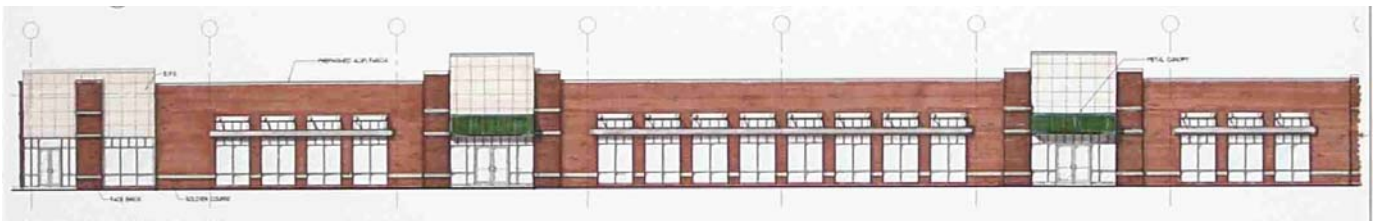


**ZAEPFEL**

**9570 Transit Road**  
**EAST AMHERST, NEW YORK**

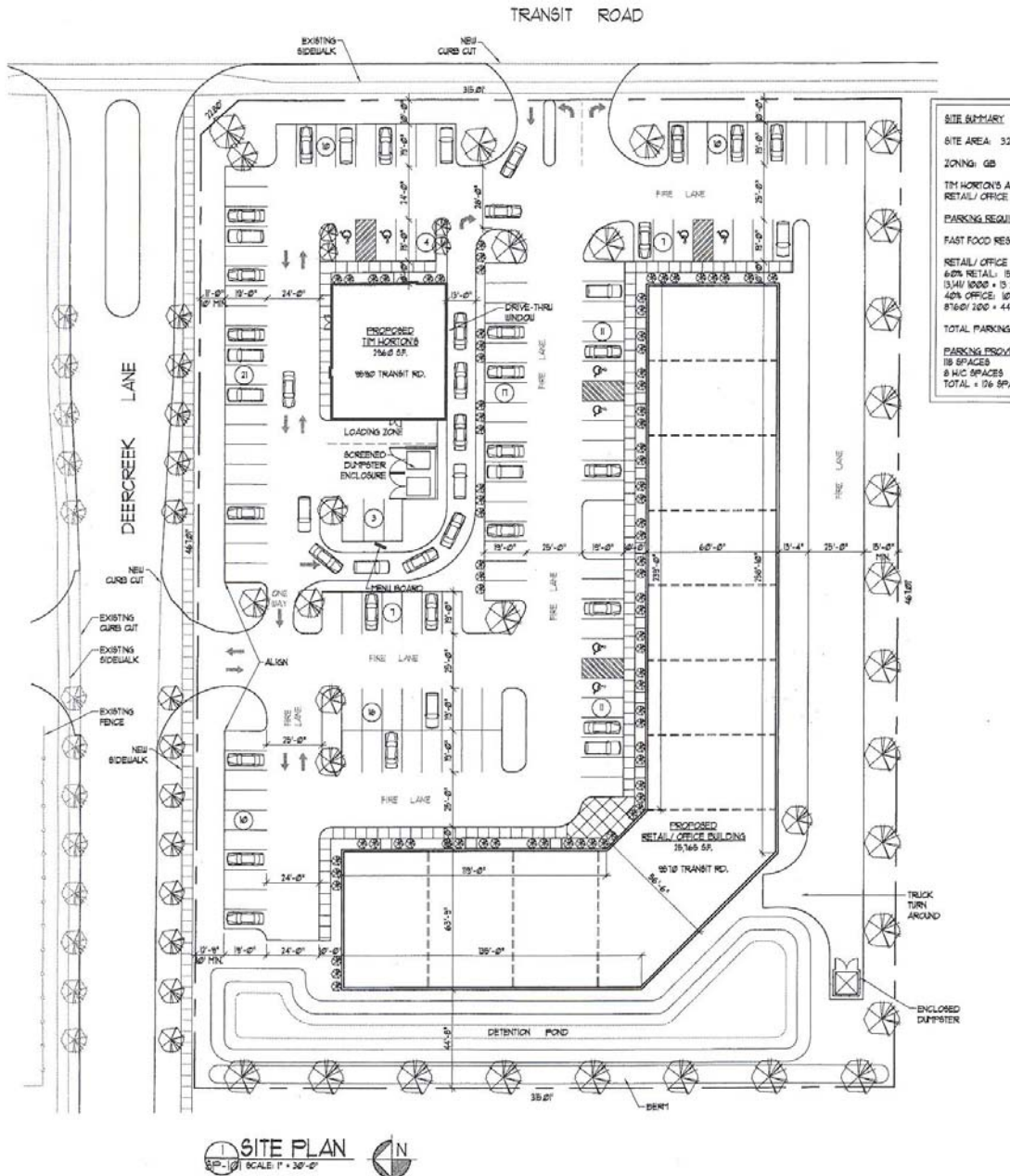
**Currently in Development**  
**Flex Space**



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[www.zaepfel.com](http://www.zaepfel.com)

# 9570 TRANSIT ROAD EAST AMHERST, NEW YORK

The future plaza at 9570 Transit Road at the intersection of Deercreek Lane is just south of North French Road in Amherst. This facility will offer a prime location for flexible retail or office space in a rapidly growing sector of the area. High visibility is one of the advantages of this space. The building will total 21,000± square feet and the out parcel is home to a Tim Horton's donut shop.



SITE PLAN  
SCALE: 1" = 30'-0"  
N

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## **9570 TRANSIT ROAD AMENITIES**

within 3 miles

### **RESTAURANTS**

*Applebee's  
Atlanta Bread Company  
Arby's  
Arcobaleno  
Brennan's  
Buffalo Wild Wings  
Burger King  
Caffe Espresso  
Calvanesco's  
Campobello's  
China King  
Dave and Buster's  
Dairy Queen  
Dibella's Subs  
Falletta's  
Grover's  
Just Pizza  
La Scala  
La Tolteca  
Luigi's Pizza  
Manhattan Bagel  
Mc Donald's  
Mighty Taco  
Moe's Southwest Grill  
Panera's  
Pautler's  
Perkin's  
Pietro's  
Quizno's  
Roadhouse Grill  
Ruzzine's Rock Bottom  
Sean Patrick's  
Spilio's  
Subway  
Taco Bell  
Ted's Hot Dogs  
Tim Horton's*

### **GENERAL SERVICES**

*AAA Travel  
Barnes & Noble  
Blockbuster Video  
Consumer Beverages  
Dollar Tree  
Eastern Hills Mall  
Gi-Ro Dry Cleaners  
Graser's Florist  
Hollywood Video  
Home Depot  
Kohl's Department Store  
Linens 'N Things  
Lowe's  
Party City  
PetSmart  
Pier 1  
Premier Liquors  
Office Max  
South Beach Tanning  
Starbucks  
Tanning Bed  
Target  
Tops Markets  
Total Tan  
Toys R Us  
Transitowne Plaza  
Transit Valley Plaza  
UPS Store  
Valu Hardware  
WalMart  
Wegman's Food Markets  
Wilson Farms*

### **HOTELS & MOTELS**

*Econo Lodge  
Execustay by Marriott  
Garden Place Hotel  
Marriott  
Residence Inn*

### **HEALTH & BEAUTY**

*Buffalo Athletic Club  
Eckerd Drug Store  
Feel-Rite Fresh Markets  
Healthy Essentials  
Leon's Studio One  
Rite Aid  
Salon, Salon  
Sally's Beauty Supply  
Salon Gigante  
Studio 2000  
Supercuts  
Vitamin World  
Walgreen's  
World Gym*

### **MEDICAL**

*AM Clare Dental  
Delaware Surgical Group  
Highgate Medical Group  
Kaleida Health  
Millard Filmore Suburban Hospital  
Northtown's Medical Center  
Women's Wellness Associates*

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## **AMENITIES CONTINUED...**

### **SCHOOLS**

*Erie Community College  
University at Buffalo, North Campus  
Williamsville School District*

### **CHILD CARE**

*Aunt Pat's Day Care  
Center for Handicapped Children  
Doodle Bugs  
Four Seasons Childcare*

### **BANKING & FINANCIAL**

*Bank of America  
Charter One Bank  
Citizen's Bank  
First Niagara Bank  
Fleet Bank  
HSBC Bank  
Greater Buffalo Savings  
Lakeshore Savings  
Key Bank  
M&T Bank  
Miller Financial Group  
Waddell & Reed*

### **POSTAL SERVICE**

*United States Post Office  
UPS  
Federal Express  
Airborne Express/ DHL*

### **TRANSPORTATION**

*NY State Thruway  
NFTA Bus Routes  
32, 44, 48*

### **AUTOMOTIVE**

*Delta Sonic Car Wash  
Frontier Auto Glass  
Gerry's Service  
Getty  
Glen Campbell Chevy  
Midas Auto Services  
Mobil  
Monro Muffler  
Noco  
Transitowne Dodge  
West Herr*

### **APARTMENTS**

*Autumn Creek Luxury Apartments  
Dockside Village Apartments  
Hopkins Court Apartments  
Locust Garden Estates*

### **PLACES OF WORSHIP**

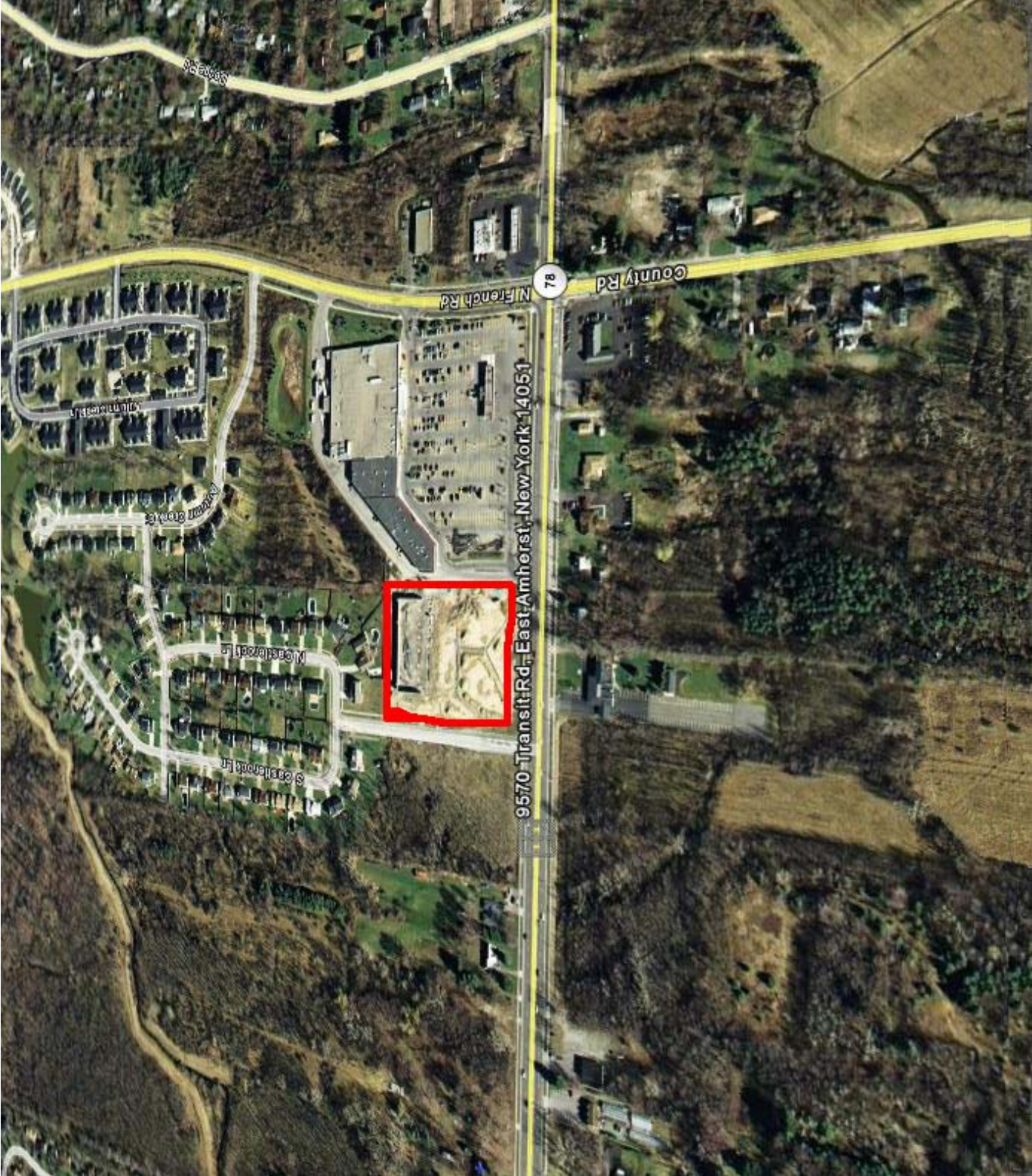
*Amherst Presbyterian  
Bethel Baptist Church  
Eastern Hills Wesleyan  
Hindu Culture Center  
Jewish Discovery Center  
St. Mary's RC Church  
St. Gregory the Great RC Church  
Williamsville United Methodist Church  
Temple Beth Am  
The Chapel  
Trinity Lutheran Church*

### **AIRPORTS**

*Buffalo-Niagara International Airport  
Prior Aviation*

### **RECREATION**

*Audubon Golf Course  
Bassett Park  
Brookfield Country Club  
Clarence Town Park  
Regal Cinemas  
The Park Country Club of Buffalo  
Transit Valley Country Club  
Wehrle Golf Dome*



Aerial View of 9570 Transit Road

## **ZAEPFEL DEVELOPMENT COMPANY**

**ZAEPFEL DEVELOPMENT CO., INC.**, is a Williamsville based design-build, general contracting, and development firm founded in 1974 by Jim Zaepfel. Today Jim, his son Greg, and an experienced staff handle all aspects of the company's project portfolio. With over 30 years of experience, Zaepfel Development stands among the top five commercial real estate development firms in Western New York and has developed almost five million square feet of properties. Strong in design engineering, the company has assembled a quality construction, development, and property management team.

The company's project portfolio includes virtually every area of the market comprised of both new construction and renovation projects for the commercial, industrial, educational, and institutional sectors. Zaepfel Development's projects have extended into Rochester and Corning, New York and have been as distant as Alabama and Michigan. The company's tenant roster includes such nationally and internationally recognized names as Northrop Grumman Systems Corporation, AT&T, EDS, Bureau Veritas, Northwestern Mutual, Roswell Park Cancer Institute, Wilson Farms Corporation, and Airborne Freight/DHL. Major construction projects have included West Valley Nuclear, Wegman's Corporate Headquarters, Corning Glass Corporate Offices, K-Mart, and many other Western New York notables.

Over the past several decades, Zaepfel Development Co. has realized constant, steady growth and has firmly established its solid reputation. Zaepfel Development's Ingram Micro project, the most recent major expansion of Ingram Micro's Eastern Operations Headquarters, a 150,000 square foot award-winning building, was completed in 1998. The Ingram Micro office building was honored as **"Office Building of the Year"** by the Upstate Chapter of the National Association of Office and Industrial Properties and contributed to College Park's designation as **Office Park of the Year** for Year 2000 Mid-Atlantic Region Building Owner's and Manager's Association (BOMA).

Over the past several years the company has focused efforts on the development of two major projects, the tremendously successful 52-acre Northpointe Commerce Park and the almost 5-acre College Park Office Park, in addition to numerous free standing projects such as the retrofit of a Walden Avenue manufacturing property to a telecommunications switch station for AT&T.

Soundly managed and well capitalized, the firm maintains a high bonding capacity. Zaepfel Development's reputation, experience, and strength have allowed the firm to successfully undertake some of the most respected clients and important construction projects in the area.

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