



## ***COLLEGE PARK***

**1780 Wehrle Drive  
Williamsville, New York 14221**



**Zaepfel Development Company**

**5505 Main Street, Suite A**

**Williamsville, New York 14221**

**716-632-7230**



## ***COLLEGE PARK***

**1780 Wehrle Drive**

**Williamsville, New York**

Located in **COLLEGE PARK** a 50-acre Class “A” premier office development in Williamsville, this 30,000 square foot, multi-tenant, single story professional building is close to retail shops, restaurants, offices, medical facilities parks and entertainment in the Village of Williamsville.

### **SITE FEATURES**

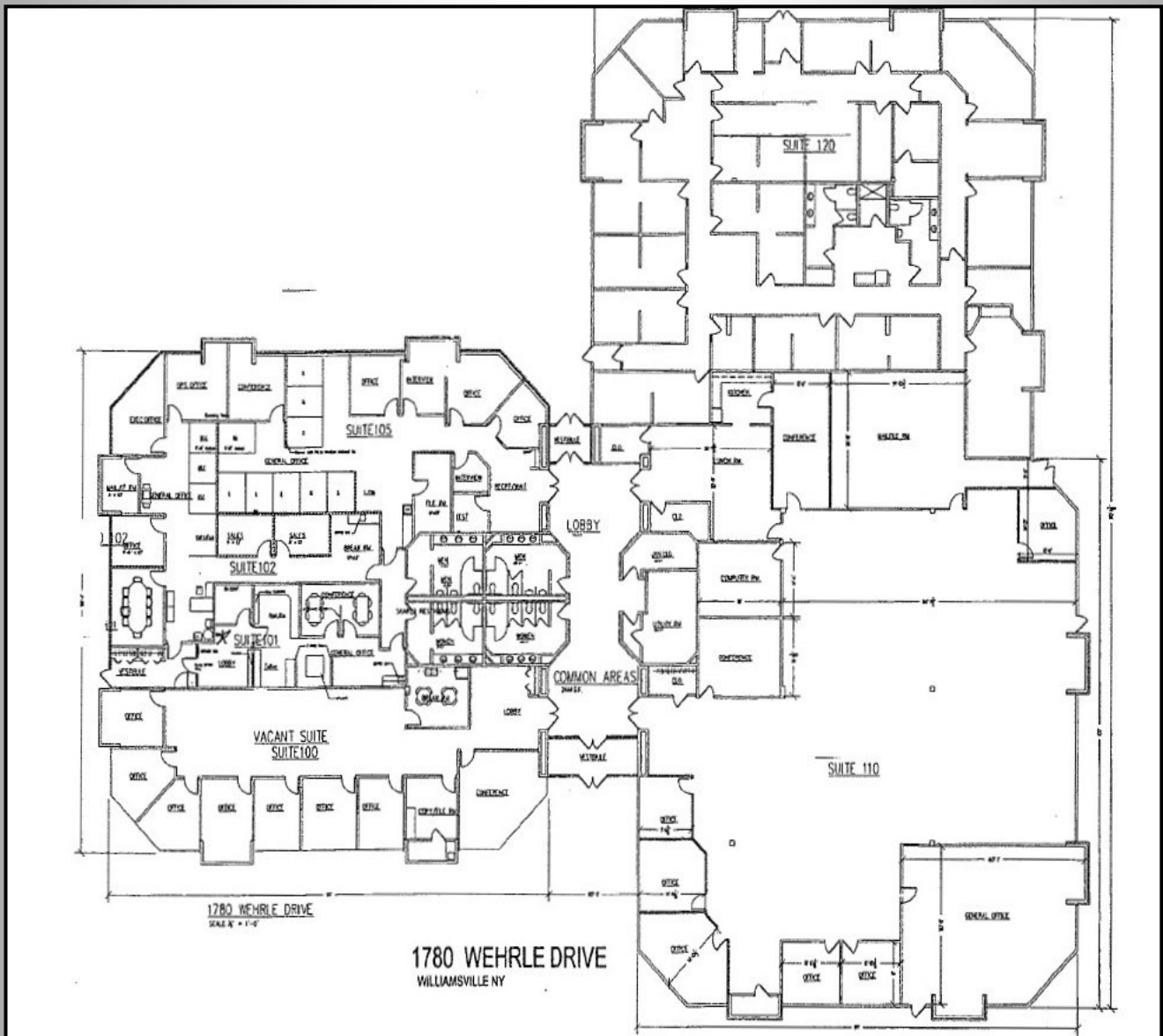
- ◆ Floor Plans to Suit
- ◆ State of the art technology
- ◆ Safe & secure environment
- ◆ Desirable in demand location
- ◆ Excellent proximity to major travel routes & transportation center
- ◆ **Aggressive Lease Rates !!**

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

Zaepfel Development Company, 5505 Main Street, Suite A, Williamsville, New York 14221

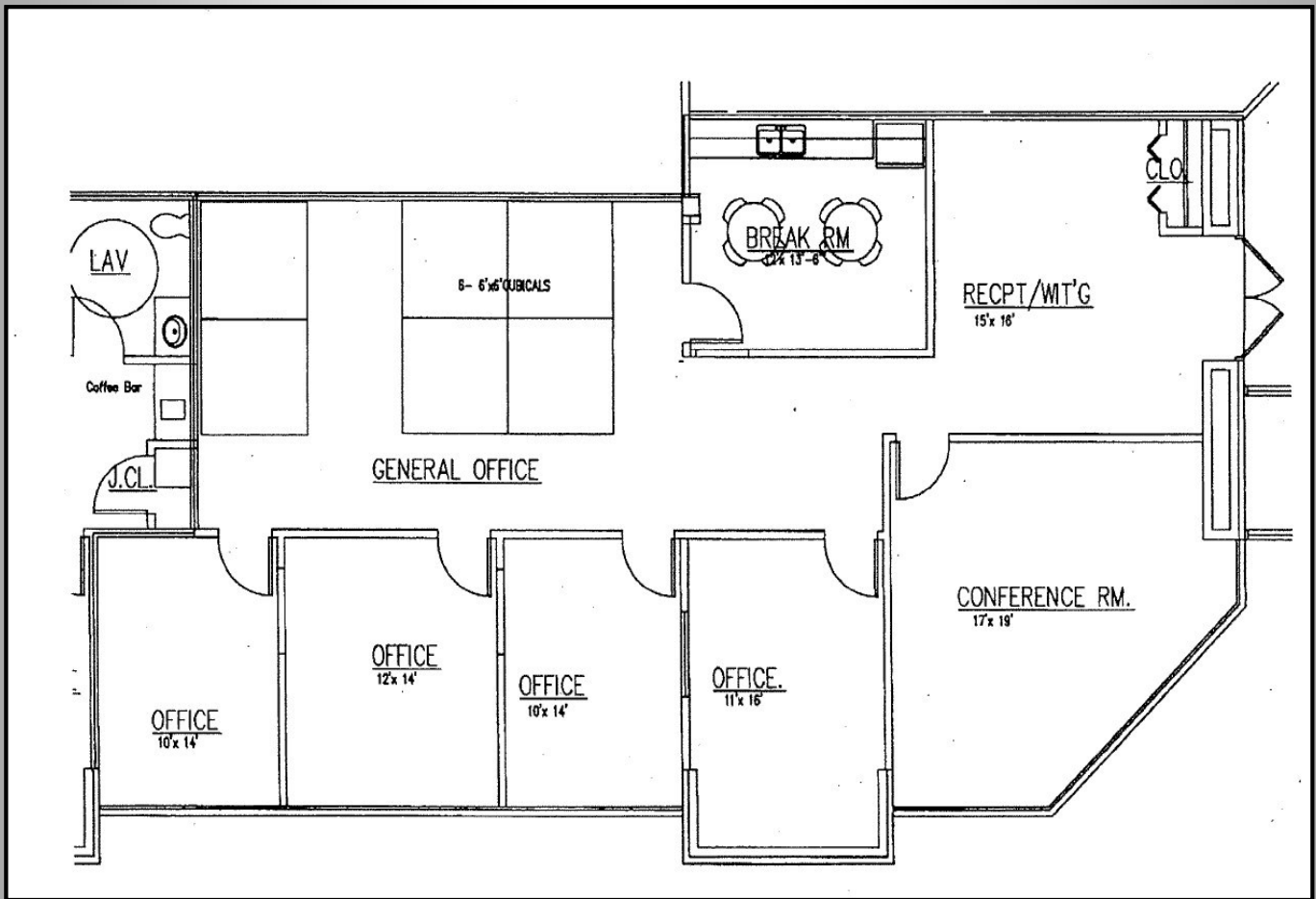


# 1780 Wehrle Drive Building Floor Plan





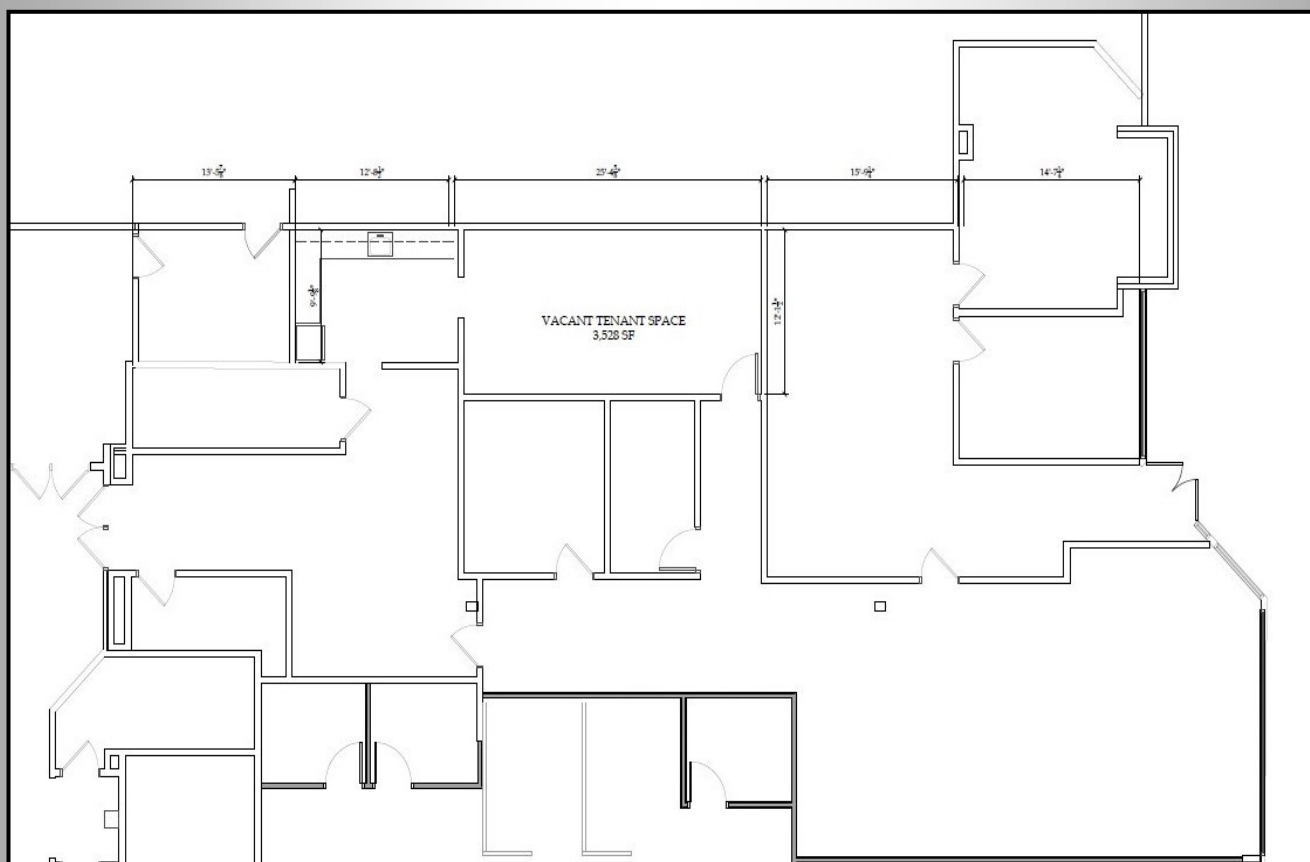
**1780 Wehrle Drive**  
**Suite 100**  
**FLOOR PLAN**



**2,353 Square Feet**



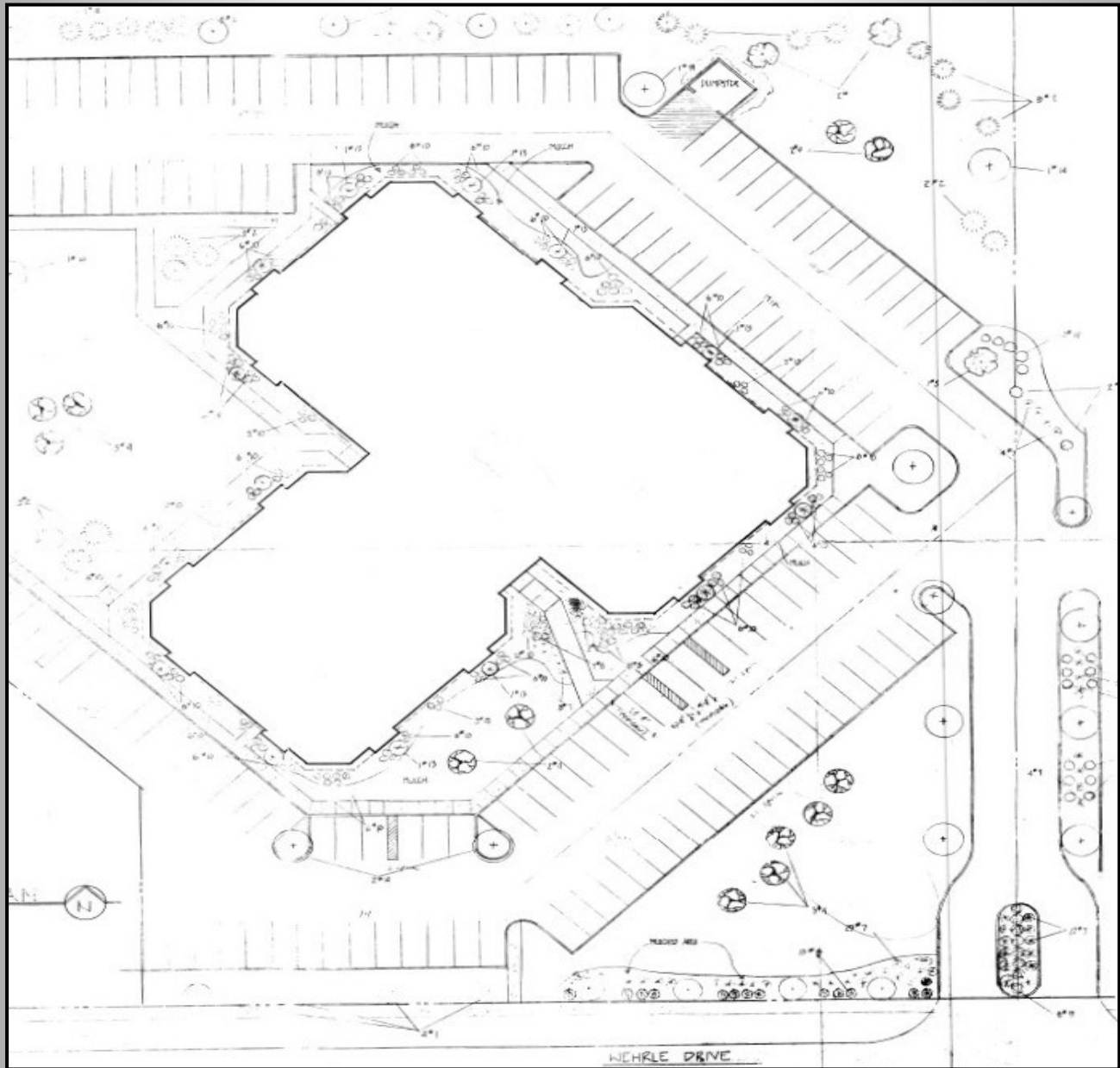
**1780 Wehrle Drive**  
**Suite 140**  
**FLOOR PLAN**



**3,528 Square Feet Useable**



**1780 Wehrle Drive**  
**SITE PLAN**



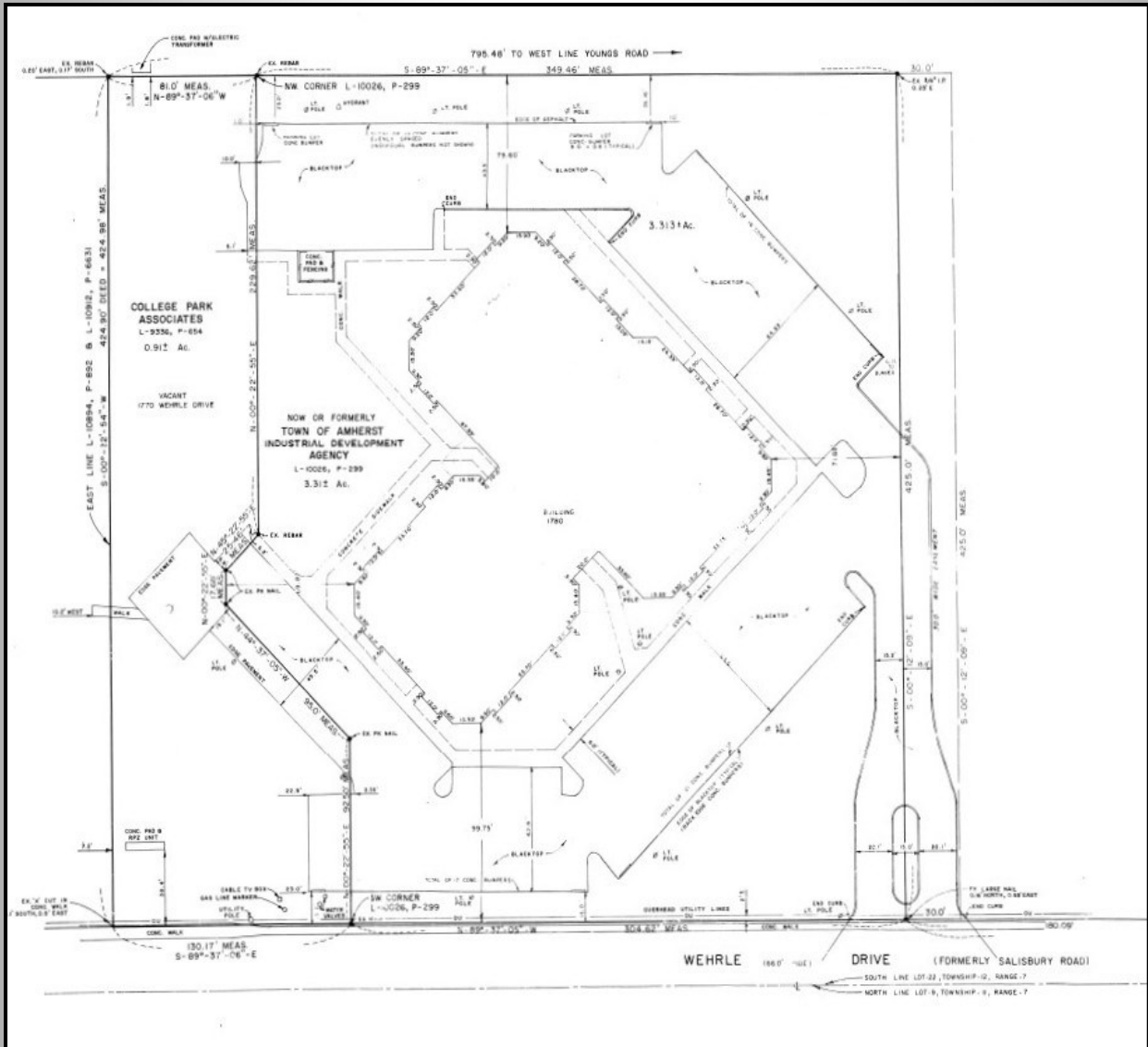


**1780 Wehrle Drive**  
**SITE PLAN**





# 1780 Wehrle Drive SURVEY







**1780 Wehrle Drive**

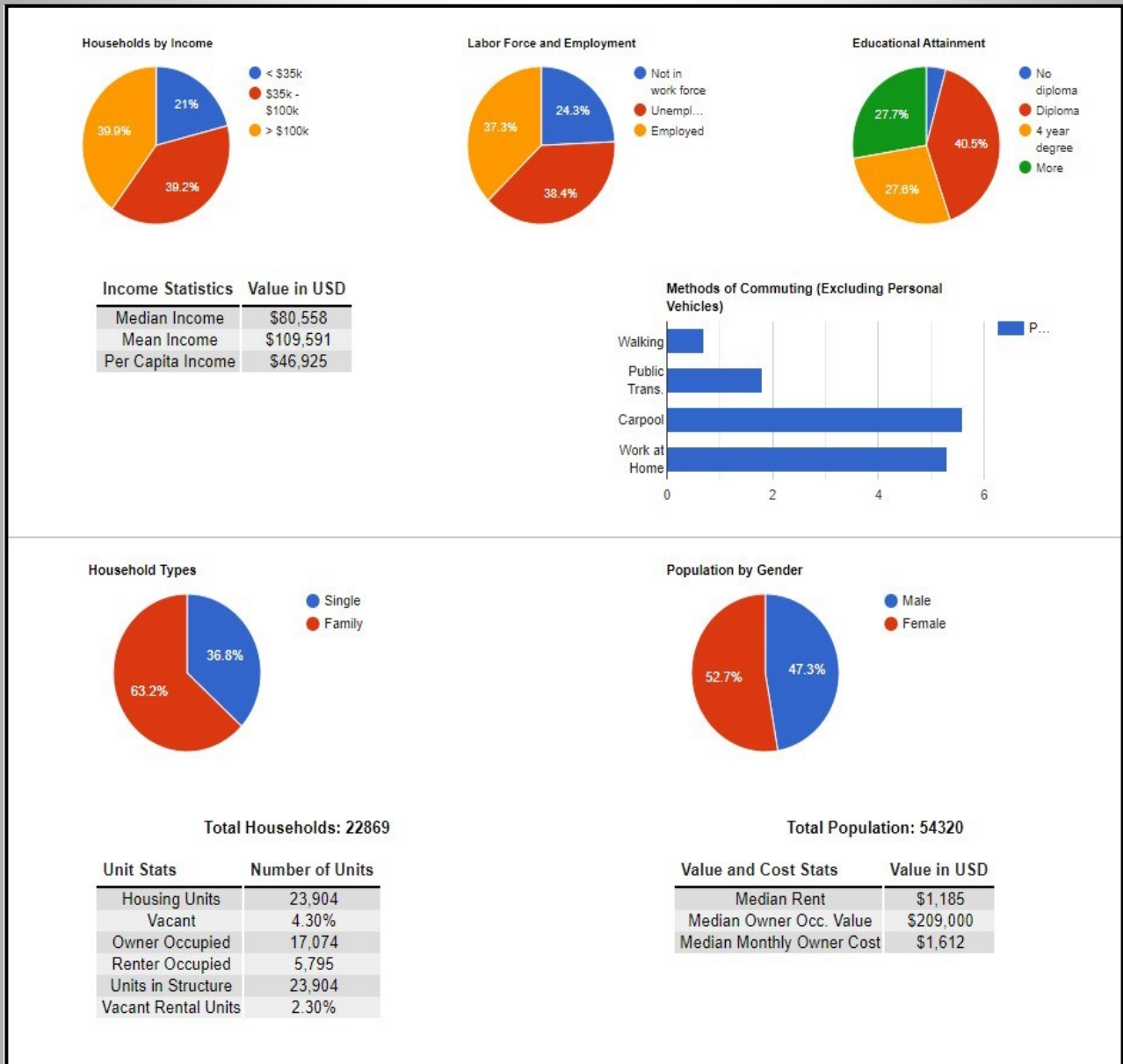
**AERIAL**





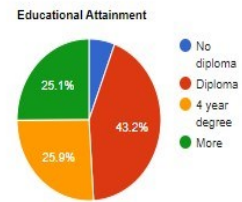
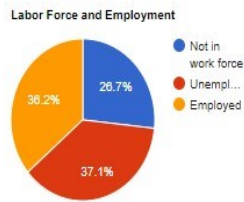
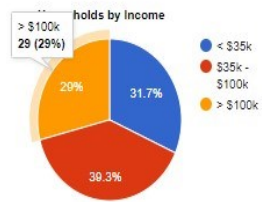
# DEMOGRAPHICS

## 14221 ZIP CODE



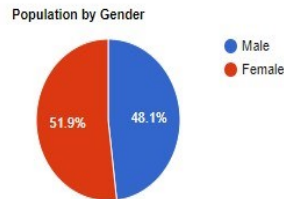
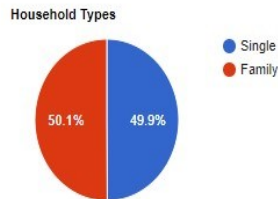
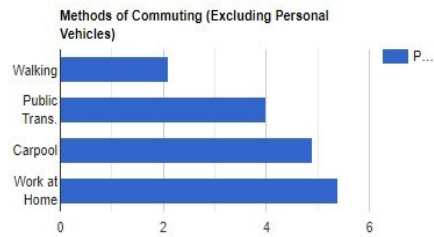


# WILLIAMSVILLE NEW YORK NEIGHBORHOOD DEMOGRAPHICS



**Income Statistics Value in USD**

Median Income	\$62,467
Mean Income	\$91,573
Per Capita Income	\$44,828



Total Households: 3205

Unit Stats	Number of Units
Housing Units	3,347
Vacant	4.20%
Owner Occupied	1,453
Renter Occupied	1,752
Units in Structure	3,347
Vacant Rental Units	2.30%

Total Population: 6658

Value and Cost Stats	Value in USD
Median Rent	\$1,206
Median Owner Occ. Value	\$202,800
Median Monthly Owner Cost	\$1,406



## **BUSINESS DEMOGRAPHICS**

### **14221 ZIP CODE**

Utilities:	3
Construction:	115
Manufacturing and Wholesale:	131
Retail:	277
Transportation and Warehousing:	36
Information, Finance and Insurance:	300
Real Estate, Rental and Leasing:	99
General Services:	535
Management:	88
Administrative, Support, Waste Management:	202
Health Care and Social Assistance:	399
Arts, Entertainment, and Recreation:	51
Accommodation and Food Services:	227
Education:	40



## AMENITIES

Andale Cantina	6850 Main Street	716-276-8456
Anderson's Frozen Custard	6075 Main Street	716-632-1416
Anchor Bar	6635 Transit Road	716-932-7228
Bar-Bill North	8326 Main Street	716-710-9464
Original Pancake House	5479 Main Street	716-634-5515
Creekview Restaurant	5629 Main Street	716-632-9373
Eagle House Restaurant	5578 Main Street	716-632-7669
Rizotto Italian Eatery & Sweetery	930 Maple Road	716-204-4455
Mighty Taco	6888 Transit Road	716-632-1072
Dandelions Restaurant	1340 North Forest Road	716-688-0203
Dibella's Old Fashion Sub	6970 Transit Road	716-565-0591
Chipotle Mexican Grill	8020 Transit Road	716-529-0918
Trattoria Aroma	5229 Main Street	716-631-2687
Giancarlos Sicilian Steakhouse	5110 Main Street	716-650-5566
Local Grill & Patio	8230 Wehrle Drive	716-529-3429
Pizza Plant Italian Pub	7770 Transit Road	716-632-0800
Santora's Phase II	1402 Millersport Highway	716-634-6000
Sorrentino's Pizzeria	5640 Main Street	716-633-2150
Rocco's Wood Fired Pizza	5433 Transit Road	716-247-5272
Charlie The Butcher's Kitchen	1065 Wehrle Drive	716-633-8330
BB.Q Chicken	1424 Millersport Highway	716-428-3458
Jenny's Ice Cream	78 East Spring Street	716-633-2424
Kabab & Curry	8445 Main Street	716-565-3822
Keglers sports Lounge	7850 Transit Road	716-632-3940
Bocce Club Pizzeria	1614 Hopkins Road	716-689-2345
Bagel Jay's	100 Plaza Drive	716-639-1000
Christopher's Family Restaurant	820 Maple Road	716-636-1056
Helen's Kitchen	4187 Transit Road	716-633-8129
Romeo & Juliet Café	5199 Sheridan Drive	716-839-4960
LA Nova Pizzeria	5151 Main Street	716-634-5151
The Rose Garden Restaurant	2753 Wehrle Drive	716-632-9871
Santora's	7800 Transit road	716-634-6000
Starbuck's	5165 Main Street	716-633-4387
Andiamo Bistro	545 West Klein Road	716-568-1111
Takeout Taxi	300 International Drive	716-631-2222
Thai Orchid Café	416 Evans Street	716-565-2094
Tim Horton's	1060 Wehrle Drive	716-626-9781
LA Porta's Pizzeria	485 West Klein Road	716-688-7740
Bamboo China Restaurant	5268 Main Street	716-633-5033



## AMENITIES

### SCHOOLS

Williamsville Central Schools  
Sts Peter & Paul Catholic School  
Christian Central Academy  
Forest Elementary School  
Maple West Elementary School  
Mayfair Gardens Montessori  
Maple East Elementary School  
Country Parkway Elementary School  
Heim Elementary School  
St. Gregory the Great School  
Heim Middle School  
Harris Hill Elementary School  
Open Door Nursey School  
Nativity of the Blessed Virgin Mary School  
Williamsville North High School  
Williamsville East High School

### 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 Nursey 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

Remington 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

### **BANKING & FINANCIAL**

Keybank  
Evans Bank  
M&T Bank  
Citizens Bank  
Bank of Buffalo  
Financial Solutions  
Mihelbergel Financial Services  
Morgan Stanley Financial Advisors  
Securities America  
Fichter Wealth Management  
Prudential Financial  
Nicholle Overkamp  
The Financial Guys  
Western Division Federal Credit Union  
Community Bank  
Bank of America  
Five Star  
National Tax and Financial Services  
Fahey Financial  
The Radecke Group-Morgan Stanley  
Ameriprise

### **HOTELS & MOTELS**

Hampton Inn Williamsville  
Fairbridge Inn Express  
Budget Inn  
The Mosey Buffalo Williamsville  
Hawthorne Suite by Wyndham  
Salvatore's Garden Place Hotel  
Motel 6  
Hospitality Inn  
The Mosey Hotel  
LaQuinta Inn by Wyndham  
Courtyard by Marriott  
Tru by Hilton

### **MEDICAL**

Buffalo Medical Group  
Buffalo Mental Health counseling  
Kaba Health Care  
Provision Health Home Care Services  
Williamsville Wellness Center  
Blackman Counseling & Consultation Services  
Catholic Health Laboratory Services  
Aurora Home Care  
WellNow Urgent Care  
Children's Rehab Services of WNY  
Primary Care of Western New York  
WNY Community Health Centers  
Holistic Skin Care by Janine  
Williamsville Primary Care Center  
Good Samaritan Home Health Agency  
Buffalo Spine and Sports Medicine  
Diversified Hearing and Balance Centers  
Pulmonary Group of Western New York  
Blessios Medical  
Chiropractic Care Dr. Trzaska  
Diagnostic Imaging Associates  
R&B Medical Group  
Roswell  
Buffalo Niagara Endodontics  
America Homecare

### **TRANSPORTATION**

LGM Transport  
Holland  
Elderwood Transportation  
Williamsville Auto Transport  
Mancuso Limousine of WNY

### **HEALTH & BEAUTY**

Amedisys  
Stretch Pilates  
Mind & Body Family Health Center  
Beauty FX  
Excuria Salon and spa  
H Full Service Salon  
My Salon Suite of Williamsville  
European Wax Center  
Serendipity Salon & Day Spa  
Beauty Bar on Main  
The Main Attraction  
Woodhouse Spa  
The Bellezza Salon  
C & S Performance  
Burn Boot Camp  
Free Time Fitness  
9Round Fitness  
Level Red Boxing  
Fitness 19  
Applied Fitness  
Georgetown Fitness  
F45 Training Williamsville  
Planet Fitness  
Wolf Den Strength & Fitness  
Jada Blitz Fitness  
I Am Yoga  
Barre Centric  
Core Connection Pilates and Fitness  
Independent Health Family Branch YMCA  
Dawn Martial Arts and Fitness Center  
Stumpfs Gymnastics Center



## AMENITIES

### GENERAL SERVICES

Tops Markets  
The Jacqueline Shoppe  
Second Chic  
Blush Williamsville  
Target  
Rove Boutique and Gifts  
Village Artisans  
RuthAnn Boutique  
Blum's Buffalo  
taylorK Boutique  
Pumpkins Children's Clothing  
Chicos  
Tesori Consignment  
Little Chic boutique  
Walgreens  
Clayton's Toys  
Parkside Candy  
Tony Walker & Co  
Amy's Fine Jewelry  
Bridal's by D  
Strobel's Antiques  
Rite Aid  
Buffalo Gal Organics  
Scanlon Jewelers  
Dalia's Bridal  
Ed Young's Hardware  
Wegman's  
T-Mobile  
Starbucks  
Stitch Witchery Embroidery & Silk Screening  
The Home Depot  
Petco  
California Closets  
Metro Mattress  
Office Depot  
Dave & Adam's  
ALDI  
Spot Coffee

### AUTOMOTIVE

Premier Car Care  
Miranda Auto Williamsville  
Northtown Automotive  
Monro Auto Service and Tire Centers  
Hettig's Service  
Scruggs Automotive Repair  
United Auto Foreign Domestic & Diesel  
Amherst Collision Services  
West Herr  
Jeep  
Cappellino Cadillac Services  
Lia Honda  
Buck's Auto Parts & Service  
Advance Auto Parts  
Walmart Auto Care Centers  
Mavis Discount Tire  
Firestone Complete Auto Care  
Delta Sonic Car Wash  
Mercedes-Benz of Buffalo  
Goodyear Auto Service  
BJ's Tire Center  
NAPA Auto Parts  
A Amherst Glass  
N & N Car Detailing  
Speed Daemon Detailing  
Dadswell;s Harris Hill Auto Service  
CARSTAR Eastern Hills  
Autobahn Body Werks  
Transitowne Collision Williamsville  
Cleve-Hill Auto & Tire  
Gerber Collision & Glass  
Dunn Tire  
Dave Smith Ford  
Custom Radio  
Basil  
Towne  
Robo Self Serve

### RECREATION

Epic Sports & fun Center  
Williamsville Youth Center Academy  
Island Park  
Clearfield Recreation Center  
Glen Park  
North Forest Pool  
Northtown Center Arena at Amherst  
Garrison Park  
ECC North Sports Complex  
Rally Niagara Badminton & Pickleball  
Mathewson McCarthy Baseball  
Park County Club  
Amherst Soccer at the Village Glen  
Goldfish Swim School Williamsville  
Williamsville branch Library  
The Warrior Factory of Buffalo  
Great Baehre Conservation Park  
Glen Falls  
Audubon Golf Course Par 3  
Bison Billiards  
Transit Lanes  
Regal Transit Center  
Eastern Hills Mall Cinema  
Airport Driving Range and Pro Shop  
The Dome  
Village Glen Tennis Club  
Miller Tennis Center  
The country Club of Buffalo





**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.