



Retail For Lease

# 1400 Millersport Highway Amherst, NY

Retail Opportunity / For Lease

## 3,000 ± SQ. FT. RETAIL OPPORTUNITY FOR LEASE

BUILDING FEATURES	
Total Available	3,000 ± Sq. Ft.
Parking	Ample On-site
Zoning	GB

### Property Highlights

- Retail opportunity available for lease
- Located at the Triad Apartments with 95 + student housing units above
- Strong co-tenants include Santoras Pizza and BBQ Chicken
- Plentiful parking on-site
- Proximate to University at Buffalo North Campus next to the Buffalo Marriott Hotel
- Signalized intersection
- Dense residential backup
- Ideal for: fitness users, daycare, studio space, professional office user, meal prep, barber shop, massage studio



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,292	109,679	308,272
Average Household Income	\$101,615	\$101,765	\$93,294



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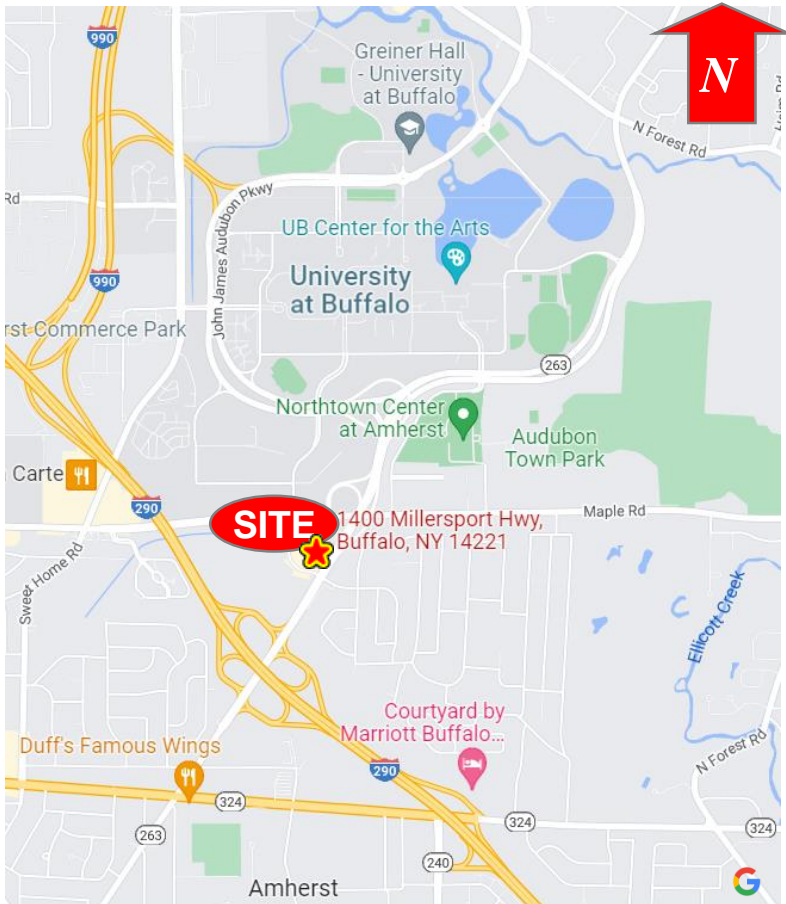
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Location Map



Property Photos

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