

6495 Transit Road Bowmansville (Buffalo), New York 14026 ♦ Phone (716) 684-9000 ♦ Fax (716) 684-9098

## RETAIL SPACE FOR LEASE

### Getzville Plaza

2349 Millersport Highway  
Getzville (Amherst), New York

### Site Information

- Busy, well located Community Strip Center at the intersection of Millersport Highway and Campbell Boulevard
- Available Space from 964 square feet to 2,400 square feet
- Zoning: GC - General Commercial
- Located near SUNY at Buffalo (UB) North Campus, Multiple Business Parks, Residential Housing and Apartment Complexes
- Current tenants include Elmo's Tavern, Besta Pizza, State Farm Insurance, Towne Cleaners, Burrito Bay, Sprint, Dollar General, Subway, Bank of America, Body Genesis, Express Nails, Chinese Cookery, Salon Concepts, Euro Deli and Gifts, Allstate Insurance and Rocky & Renu

### Demographics\*

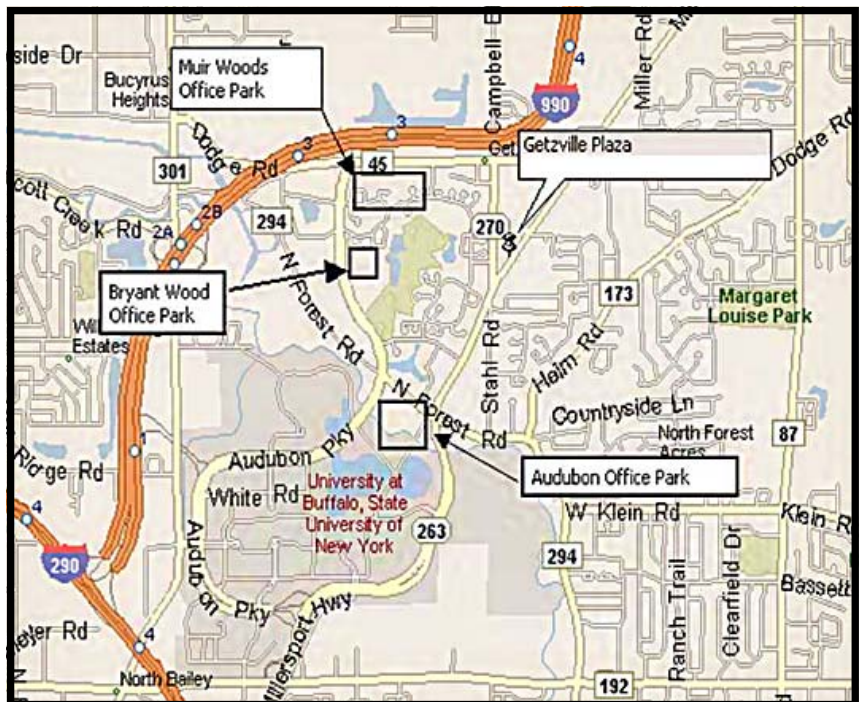
	1 Mile	2 Mile	3 Mile
Population:	7,289	29,327	64,965
Avg. Household Income:	\$78,616	\$76,618	\$78,618

\*ScanUS 2003 Estimates

### Traffic Counts\*

Approximately 18,800 vehicles pass this location daily

\*Traffic Counts 2003 Erie County Traffic Volumes & Classification Map



**For more information please contact Penny D. Cipolla (716) 684-9000 x 216**

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