



## **NORTHPOINTE COMMERCE PARK**

**170 Northpointe Parkway  
Amherst, New York 14228**



**Zaepfel Development Company**

**5505 Main Street, Suite A**

**Williamsville, New York 14221**

**[www.ZAEPFEL.com](http://www.ZAEPFEL.com)**

**716-632-7230**



## ***NORTHPOINTE COMMERCE PARK***

**170 Northpointe Parkway**

**Amherst, New York 14228**

Located in the ***NORTHPOINTE COMMERCE PARK*** a 52 acre Research & Development park designed as an upscale office park with all the benefits of light manufacturing and warehouse/distribution in Northwest Amherst, this 30,000 square foot multi-tenant facility is in a highly accessible location.

### **SITE FEATURES**

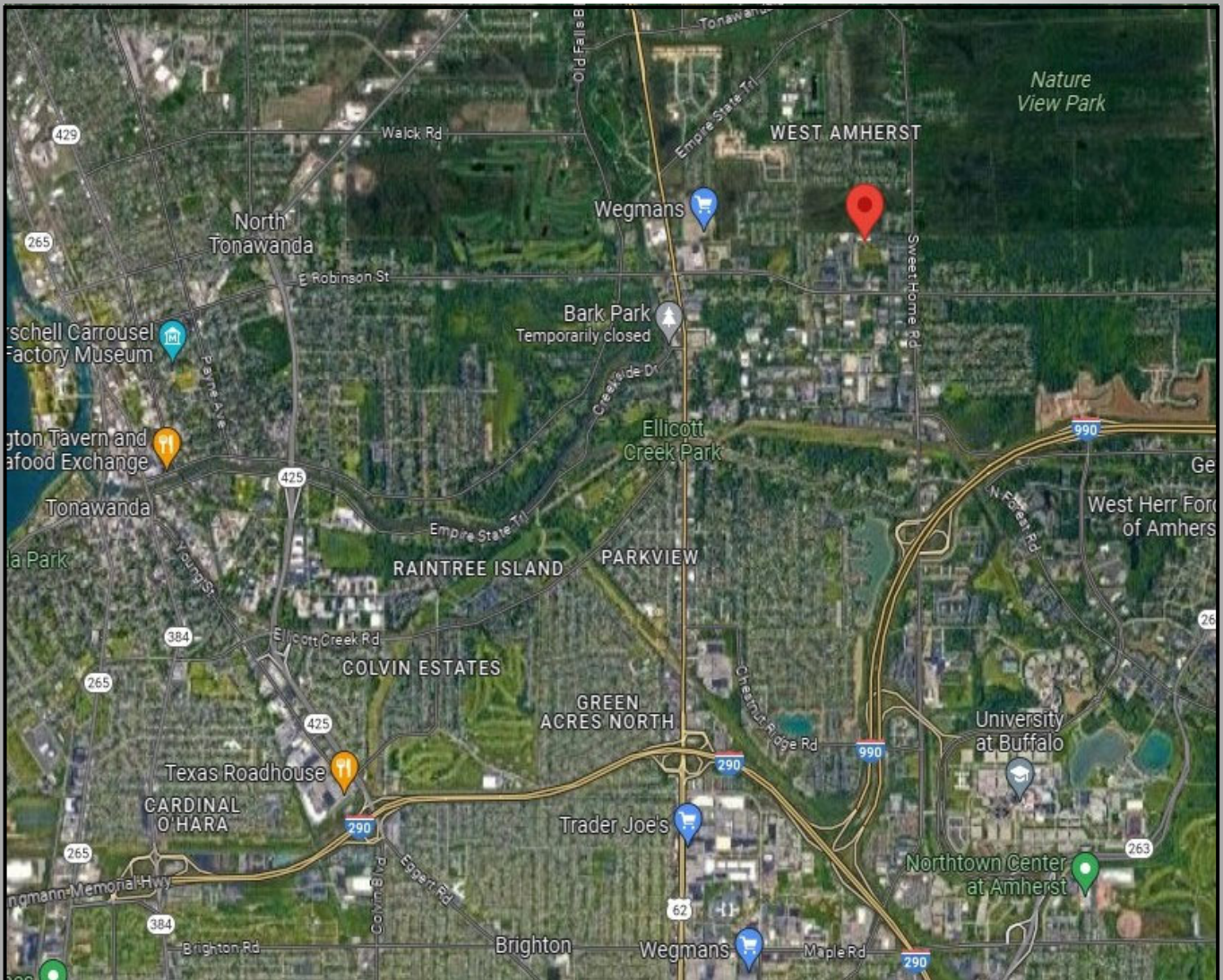
- ◆ Floor Plans to Suit
- ◆ State of the art technology
- ◆ Desirable in demand location
- ◆ Close to major travel routes & transportation centers
- ◆ **Aggressive Lease Rates**

**CALL 716-632-7230 [www.ZAEPFEL.com](http://www.ZAEPFEL.com)**





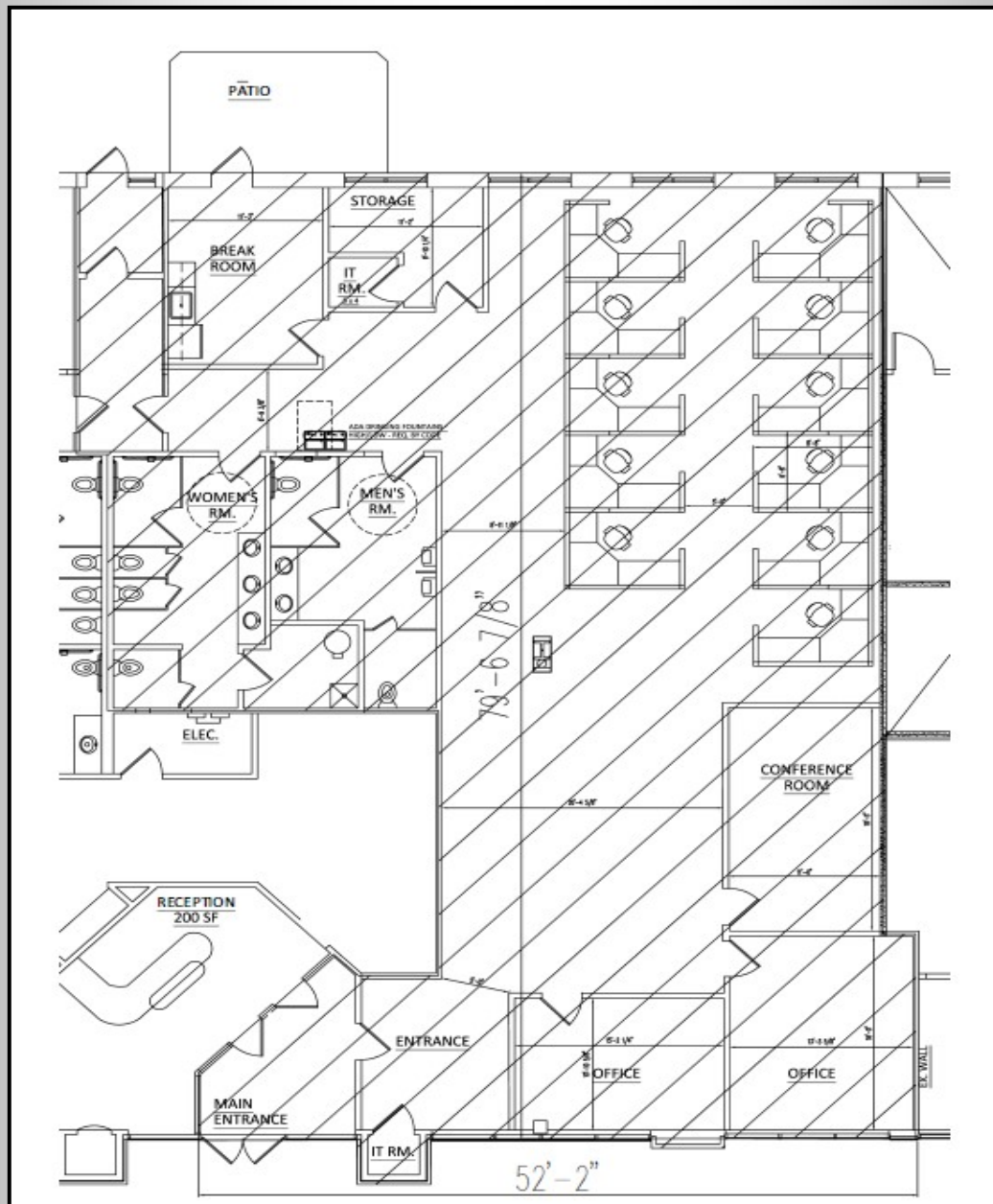
## 170 Northpointe Parkway LOCATION MAP





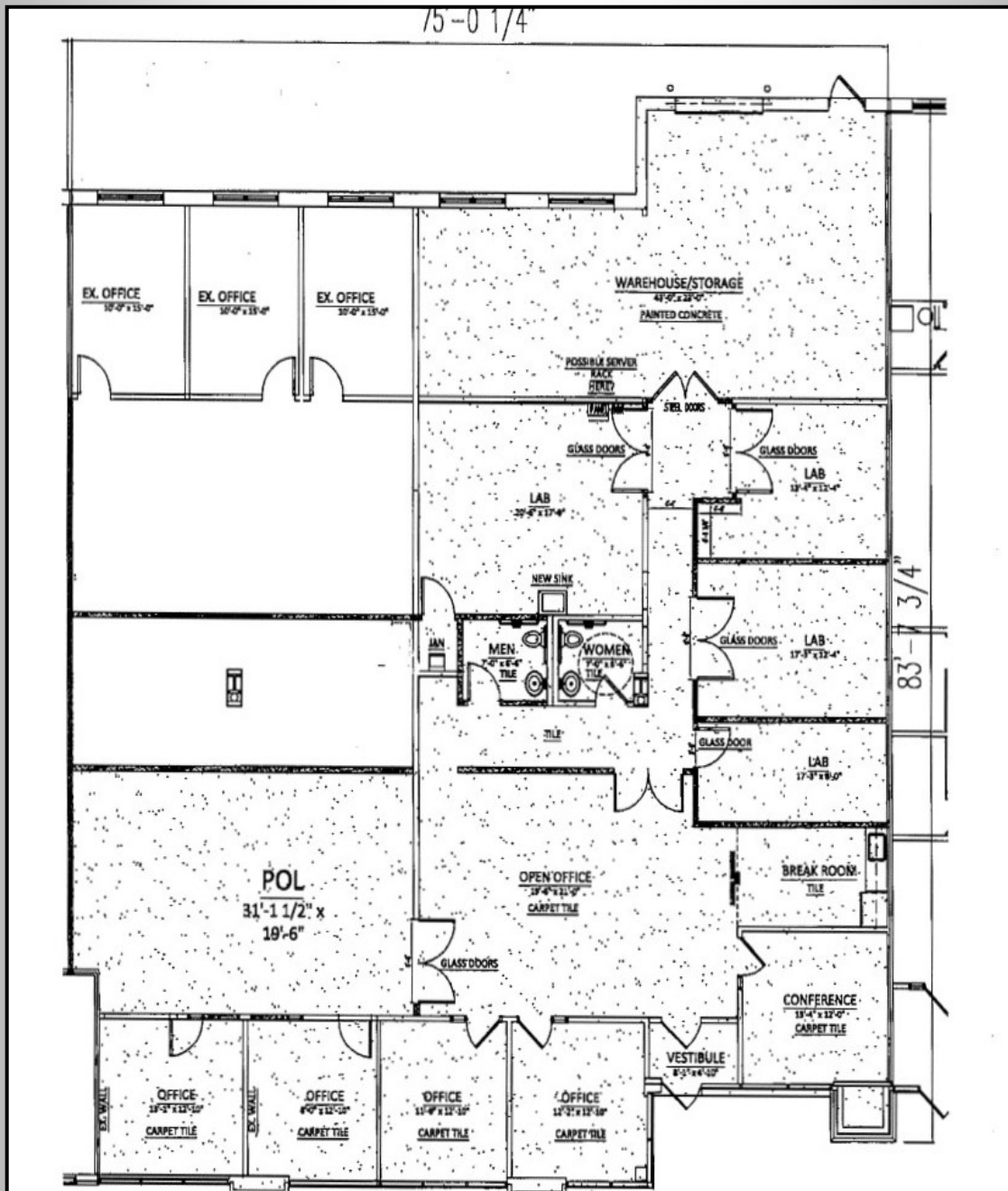


**170 Northpointe Parkway**  
**Suite 300**  
**FLOOR PLAN**





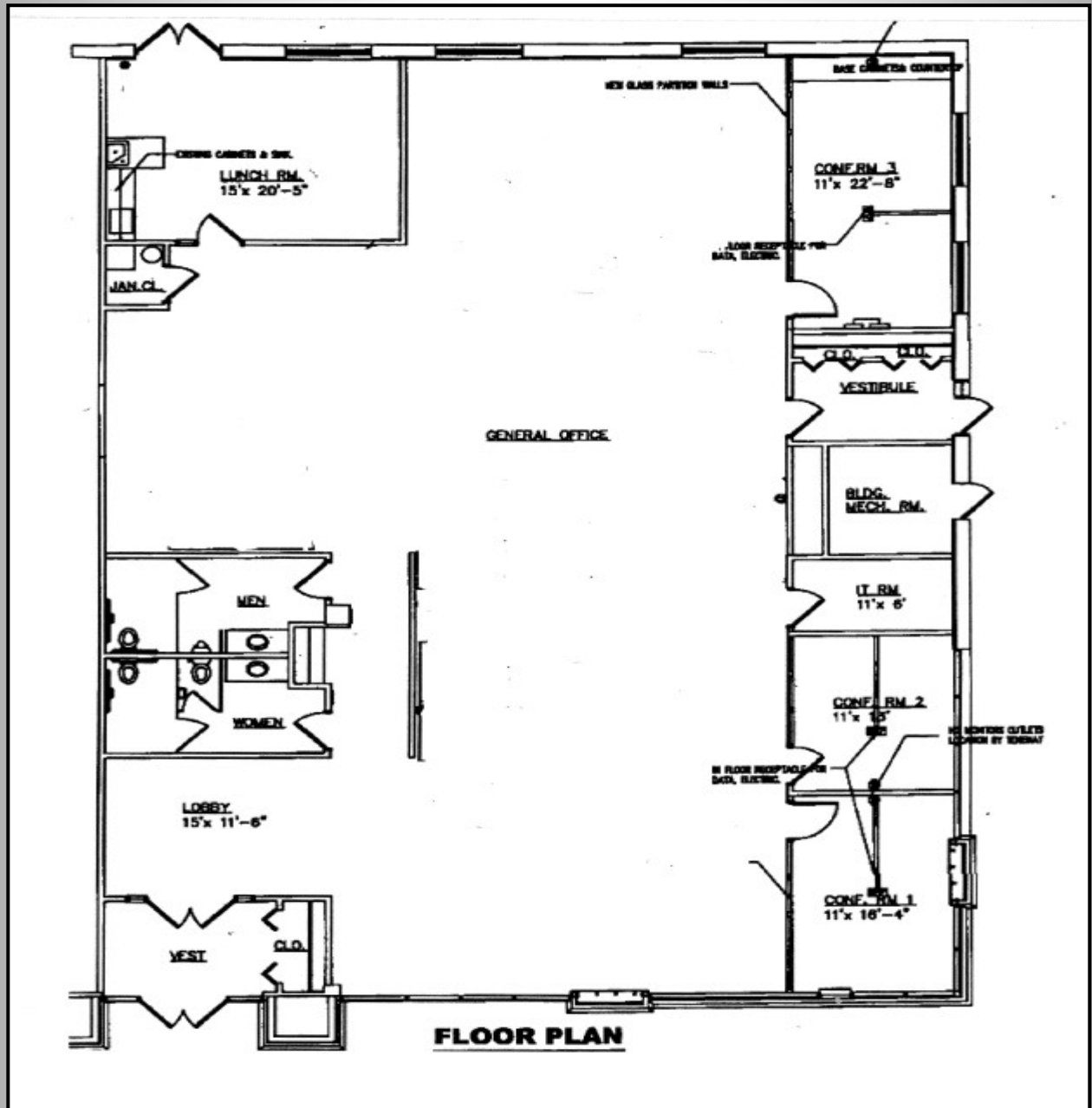
170 Northpointe Parkway  
Suite 500  
FLOOR PLAN







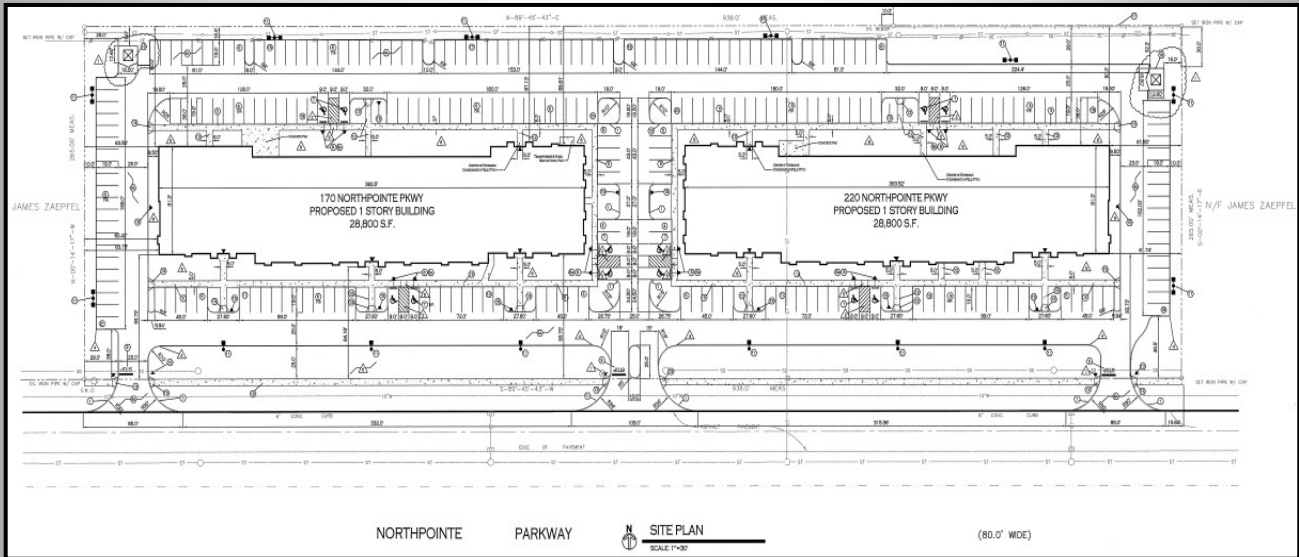
170 Northpointe Parkway  
Suite 700  
**FLOOR PLAN**





# 170 Northpointe Parkway

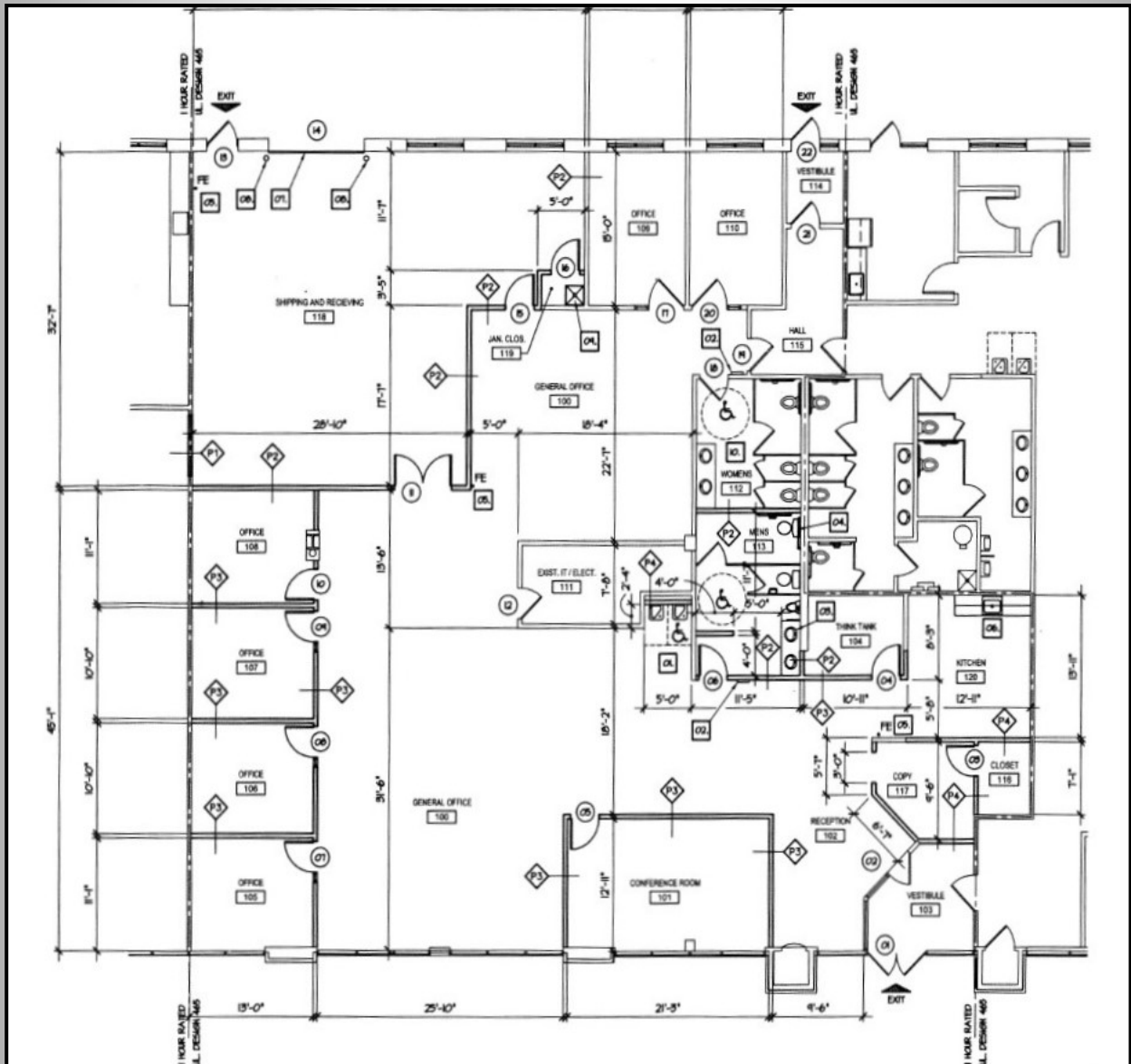
## SITE PLAN





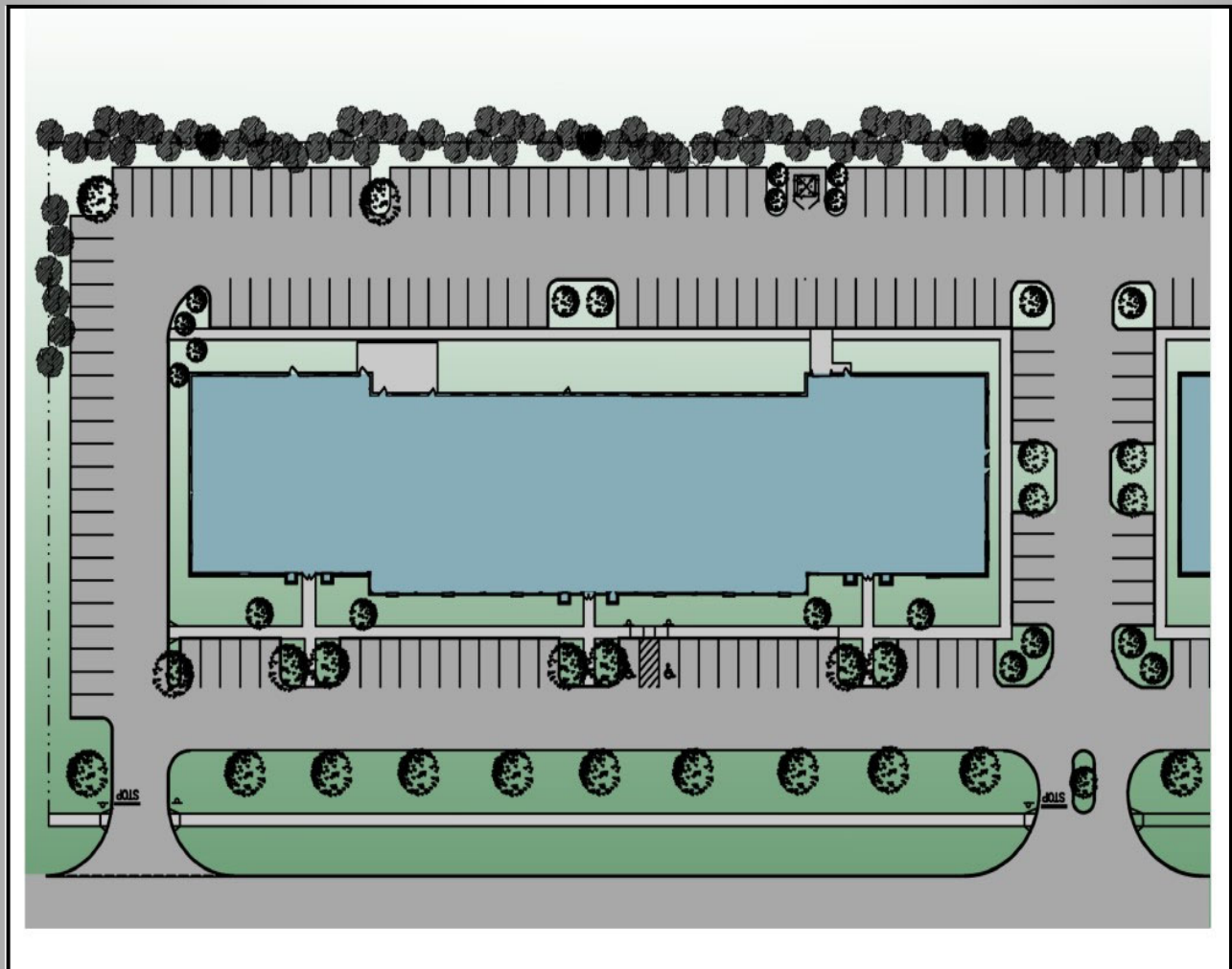


**170 Northpointe Parkway**  
**Suite 200**  
**FLOOR PLAN**



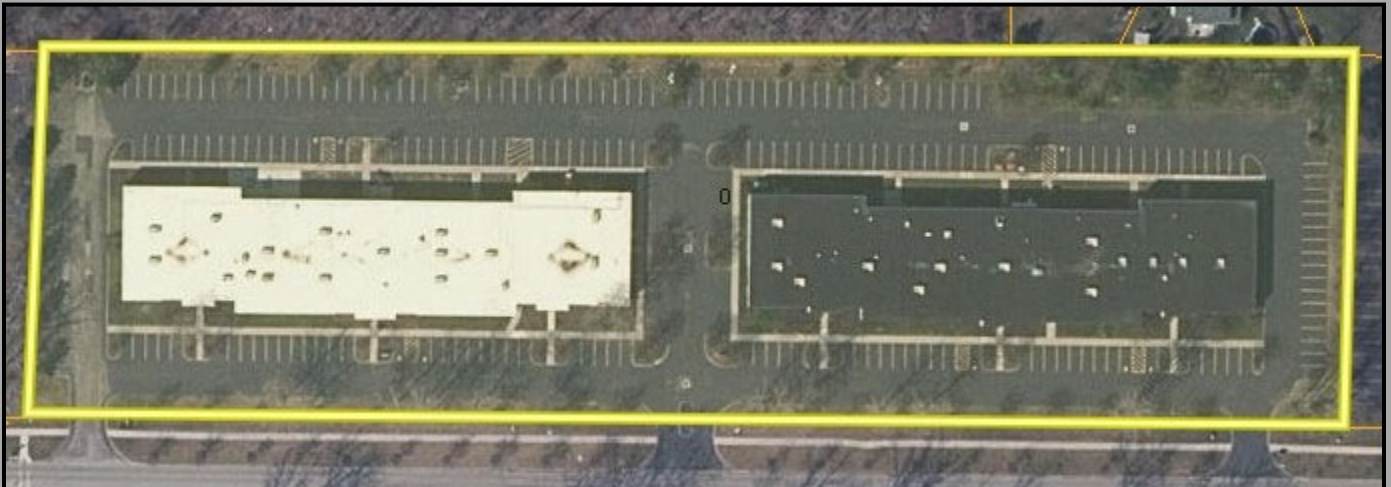


**170 Northpointe Parkway**  
**SITE PLAN**





**170 & 220 Northpointe Parkway**  
**SITE**





**170 Northpointe Parkway**  
**SITE PLAN**

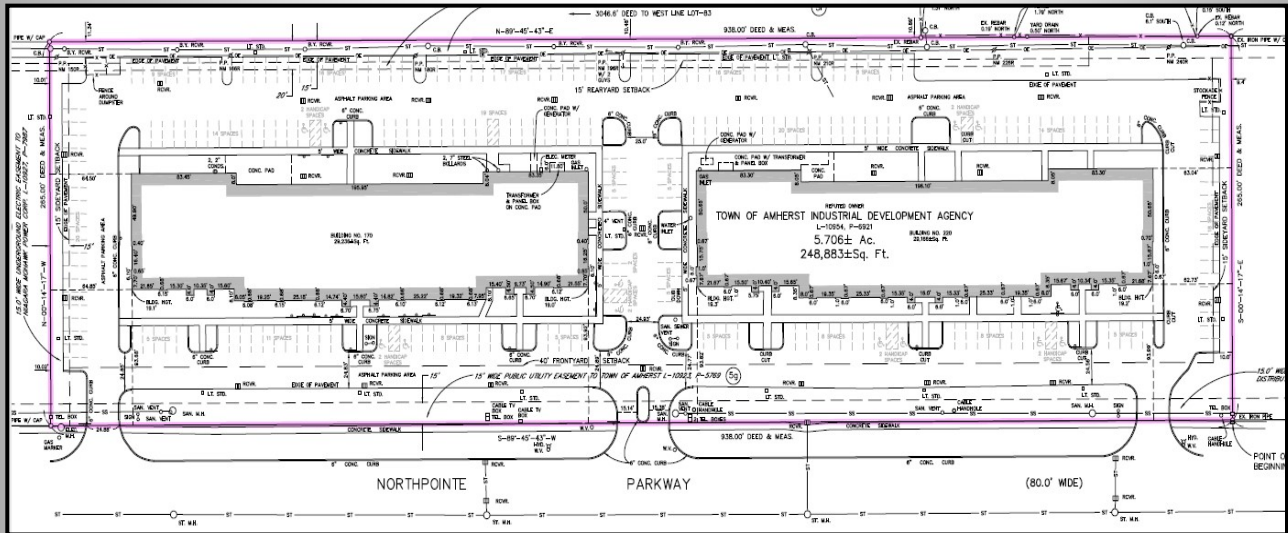






# 170 Northpointe Parkway

## SURVEY





## 170 Northpointe Parkway

### AERIAL

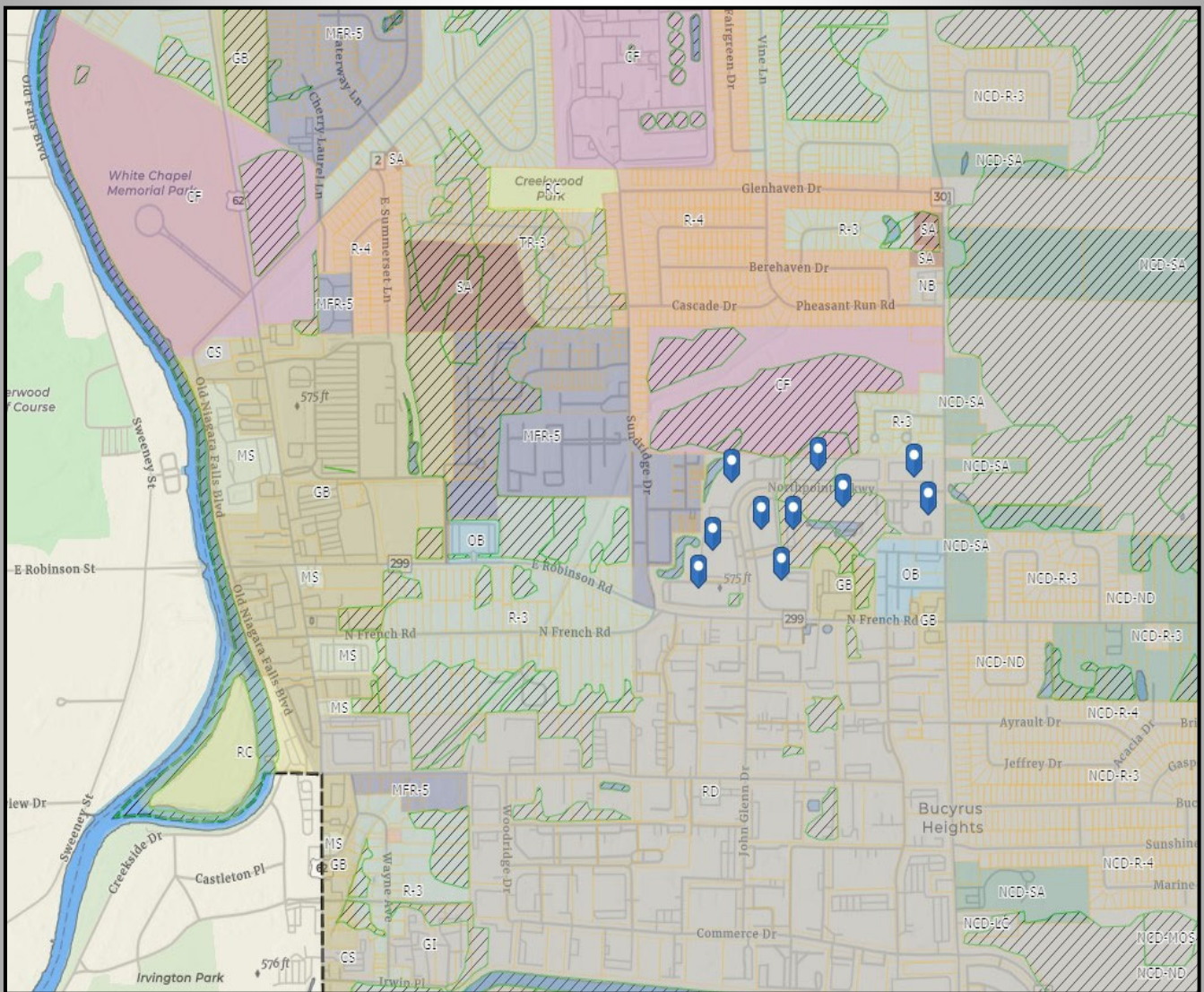






# NORTHPOINTE COMMERCE PARK

## Amherst New York Map





# 170 Northpointe Parkway NORTHPOINTE COMMERCE PARK





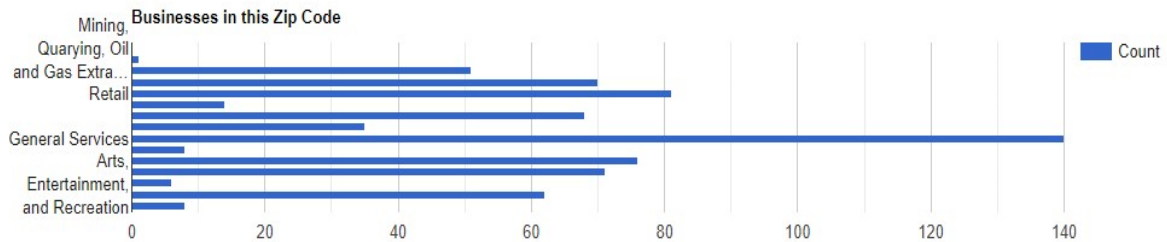


## BUSINESS DEMOGRAPHICS

### AMHERST NEW YORK

#### Business Demographics for 170 Northpointe, Suite 100, Amherst NY 14228

Number of businesses operating in the area surrounding this property covered by the zip code 14228 categorized by industry (NAICS Code). This information is derived from census bureau and CIMLS data. [Click here to return to the listing page.](#)



Note: Some of the related NAICS business types have been combined in the above chart as outlined in the following table:

Industry	NAICS Code(s)
Mining, Quarrying, Oil and Gas Extraction	21
Utilities	22
Construction	23
Manufacturing and Wholesale	31-33 and 42
Retail	44-45
Transportation and Warehousing	48-49
Information, Finance, and Insurance	51 and 52
Real Estate and Rental and Leasing	53
General Services	54 and 81
Management	55
Administrative, Support, Waste Management	56
Health Care and Social Assistance	62
Arts, Entertainment, and Recreation	71
Accommodation and Food Services	72
Education	61

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

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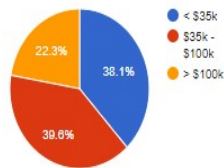


## DEMOGRAPHICS AMHERST NEW YORK

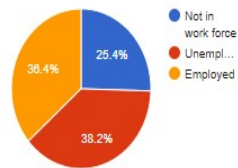
### Zip Code Demographics for 170 Northpointe, Suite 100, Amherst NY 14228

Demographics information for the area surrounding this property covered by the zip code 14228 of the property derived from census bureau and CIMLS data. [Click here to return to the listing page.](#)

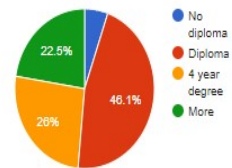
Households by Income



Labor Force and Employment



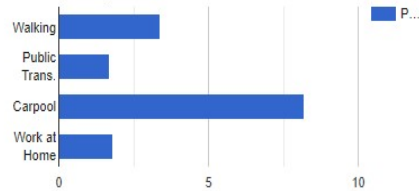
Educational Attainment



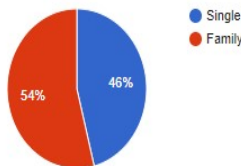
Income Statistics Value in USD

Median Income	\$49,704
Mean Income	\$72,490
Per Capita Income	\$30,950

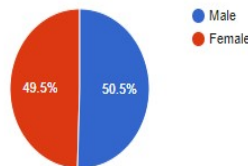
Methods of Commuting (Excluding Personal Vehicles)



Household Types



Population by Gender



Total Households: 9249

Unit Stats	Number of Units
Housing Units	9,923
Vacant	6.80%
Owner Occupied	4,857
Renter Occupied	4,392
Units in Structure	9,923
Vacant Rental Units	3.50%

Total Population: 22045

Value and Cost Stats	Value in USD
Median Rent	\$975
Median Owner Occ. Value	\$167,100
Median Monthly Owner Cost	\$1,439



## AMENITIES

### RESTAURANTS

Audubon North Restaurant	3050 Sweet Home	716-691-9248
My Tomato Pie	3055 Niagara Falls	716-260-1043
Zuppa	3040 Sweet Home	716-564-3400
Wingnutz Buffalo	2675 Niagara Falls	716-263-5861
Favorites Pizza & Wings	3034 Sweet Home	716-564-8880
Golden Wok	3870 E. Robinson	716-691-0399
The Grapevine Restaurant & Catering	245 Niagara Falls	716-691-7799
El Ranchito 3 Mexican Restaurant	2447 Niagara Falls	716-691-5806
Jim's Steak Out	2952 Niagara Falls	716-695-2000
Arby's	2945 Niagara Falls	716-691-5742
Sisters and Sons Pizzeria & Deli	435 Creekside	716-389-0724
Chipotle Mexican Grill	3030 Niagara Falls	716-766-1388
Mighty Taco	3140 Niagara Falls	716-695-1899
Banchetti by Rizzo's	550 N. French Road	716-691-4045
Starbuck's	3015 Niagara Falls	716-766-1010
Zoe	5701 Transit	716-639-4550
Yolo Restaurant & Lounge	5841 Transit	716-455-2457
The Oak Stave Drinkery & Eatery	5989 Transit	716-688-8900
Schnitzel & Co.	9210 Transit	716-689-3600
Falletta's	8255 Clarence Center	716-741-7406
Grovers Bar & Grill	9160 Transit	716-636-1803
Almaza Grill	9370 Transit	716-276-8080
Campobello's Cucina Italiana	9334 Transit	716-636-8770
The Rock Kitchen & Bar	6261 Transit	716-688-7625
Andale Mexican Restaurant	9416 Transit	716-428-3068
Feature Eatery	9310 Transit	716-510-7465
Samurai Buffalo	9648 Transit	716-688-7808
D'Avolio	9570 Transit	716-919-1201
Ted's Hot Dogs	2351 Niagara Falls	716-691-7883
Carrabba's Italian Grill	1645 Niagara Falls	716-833-5003
Tully's Good Times	1459 Niagara Falls	716-446-0007



## AMENITIES

### SCHOOLS

Transit Middle School  
Williamsville East High School  
Carousel Academy  
theCoder School  
Casey Middle School  
Dodge Elementary  
School of Rock  
St. Mary's School  
Launchpad for Learning  
Doodle Bugs! Children's Learning  
Ms. Michelle's Pre-K Academy  
Amherst School of Music Inc.

### CHILD CARE

Childtime of Williamsville  
Main Street Children's Academy  
Corner House Nursery School  
EduKids Childhood Education Center Williamsville  
Audubon at College Park  
LE3Inc.  
Kids Korner  
Pixie Village Preschool  
The Learning Garden  
Open Door Nursery School  
Briarwood Child Care Center  
Tracy Cicero Day Care Home  
Mayfair Gardens Montessori  
The Little Red Schoolhouse  
MaryLou Rath Childcare Center  
Just for Kids School Age Programs  
Eastern Hills Preschool  
Chai Early Childhood Center

### PLACES OF WORSHIP

St. Paul's Evangelical Lutheran Church  
Calvary Episcopal Church  
North Presbyterian Church  
Amherst Lutheran Church  
Saints Peter & Paul Roman Catholic Church  
Christian Science Churches  
Sts Theodore Orthodox Church  
Williamsville United Methodist  
Eastern District Lutheran Church  
Community of Grace Church  
Faith United Church of Christ  
Zion Dominion Global Ministries  
Sisters of St. Francis  
Amherst Presbyterian Church  
St. John Lutheran Church  
Unitarian Universalist Church of Amherst  
Epic Church Buffalo  
Amazing Christian Network  
Truth & Love in Christ Church  
Unity of Williamsville  
Life Worship Church  
Harris Hill United Methodist  
Restoration Church  
Nativity Blessed Virgin Mary Roman Catholic Church  
Evangel Assembly of God  
Christ Central Buffalo

### POSTAL SERVICE

United States Postal Service  
The UPS Store  
FedEx

### AIRPORT

Buffalo Niagara International Airport

### APARTMENTS

Remmington Woods Apartments  
Georgetown Apartments  
Glen Park Apartments  
Drexel Hill Apartments  
Village Square Apartments  
Asher Crossing Apartments  
St. Mary's  
The Glen at Sheridan Meadows  
Coventry Luxury Apartments  
Village Green Court  
Clare Morris Apartments  
Williamsville Commons  
Williamsville Apartments  
Avia Lofts at Maple Road  
Fireside Luxury Apartments  
Walnut Grove Apartment Homes  
Country Club Manor Apartments  
Park Creek Senior Apartments  
Park Ridge Apartments  
Jewish Federation Apartments  
Forest Village Apartments Wind-song Place Apartments  
Maplebrooke Townhomes  
Amherst Manor Apartments  
Williamsville Tower Condo  
Victorian Manor  
FayBrooke on Youngs  
Renaissance Place Apartments  
Sturbridge Village Apartments  
Stone Gate Apartment Homes  
Bowdoin Square  
Dannybrook Apartments  
The Tennyson Tread Apartments  
Ayer Woods





## AMENITIES

### MEDICAL

Millard Fillmore Suburban Hospital  
Western New York Immediate Care  
WellNow Urgent Care  
Amherst Medical Associates  
Highgate Medical Group  
Gleason Family Chiropractic  
Sisters Health Center  
Family Care of WNY  
Behavioral Health Associates  
Suburban Medical Imaging  
Horizon Health Services

### TRANSPORTATION

Amherst Senior Transportation Services  
Great Lakes Transport Solution  
Citadel Care Transportation  
Enterprise Rent-A-Car

### RECREATION

North Amherst Recreation Center  
Rolly Pollies of East Amherst  
Transit Valley County Club  
The Paw Park  
Legacy Equestrian Center  
Jewish community Center  
Lasertron  
Manor Lanes II  
Buffalo Battleground  
Glen Oak Golf Club  
Audubon Golf Course  
WNYPGA  
Rainbow Rink Skating  
Rebel Ride Indoor Cycling  
Nature View Park  
Double T Archery Club

### HEALTH & BEAUTY

FreeTime Fitness 24/7  
Verilife Dispensary  
Finesse Beauty & Wellness Med-  
spa  
Luxe Nails  
Kalu Salon & Day Spa  
Ulta Beauty  
Supercuts  
Milan Laser Hair Removal  
Salon 716  
Bangs  
F45 Training  
Synergy Fitness  
Cycle WNY

### GENERAL SERVICES

TOPS  
CVS  
Village Designs Transit  
Runners Roost  
Dollar Tree  
Pet Supplies Plus  
Wild Birds Hobby Store  
ALDI  
Starbucks  
Watson's Chocolate  
Walgreens  
7-Eleven  
Verizon  
J & M Antiques  
Wegmans  
Wine World  
The UPS Store  
Easton Office Supply  
The Home Depot  
Kohl's

### BANKING & FINANCIAL

KeyBank  
M&T Bank  
Lake Shore Savings  
The Summit Federal Credit Union  
Northwest Bank  
HD Financial Specialist  
Sunbridge Management  
Ameriprise Financial Services  
HSBC  
SEFCU  
Bank of America

### HOTELS & MOTELS

Staybridge Suites  
DoubleTree By Hilton  
Candlewood Suites  
Buffalo Marriott  
Comfort Inn  
Extended Stay America  
Sleep Inn  
LaQuinta Inn & Suites Wyndham  
Amherst Inn & Suites  
Hampton Inn  
Courtyard by Marriott  
Rodeway Inn & Suites  
Red Roof PLUS  
Fairfield Inn & Suites Marriott  
Home2 Suites by Hilton

### AUTOMOTIVE

Amherst Automotive  
Premier Car Care  
AAMCO Transmission & Total Car  
Care  
Bellreng's Towing & Automotive  
George's Automotive Service  
Gerry's Service Auto Repair  
Northtown Collision Center  
Pep Boys  
Mr. Tire Auto Service Center



**ZAEPFEL DEVELOPMENT CO., INC.**, is a Williamsville based design-build, general contracting, property management 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 50-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.