



SIZE

163,388 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	22,830	170,505	391,518
Households	8,905	72,536	167,543
Median HH Income (\$)	57,876	60,585	54,979

MAJOR TENANT(S)

Tops Markets
Dollar Tree



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 170,500 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

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



UNIVERSITY PLAZA

3500 Main Street | Amherst, NY 14226

SPACE	TENANT	SQ. FT.	STATUS	SQ. FT.
OUT1	AVAILABLE	2,398 SF	15	AVAILABLE 3,600 SF
01	Golden Tailor	756 SF	16	Forever Nails 1,350 SF
02	M&T Bank	4,781 SF	17	Heart of India 2,697 SF
03	AVAILABLE	6,900 SF	18	DaVita Dialysis 11,600 SF
04	AVAILABLE	1,500 SF	18B	University Barber Shop 3,400 SF
05	Golden Waffles	1,226 SF	19	GameStop 2,070 SF
5A	Sneaker Villa	4,815 SF	20	COMING AVAILABLE 10,000 SF
5B	Mediterranean Seafood and Grill	2,200 SF	21	Tops Markets 55,000 SF
06	The UPS Store	1,870 SF	22	M&T Bank Drive Thru 422 SF
6A	Gino's NY Pizza	2,165 SF	23	McDonald's 3,200 SF
07	Rainbow Shops	5,477 SF	24A	Vape 716 1,052 SF
08	America's Best Wings	4,010 SF	24B	Amherst Botanical 1,059 SF
10	Dollar Tree	9,200 SF	25	Amherst Theatre 11,740 SF
11	Crown Fried Chicken and Pizza	1,350 SF	26	AVAILABLE 2,600 SF
12	H&R Block	2,000 SF		TOTAL SQ. FT. 163,388
13	China I	1,600 SF		
14	Amherst Bubble Tea	1,350 SF		

SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

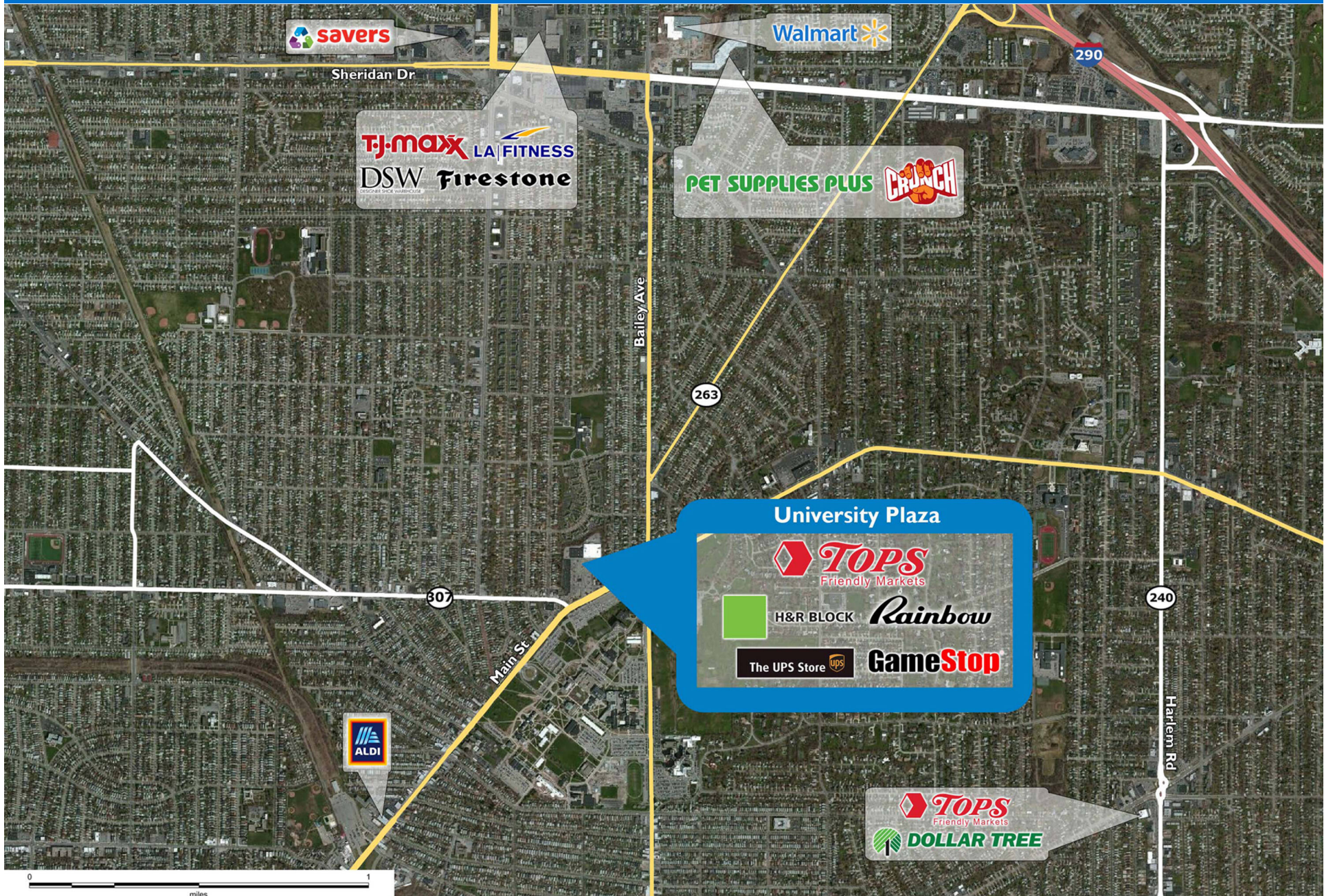
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



University Plaza Amherst, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	22,830	170,505	391,518
	2027 Projected Population	22,066	164,643	380,004
	2010 Census Population	22,926	169,795	387,080
	2000 Census Population	23,214	179,610	408,731
	1990 Census Population	23,521	188,019	440,504
	Historical Annual Growth 1990 to 2000	-0.13%	-0.46%	-0.75%
	Historical Annual Growth 2000 to 2010	-0.12%	-0.56%	-0.54%
	Estimated Annual Growth 2010 to 2022	-0.03%	0.03%	0.09%
	Projected Annual Growth 2022 to 2027	-0.68%	-0.70%	-0.60%
	Median Age	33.6	38.6	38.7
Households	Q2 2022 Estimated Households	8,905	72,536	167,543
	2027 Projected Households	8,588	69,993	162,442
	2010 Census Households	8,939	72,109	165,404
	2000 Census Households	9,113	74,234	172,900
	1990 Census Households	8,843	75,643	181,772
	Historical Annual Growth 1990 to 2000	0.30%	-0.19%	-0.50%
	Historical Annual Growth 2000 to 2010	-0.19%	-0.29%	-0.44%
	Estimated Annual Growth 2010 to 2022	-0.03%	0.05%	0.10%
	Projected Annual Growth 2022 to 2027	-0.72%	-0.71%	-0.62%
	Population per Household	2.40	2.28	2.24
Population by Race	White	61.6%	61.9%	62.4%
	Black or African American	20.6%	26.3%	23.2%
	Asian & Pacific Islander	9.9%	4.1%	5.0%
	Other Races	3.3%	3.2%	3.3%
	Hispanic Population	4.6%	4.5%	6.2%
Income	Average Household Income	\$73,430	\$80,114	\$75,258
	Median Household Income	\$57,876	\$60,585	\$54,979
	Per Capita Income	\$29,054	\$34,523	\$32,754
Education (Age 25+)	Elementary	2.2%	2.5%	3.5%
	Some High School	3.9%	5.0%	5.8%
	High School Graduate	21.9%	20.9%	24.0%
	Some College	18.9%	18.4%	18.7%
	Associates Degree Only	10.4%	10.7%	10.7%
	Bachelors Degree Only	25.6%	23.6%	20.8%
	Graduate Degree	17.2%	18.9%	16.5%
Business	Number of Businesses	334	3,489	9,549
	Total Number of Employees	5,860	63,300	185,294
	Employees per Business	17.55	18.14	19.41
	Residential Population per Business	68.37	48.87	41.00

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