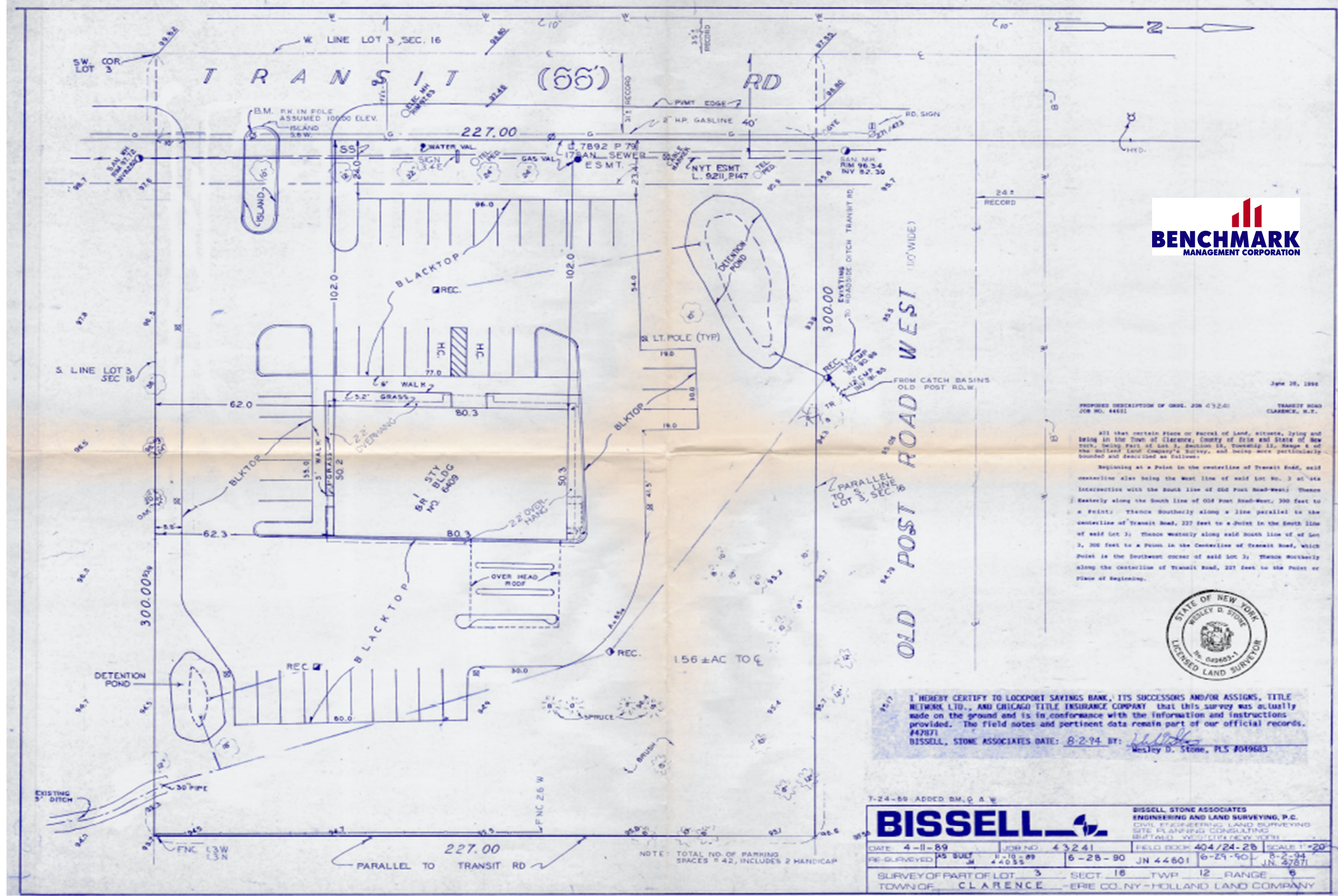
FORMER BANK BRANCH @ 6409 TRANSIT ROAD ~ EAST AMHERST, NY



FORMER BANK BRANCH @ 6409 TRANSIT ROAD ~ EAST AMHERST, NY



See 42912



June 26, 1990

PROPOSED DESCRIPTION OF OREG. JOB 43241 TRANSIT ROAD
 JOB NO. 44631 CLARENCE, N.Y.

All that certain Piece or Parcel of Land, situate, lying and being in the Town of Clarence, County of Erie and State of New York, being Part of Lot 3, Section 18, Township 12, Range 6 of the Holland Land Company's Survey, and being more particularly bounded and described as follows:

Beginning at a Point in the centerline of Transit Road, said centerline also being the West line of said Lot No. 3 at its intersection with the South line of Old Post Road-West; Thence Easterly along the South line of Old Post Road-West, 300 feet to a Point; Thence Southerly along a line parallel to the centerline of Transit Road, 227 feet to a Point in the South line of said Lot 3; Thence Westerly along said South line of Lot 3, 300 feet to a Point in the Centerline of Transit Road, which Point is the Southwest corner of said Lot 3; Thence Southerly along the centerline of Transit Road, 227 feet to the Point or Place of Beginning.



I HEREBY CERTIFY TO LOCKPORT SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS, TITLE NETWORK LTD., AND CHICAGO TITLE INSURANCE COMPANY that this survey was actually made on the ground and is in conformance with the information and instructions provided. The field notes and pertinent data remain part of our official records. #47871
 BISSELL, STONE ASSOCIATES DATE: 8-2-94 BY: *Wesley D. Stone*
 Wesley D. Stone, PLS #049683

7-24-89 ADDED BM, C & W

BISSELL		BISSELL STONE ASSOCIATES ENGINEERING AND LAND SURVEYING, P.C. CIVIL ENGINEERING LAND SURVEYING SITE PLANNING CONSULTING BUFFALO, NEW YORK 14203	
DATE: 4-11-89	JOB NO: 43241	FIELD BOOK: 404/24-26	SCALE: 1"=20'
RE-SURVEYED AS SULT: 11-10-89 44035	6-28-90	JN 44601	6-29-90 8-2-94 JN 47871
SURVEY OF PART OF LOT 3, SECT 18, TWP 12, RANGE 6 TOWN OF CLARENCE, ERIE CO., NY - HOLLAND LAND COMPANY			

NOTE: TOTAL NO. OF PARKING SPACES = 42, INCLUDES 2 HANDICAP