

MapleAyer² SEQUEL

1800 Maple at Ayer | Amherst, NY 14221



McGuire
Development Co
Trust Through Transparency

WhyLocate HERE...

- ◁ Close Proximity to Millard Fillmore Suburban Hospital
- ◁ Ownership/Joint Venture Opportunity
- ◁ Visibility & Accessibility in the Medical Corridor
- ◁ More Affordable Than Similar Properties/Facilities
- ◁ Transparent Participation in the Development Process
- ◁ On Campus with Pediatric & Adolescent Urgent Care and University Pediatric Dentistry



Urgent Care

MODERN DESIGNS

Aesthetically Pleasing



Urgent Care

EFFICIENT WORKFLOWS

Alleviating Congestion & Stress



Pediatric Dentist

FACILITY VISIONING

Cost-Effective Premium Finishes



Pediatric Dentist

MEDICAL DESTINATIONS

Multiple Disciplines in One Location

McGuire Development Company specializes in the VISIONING and DEVELOPMENT of medical facilities.

As a full-service real estate firm, we have in-house experts who will keep the project WITHIN YOUR BUDGET as well as broker the SALE, LEASE OR SUBLET OF YOUR CURRENT PROPERTY, if applicable.

Our **MEDICAL FOOTPRINT** in WNY includes working with and developing the following:

- Pediatric & Adolescent Urgent Care
- University Pediatric Dentistry
- Williamsville Pediatric Center
- Omni Pain & Wellness Center
- Lakeshore Primary Care Associates
- Sheehan Health Network - Medical Home
- ECMC Capital Projects Renovations
- Brain & Spine Center
- Windsong Radiology Group, PC

We also own, operate and property manage skilled nursing facilities, inpatient & outpatient rehabilitation centers and an institutional pharmacy in NYS.



Demos-at-a-Glance
5 Mile Radius

Population Growth Trends

Year	2000	2010	2015
Population	153,628	152,908	150,737

Average Household Income

Year	2000	2010	2015
Income	\$70,250	\$85,365	\$99,280

Median Age

Year	2000	2010	2015
Age	40.4	43.6	44.1

Source: CCIM, October 2011

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