

SIZE

163,388 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population 22,756	on 174,223	406,628				
Households 9,103 74,625 172,820						
Median HH Income (\$) 59,177 64,537 59,620						

MAJOR TENANT(S)

Tops Markets Dollar Tree



Scott Faloni Mobile (410) 693-3248 sfaloni@phillipsedison.com







LOCATION

3500 Main Street | Amherst, NY 14226

PROPERTY HIGHLIGHTS

- · Anchored by Tops Markets, the number one grocer in the Buffalo area with key co-tenants Dollar Tree, Napa Auto Parts and Quest Diagnostics
- · Located in Amherst, a suburb eight miles northeast of Buffalo, with a population exceeding 174,200 in a three-mile radius
- More than 1.1 million visits to the shopping center in the past 12 months according to Placer.ai
- The center is situated on Main Street, which benefits from over 38,100 vehicles per day

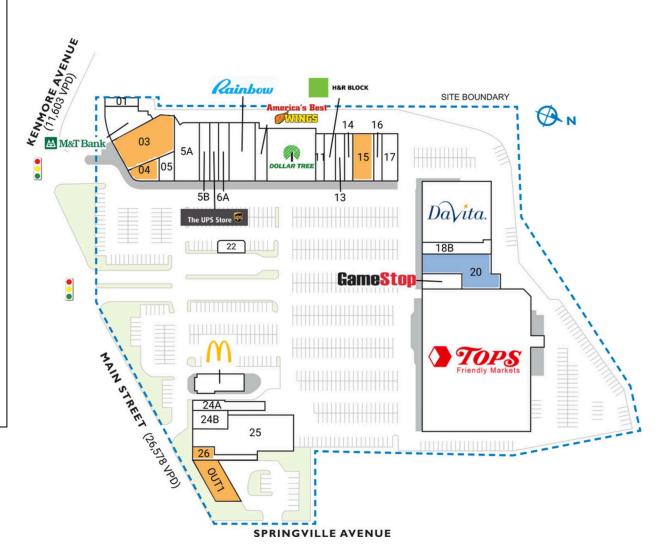




www.phillipsedison.com

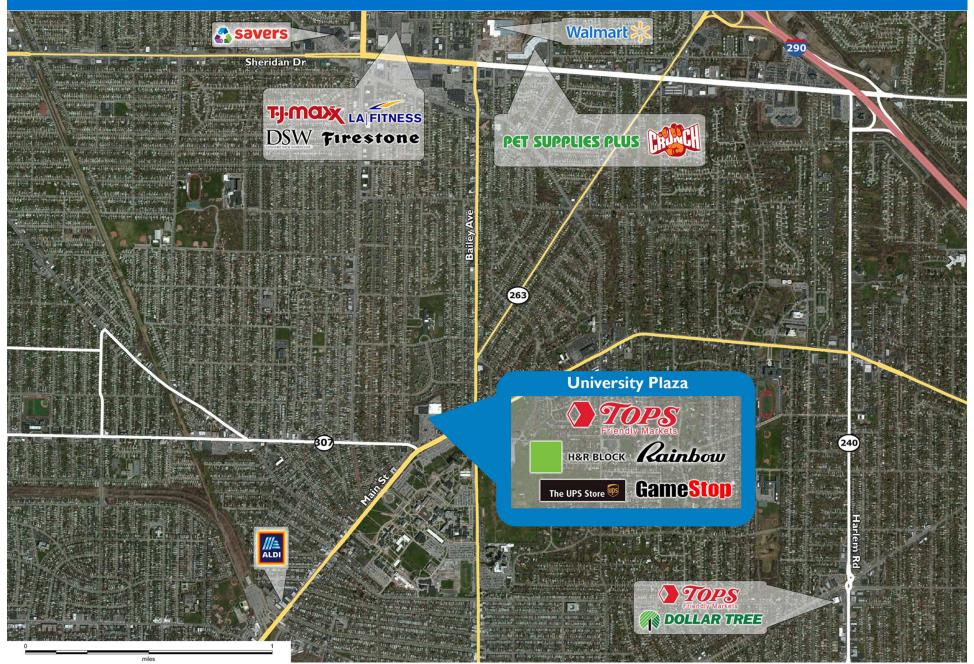


SPACE	TENANT	SQ. FT.			AVAILABLE	3,600 9	
OUTI	AVAILABLE	2,398 SF		16	Forever Nails	1,350 S	
01	Golden Tailor	756 SF		17	Heart of India	2,697 9	
02	M&T Bank	4,781 SF		18	DaVita Dialysis	11,600 9	
03	AVAILABLE	6,900 SF		I8B	University Barber Shop	3,400 9	
04	AVAILABLE	1,500 SF		19	GameStop	2,070 9	
05	Golden Waffles	1,226 SF		20	COMING AVAILABLE	10,000 9	
5A	Sneaker Villa	4,815 SF		21	Tops Markets	55,000 9	
5B	Mediterranean Seafood	12,200 SF		22	M&T Bank Drive Thru	422 9	
	and Grill			23	McDonald's	3,200 9	
06	The UPS Store	1,870 SF		24A	Vape 716	1,052 9	
6A	Gino's NY Pizza	2,165 SF		24B	Amherst Botanical	1,059 9	
07	Rainbow Shops	5,477 SF		25	Amherst Theatre	11,740 9	
80	America's Best Wings	4,010 SF		26	AVAILABLE	2,600 9	
10	Dollar Tree	9,200 SF		TO	TAL SQ. FT.	163,38	
П	Crown Fried Chicken and Pizza	1,350 SF				105,50	
12	H&R Block	2,000 SF					
13	China I	1,600 SF					
14	Amherst Bubble Tea	1,350 SF					
SITE LEGEND							
Le	vailable eased (not occup te Boundary	oied)		_	Occupied Owned by Others		









Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 42.960075 Longitude: -78.8175

	ersity Plaza erst, NY	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q4 2023 Estimated Population	22,756	174,223	406,628
	2028 Projected Population	21,944	168,358	396,156
	2010 Census Population	22,760	169,802	387,900
	2000 Census Population	23,151	180,080	415,321
tion	1990 Census Population	23,429	188,441	447,267
Population	Historical Annual Growth 1990 to 2000	-0.12%	-0.45%	-0.74%
	Historical Annual Growth 2000 to 2010	-0.17%	-0.59%	-0.68%
	Estimated Annual Growth 2010 to2023	0.00%	0.19%	0.34%
	Projected Annual Growth 2023 to 2028	-0.72%	-0.68%	-0.52%
	Median Age	33.6	37.6	37.1
	Q4 2023 Estimated Households	9,103	74,625	172,820
	2028 Projected Households	8,762	72,051	168,324
	2010 Census Households	8,872	72,014	165,718
Households	2000 Census Households	8,997	74,159	173,013
	1990 Census Households	8,860	76,152	183,059
usek	Historical Annual Growth 1990 to 2000	0.15%	-0.26%	-0.56%
Н	Historical Annual Growth 2000 to 2010	-0.14%	-0.29%	-0.43%
	Estimated Annual Growth 2010 to 2023	0.19%	0.26%	0.31%
	Projected Annual Growth 2023 to 2028	-0.76%	-0.70%	-0.53%
	Population per Household	2.39	2.27	2.26
ر	White	56.2%	56.9%	56.7%
ulatior	Black or African American	22.5%	27.3%	24.1%
Lla Ra	Asian & Pacific Islander	11.7%	6.0%	7.4%
Population by Race	Other Races	4.4%	4.3%	4.4%
	Hispanic Population	5.3%	5.4%	7.4%
Ф	Average Household Income	\$77,293	\$85,531	\$80,947
Incom	Median Household Income	\$59,177	\$64,537	\$59,620
lnc	Per Capita Income	\$31,217	\$37,110	\$34,954
	Flementary	2.6%	2.4%	2 70/
	Elementary Some High School	3.8%	2.4% 4.6%	3.7% 5.6%
E €	High School Graduate	20.1%	20.5%	23.8%
cati	Some College	17.7%	18.9%	18.7%
Education (Age 25+)	Associates Degree Only	13.4%	11.2%	10.8%
│ ^{Ⅲ ╶} │	Bachelors Degree Only	24.7%	23.0%	20.6%
	Graduate Degree	17.7%	19.3%	16.8%
40	Number of Businesses	441	4,149	10 502
ess	Total Number of Employees	6,495	4,149 61,325	10,582 175,708
Business	Employees per Business	14.74	14.78	16.60
B	Residential Population per Business	51.63	41.99	38.43
		550		55

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.