



SIZE

163,388 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
22,756	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



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

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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

SITE LEGEND

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



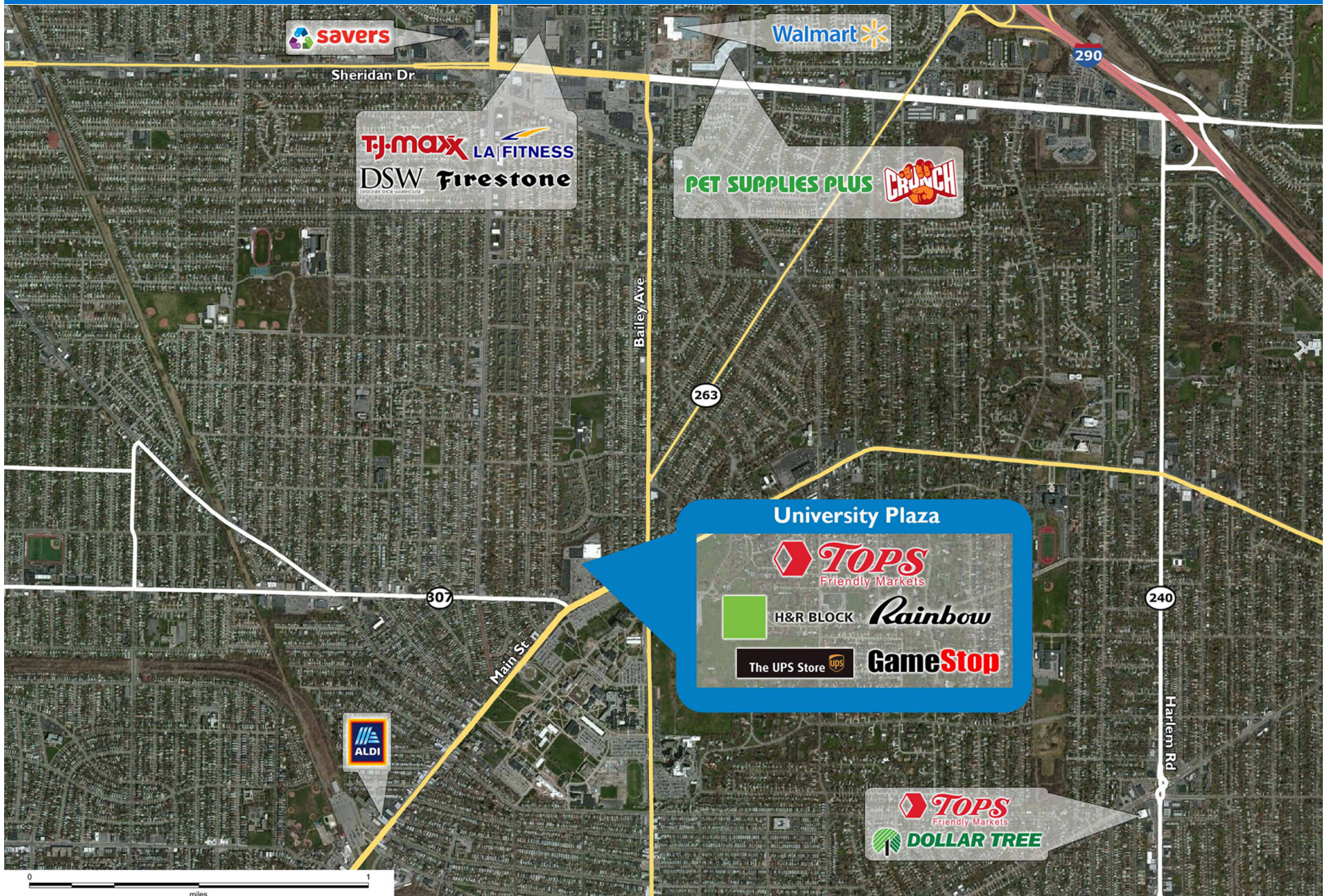
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.960075

Longitude: -78.8175

University Plaza Amherst, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	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
	1990 Census Population	23,429	188,441	447,267
	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 to 2023	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
Households	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
	2000 Census Households	8,997	74,159	173,013
	1990 Census Households	8,860	76,152	183,059
	Historical Annual Growth 1990 to 2000	0.15%	-0.26%	-0.56%
	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
Population by Race	White	56.2%	56.9%	56.7%
	Black or African American	22.5%	27.3%	24.1%
	Asian & Pacific Islander	11.7%	6.0%	7.4%
	Other Races	4.4%	4.3%	4.4%
	Hispanic Population	5.3%	5.4%	7.4%
Income	Average Household Income	\$77,293	\$85,531	\$80,947
	Median Household Income	\$59,177	\$64,537	\$59,620
	Per Capita Income	\$31,217	\$37,110	\$34,954
Education (Age 25+)	Elementary	2.6%	2.4%	3.7%
	Some High School	3.8%	4.6%	5.6%
	High School Graduate	20.1%	20.5%	23.8%
	Some College	17.7%	18.9%	18.7%
	Associates Degree Only	13.4%	11.2%	10.8%
	Bachelors Degree Only	24.7%	23.0%	20.6%
	Graduate Degree	17.7%	19.3%	16.8%
Business	Number of Businesses	441	4,149	10,582
	Total Number of Employees	6,495	61,325	175,708
	Employees per Business	14.74	14.78	16.60
	Residential Population per Business	51.63	41.99	38.43

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