

# FOR SALE: 10 Acre Development Site in Amherst

## 3325 Millersport Highway, Amherst, NY 14228



### Property Overview

- Development ready, prime retail opportunity
- Zoned Commercial Business
- 375' Millersport frontage, 785' North French frontage
- Close proximity to University of Buffalo North Campus, Crosspoint Business Park and Transit Rd corridor

### Demographic Snapshot (2019 Estimates)

	1 Mile	3 Miles	5 Miles
Population	5,604	51,128	127,455
Households	2,026	18,452	50,434
Average HH Income	\$125,267	\$112,941	\$101,330
Consumer Spending	\$67,410	\$573,503	\$1,445,551
Daytime Population	2,053	22,620	72,463

[View in Google Maps](#)



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