

FOR SALE

APPROVED SELF STORAGE
DEVELOPMENT SITE

125 Skillen St, Buffalo, New York, 14207



Nick Malagisi, SIOR
Storage Realty Advisors
(716) 633-9601

nick.malagisi@storagerealty.com

www.storagerealty.com



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EXECUTIVE SUMMARY

125 Skillen St.
Buffalo, NY 14207

Nick Malagisi and Storage Realty Advisors present a fully approved, shovel ready self-storage development site located in the Black Rock/Riverside section of North Buffalo, NY. The project consists of one, 3 story “Big Box” building of 91,800 SF and one single story building of 17,225 SF. The single story building is both climate and non-climate, 5,500 sq ft is non-climate and the rest are climate. Both are located on a 1.99-acre land with all site plan/development plans, engineering, soil test, environmental reports, etc., for \$1,795,000.

Subject property has 65,000 people in a 2-mile radius and a Supply/Demand ration of 3.69 per capita. The project is located at the intersection with 15,000 cars ADT and a traffic signal.

Please review our OM and we look forward to hearing from you to access our due diligence drop box.

Nick.Malagisi@storagerealty.com



PROPERTY DESCRIPTION AND NEIGHBORHOOD DESCRIPTION

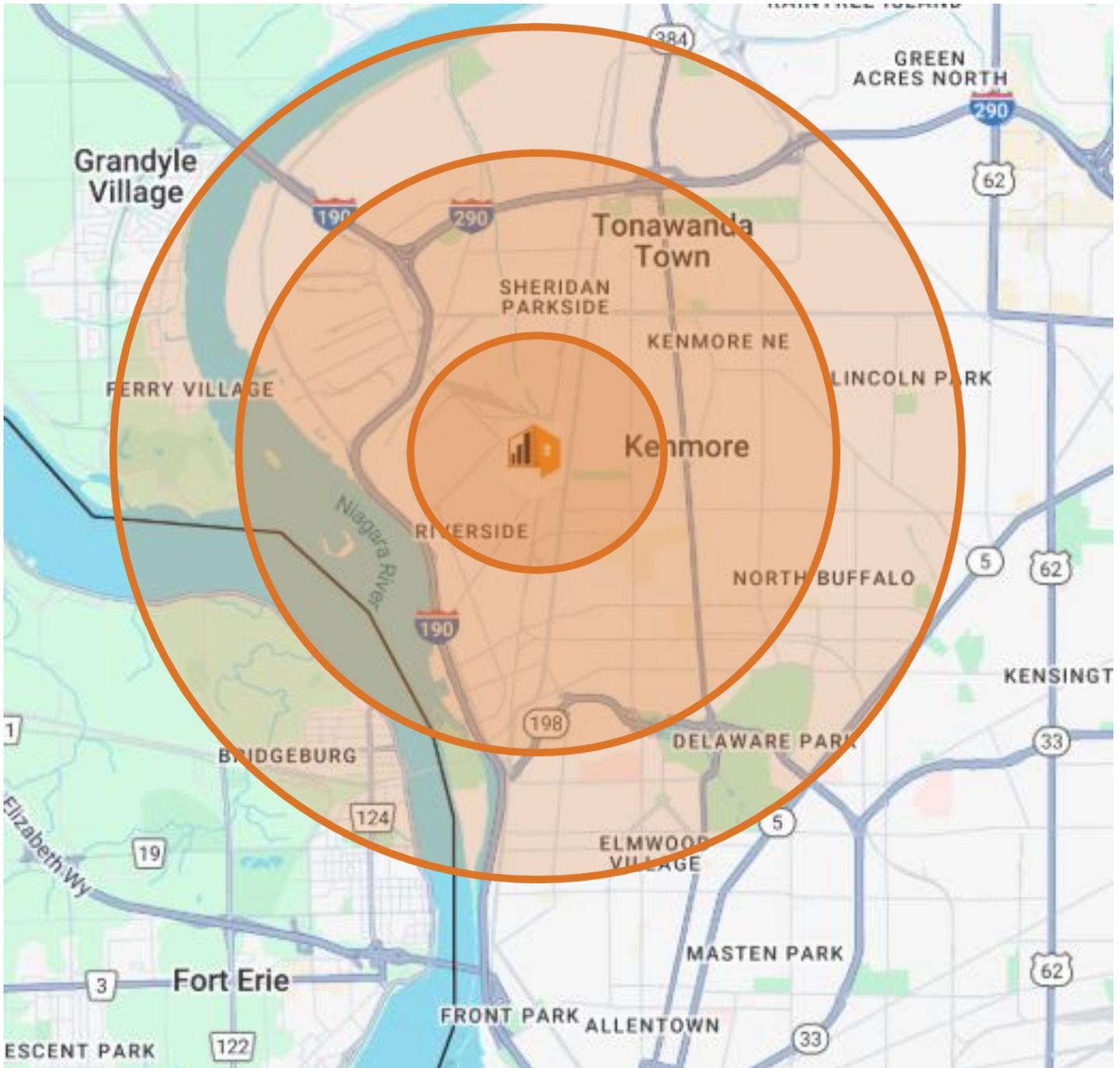
Subject property consists of 1.99 acres unimproved land situated at the corner of Skillen St. and Ontario St. in the northwest quadrant of the City of Buffalo (Erie County) New York. Subject parcel is further located due east of the Niagara River and the 1-190 interstate leading from Niagara Falls to the north to downtown City of Buffalo to the south; it is located west of Military Rd. (Rt. 265) and what is considered North Buffalo; located south of Sheridan Dr. (Rt. 324) and the Village of Kenmore; and north of the Rt. 198 loop {Bypass} and the City of Buffalo.

Subject property is located on the fringe of industrial users while also being located within a dense population base of 60,000+ people within a two-mile radius. Since the property is located at the intersection of Skillen and Ontario streets, it benefits from a combined traffic count of 8,774 and 7124 cars per day ADT.

Subject parcel lies adjacent and contiguous to a new, free-standing Family Dollar store and across the street from a corner 7-Eleven store and a Sunoco Service Station. There is a traffic signal at the intersection of Skillen and Ontario streets.

The project is designed for one, 3 story "Big Box" climate control building of 91,800 GLA and one single story building of 17,225 GLA, that is to be climate control, except for the 10' x 25' OH drive up units. The project is site plan approved and fully engineered.

LOCATION MAP – 1 , 2, 3 MILE RADII





SPACE SUMMARY

125 SKILLEN ST - SELF STORAGE FACILITY SPACE SUMMARY

SPACE DISTRIBUTION SUMMARY						SPACE DISTRIBUTION SUMMARY						SPACE DISTRIBUTION SUMMARY								
GROUND FLOOR						WHOLE FACILITY SECOND FLOOR						WHOLE FACILITY THIRD FLOOR								
TOTAL FLOOR AREA						TOTAL FLOOR AREA						TOTAL FLOOR AREA								
Description		Area	Percent			Description		Area	Percent			Description		Area	Percent					
RENTABLE STORAGE UNIT		36900	77.2%			RENTABLE STORAGE UNIT		23000	75.2%			RENTABLE STORAGE UNIT		23000	75.2%					
HALLWAY		9125	19.1%			HALLWAY		7000	22.9%			HALLWAY		7000	22.9%					
LOADING BAY		0	0.0%			LOADING BAY		0	0.0%			LOADING BAY		0	0.0%					
LIFT/UTILITY ROOM		600	1.3%			LIFT/UTILITY ROOM		200	0.7%			LIFT/UTILITY ROOM		200	0.7%					
STAIRS		400	0.8%			STAIRS		400	1.3%			STAIRS		400	1.3%					
CART SPACE		50	0.1%			CART SPACE		0	0.0%			CART SPACE		0	0.0%					
CORPORATE SPACE		750	1.6%			CORPORATE SPACE		0	0.0%			CORPORATE SPACE		0	0.0%					
			100.00%						100.00%						100.00%					
QUANTIFICATION OF STORAGE UNIT/S						QUANTIFICATION OF STORAGE UNIT/S						QUANTIFICATION OF STORAGE UNIT/S								
UNIT ID	NAME	WIDTH (ft)	LENGTH (ft)	QUANTITY (pc/s)	AREA (ft ²)	UNIT ID	NAME	WIDTH (ft)	LENGTH (ft)	QUANTITY (pc/s)	AREA (ft ²)	UNIT ID	NAME	WIDTH (ft)	LENGTH (ft)	QUANTITY (pc/s)	AREA (ft ²)			
UNIT A	5x5	5	5	6	150	UNIT A	5x5	5	5	41	1025	UNIT A	5x5	5	5	35	875			
UNIT B	5x10	5	10	26	1300	UNIT B	5x10	5	10	4	200	UNIT B	5x10	5	10	118	5900			
UNIT C	5x15	5	15	2	150	UNIT C	5x15	5	15	39	2925	UNIT C	5x15	5	15	87	6525			
UNIT D	10x10	10	10	141	14100	UNIT D	10x10	10	10	139	13900	UNIT D	10x10	10	10	70	7000			
UNIT E	10x15	10	15	38	5700	UNIT E	10x15	10	15	25	3750	UNIT E	10x15	10	15	18	2700			
UNIT F	10x20	10	20	50	10000	UNIT F	10x20	10	20	6	1200	UNIT F	10x20	10	20	0	0			
UNIT G	15x10	15	10	0	0	UNIT G	15x10	15	10	0	0	UNIT G	15x10	15	10	0	0			
UNIT H	15x15	15	15	0	0	UNIT H	15x15	15	15	0	0	UNIT H	15x15	15	15	0	0			
UNIT I	15x20	15	20	0	0	UNIT I	15x20	15	20	0	0	UNIT I	15x20	15	20	0	0			
UNIT J	10x25	10	25	22	5500	UNIT J	10x25	10	25	0	0	UNIT J	10x25	10	25	0	0			
SUBTOTAL					289	36900	SUBTOTAL					254	23000	SUBTOTAL					328	23000

TOTAL QUANTITY OF STORAGE UNITS 867 unit/s
 TOTAL AREA OF STORAGE UNITS 82900.00 sqft

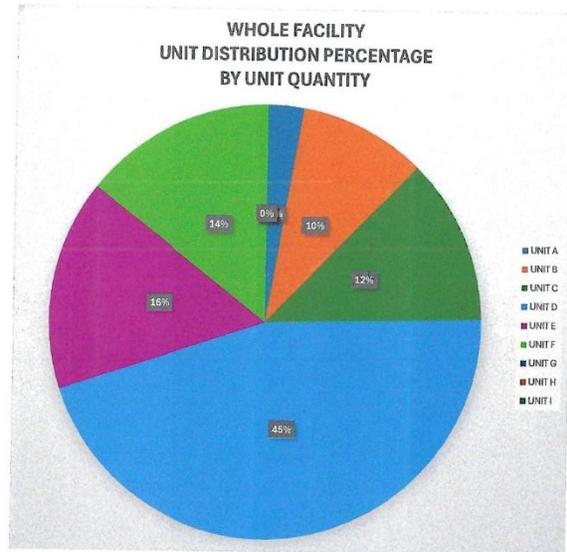
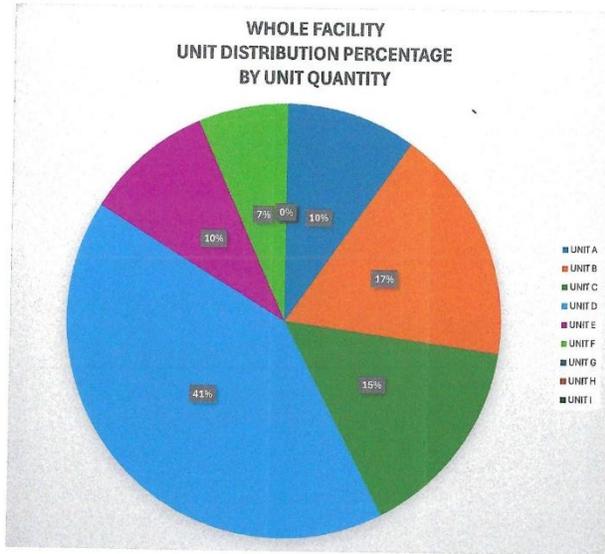
AVERAGE AREA PER UNIT 95.62 sqft/unit

125 SKILLEN ST
 UNIT MIX SUMMARY
 WHOLE FACILITY



SPACE SUMMARY

125 SKILLEN ST - SELF STORAGE FACILITY SPACE SUMMARY



UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J
5x5	5x10	5x15	10x10	10x15	10x20	15x10	15x15	10x25
82	148	128	350	81	56	0	0	22
9%	17%	15%	40%	9%	6%	0%	0%	3%

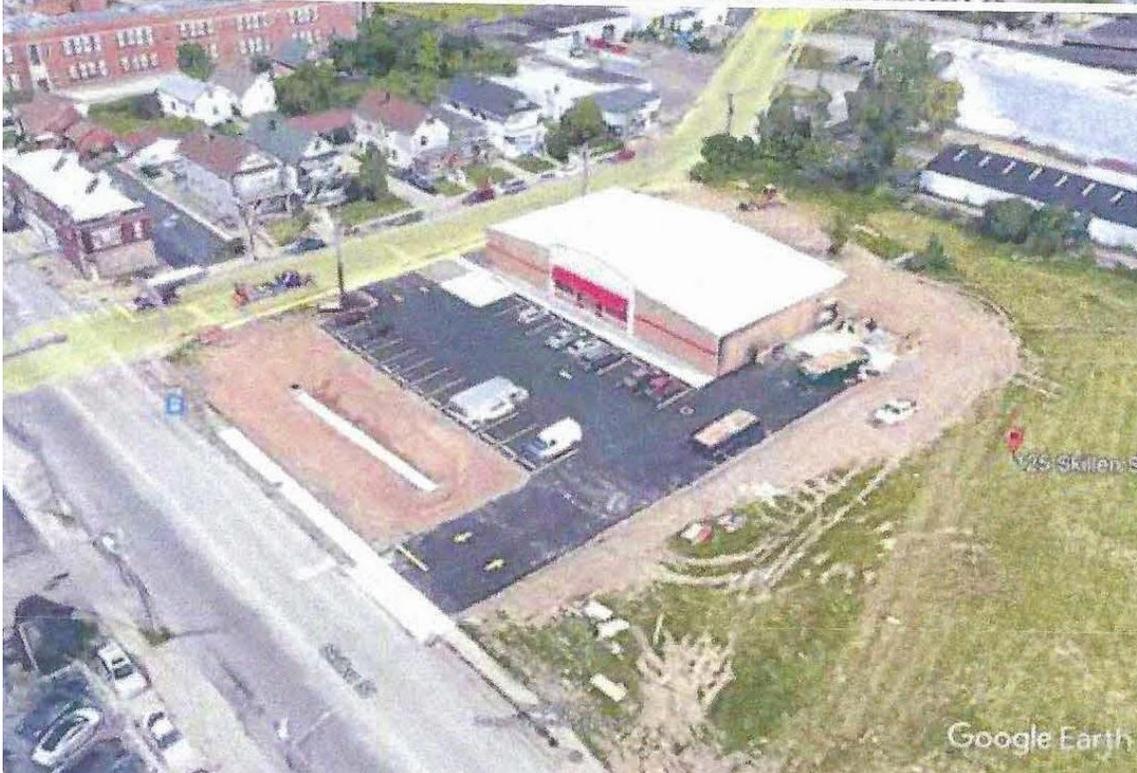
UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J
5x5	5x10	5x15	10x10	10x15	10x20	15x10	15x15	10x25
2050	7400	9600	35000	12150	11200	0	0	5500
2%	9%	12%	42%	15%	14%	0%	0%	7%

TOTAL QUANTITY OF STORAGE UNITS 867 unit/s
 TOTAL AREA OF STORAGE UNITS 82900 sqft

AVERAGE AREA PER UNIT 95.62 sqft/unit

125 SKILLEN ST
 UNIT MIX SUMMARY
 WHOLE FACILITY

AERIAL PHOTOS





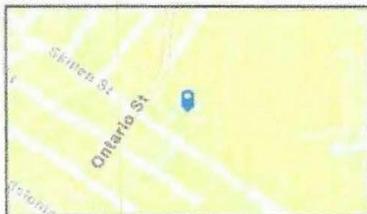
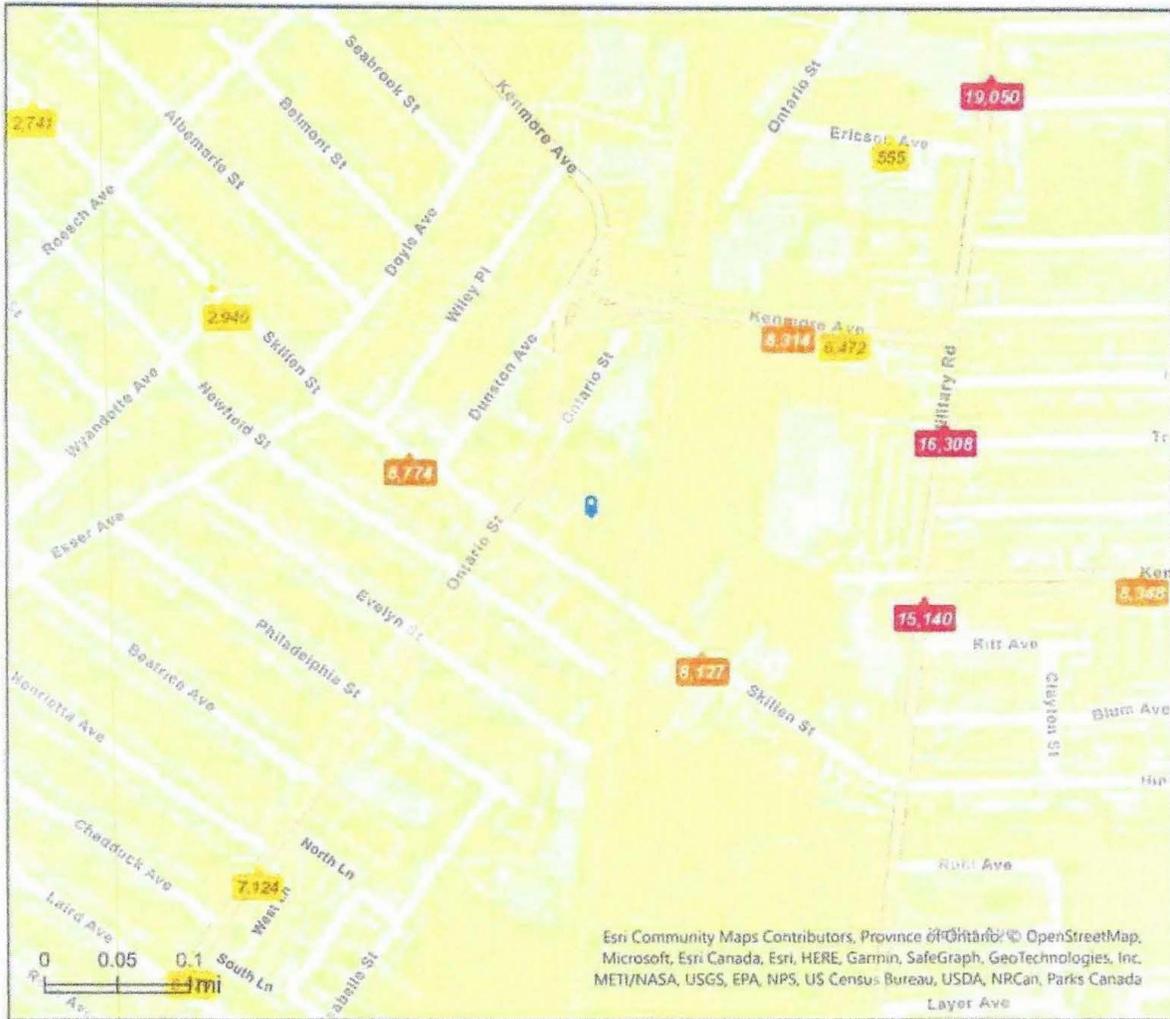
TRAFFIC COUNT MAP



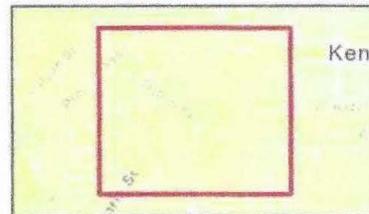
Traffic Count Map - Close Up

125 Skillen St, Buffalo, New York, 14207
Rings: 1, 2, 3 mile radii

Prepared by Esri



- Average Daily Traffic Volume**
- Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

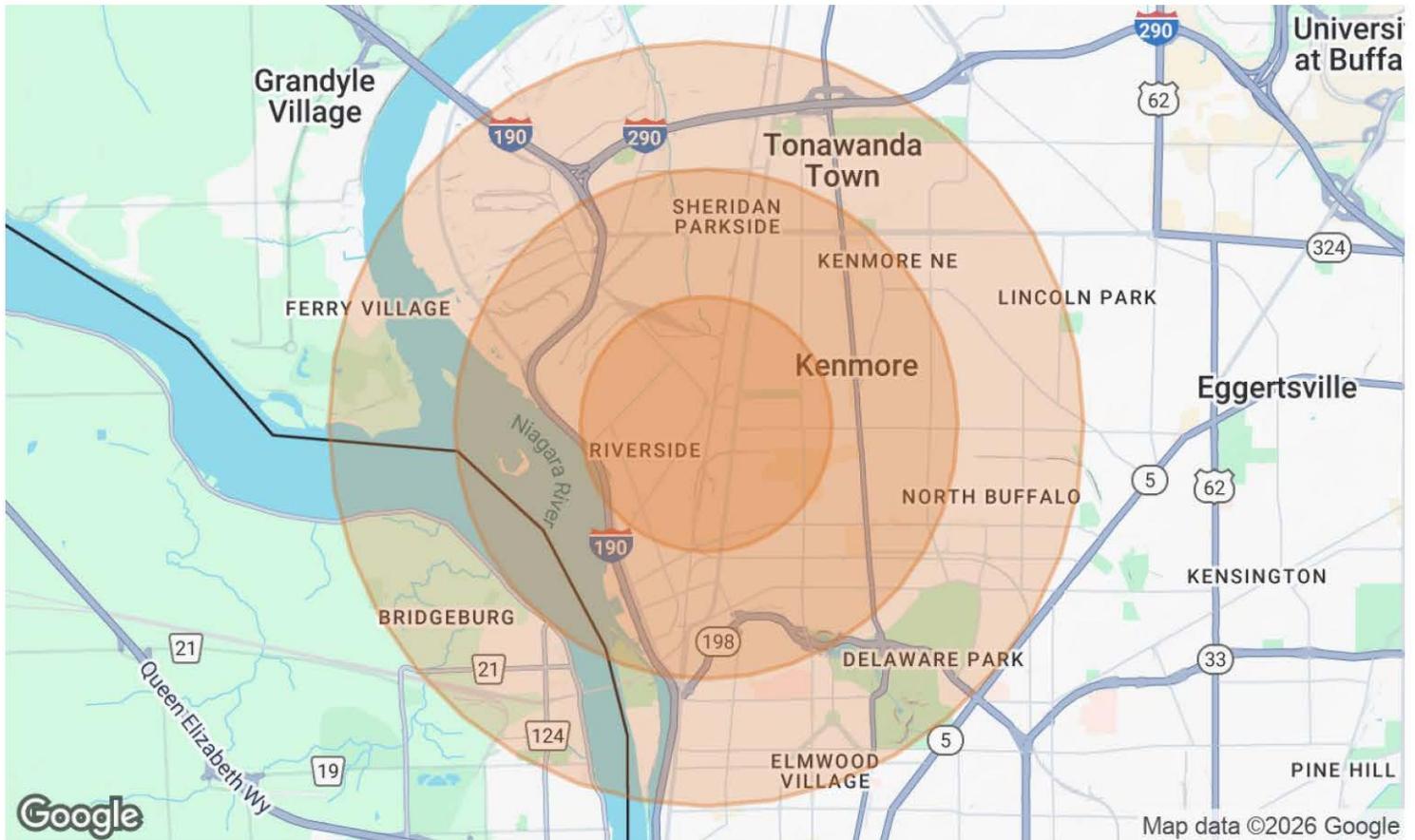


Source: ©2021 Kalibrate Technologies (Q4 2021)

March 18, 2022



DEMOGRAPHIC MAP; 1-2-3 MILE RADII



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,189	66,307	117,428
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,411	28,709	51,584
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$59,649	\$76,104	\$82,405
Average House Value	\$179,796	\$239,722	\$268,207

Demographics data derived from AlphaMap



COMPETITION SURVEY

The subject site has five direct competitors located within the Primary Trade Area as defined by this Consultant. They are the following facilities:

<u>Primary Competitors:</u>	<u>NRSF</u>	<u>No. Units</u>
1. Great Arrow Storage 251 Great Arrow Ave. Buffalo, NY 14207	100,000	1,000
2. Secure Storage 31Tonawanda St. Buffalo, NY 14207	100,000	1,000
3. Extra Space Storage 400 Kenmore Ave. Buffalo NY 14223	79,750	825
4. U-Haul 1748 Main St, Buffalo, NY 14208	15,000	211
5. Extra Space Storage 2122 Colvin Blvd. Tonawanda, NY 14150	60,000	600__
6. Extra Space 1275 Sheridan Dr. Tonawanda, NY 14217	<u>100,000</u>	<u>900</u>
Totals	454,750	4,536

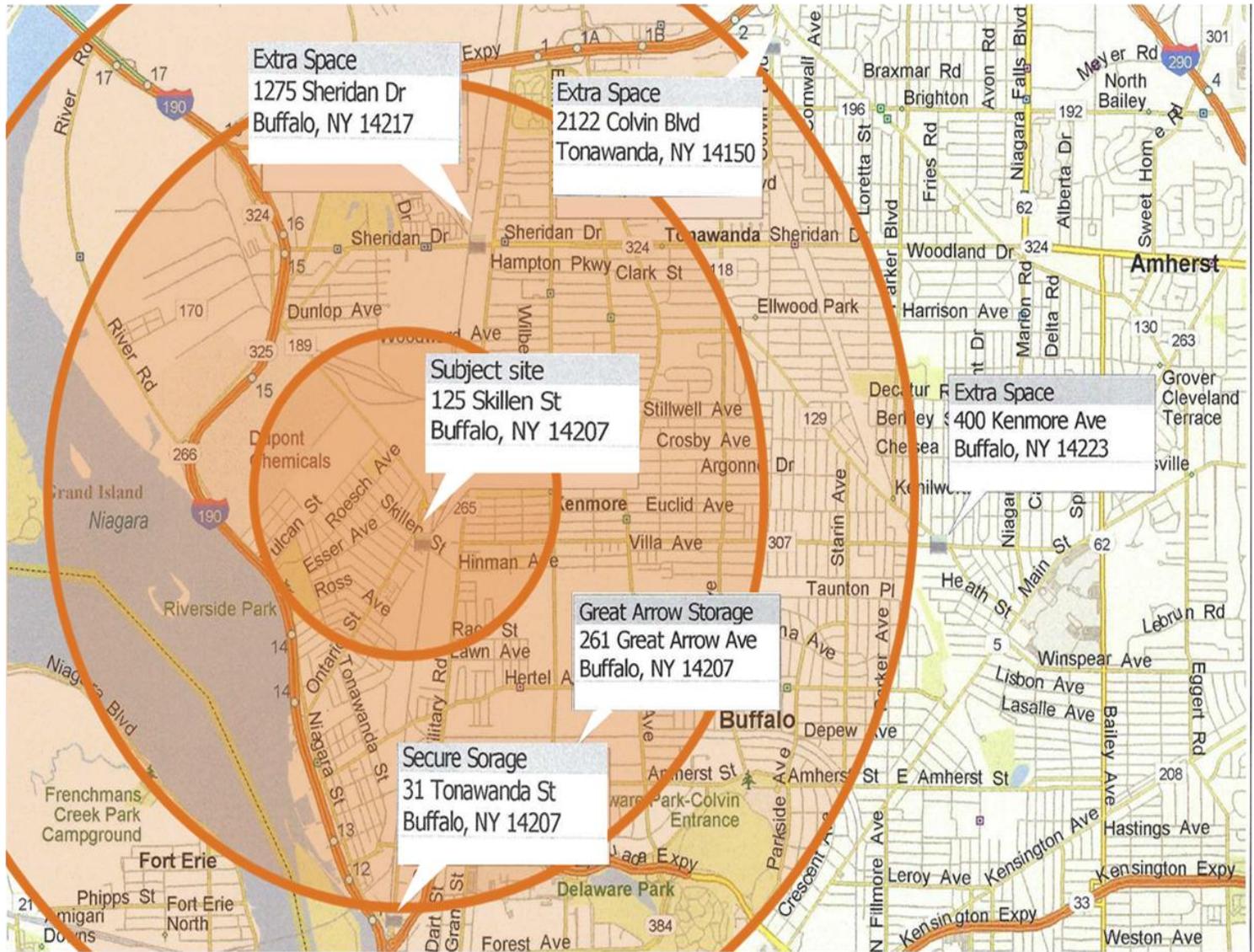
Supply / Demand Ratio

454,750 NRSF / 122,981 population = 3.69 SF / capita, excluding Subject Site.



COMPETITION – MAP 1,2,3 MILE RADII

Competition Map- 125 Skillen St., Nuffalo, NY 14207



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FIVE YEAR IRR PRO FORMA

5-Year Investment Proforma: Debt Structuring and Asset Disposition Analysis							
Storage Realty Advisors Prepared by Nick Malagisi / John Fletcher 716-310-8314 / 716-698-8401		Skillen Self Storage 125 Skillen Street, Buffalo, NY 14207			Date Prepared: 1/19/2026 Total GSF: 82,900 GSF: 109,300 Total # of Units:		
2026 BUDGET & PROFORMA		Loan term - 5 years					
Physical Occupancy	40%	65%	80%	92%	92%		
Economic Occupancy	35%	60%	80%	90%	90%		
	Budget	PROFORMA	PROFORMA	PROFORMA	PROFORMA		
	Year 1	Year 2	Year 3	Year 4	Year 5		
100% Climate Controlled Self Storage - GLA 109,300 sf @ \$19 Per Sf	\$1,575,100	\$1,575,100	\$1,740,900	\$1,845,354	\$1,956,075		
Ancillary Income @ 3%	\$24,000	\$45,000	\$63,000	\$78,000	\$82,500		
Vacancy (Based On Economic Occupancy)	(\$1,023,815)	(\$630,040)	(\$348,180)	(\$184,535)	(\$195,608)		
GROSS ADJUSTED INCOME	\$575,285	\$990,060	\$1,455,720	\$1,738,819	\$1,842,968		
OPERATING EXPENSES: (2) (% of GAI)							
Payroll & Benefits @ 5% (On-site Management)	\$28,764	\$49,503	\$51,978	\$54,577	\$57,306		
Marketing & Advertising @ 4.2%	\$24,162	\$41,583	\$61,140	\$73,030	\$77,405		
Property Insurance @ 2.4%	\$13,807	\$23,761	\$34,937	\$41,732	\$44,231		
Admin/Office Expense - Software @ 2.8%	\$16,108	\$27,722	\$40,760	\$48,687	\$51,603		
Repairs / Maintenance / Landscape @ 3%	\$17,259	\$29,702	\$43,672	\$52,165	\$55,289		
Utilities - Water & Sewer @ 3.6%	\$20,710	\$35,642	\$52,406	\$62,597	\$66,347		
Real Estate Taxes @ 8.1%	\$46,598	\$80,195	\$117,913	\$140,844	\$149,280		
Off-Site Management Fee @ 5%	\$28,764	\$49,503	\$72,786	\$86,941	\$92,148		
Eviction / Misc	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688		
Total Expenses	\$197,672	\$339,155	\$477,184	\$562,212	\$595,298		
<i>Expense Ratio</i>	34.4%	34.3%	32.8%	32.3%	32.3%		
Net Operating Income	\$377,613	\$650,905	\$978,536	\$1,176,606	\$1,247,670		
Un-Leveraged Internal Rate of Return Calculation							
Estimated Development Costs (3)	\$11,982,238	Years 1 - 5 NOI + sale of Asset at end of 5th year				All Cash IRR	
		\$377,613	\$650,905	\$978,536	\$1,176,606	17.2%	
		5TH YEAR CAP RATE				6.00%	
Leveraged Internal Rate of Return Calculation		5 Year Fixed Rate Loan based on loan terms below					
New Loan Amount	\$7,788,455	Years 1 - 5 NOI after debt + sale of Asset proceeds at end of 5th year					Leveraged IRR
Owner / Investor Equity	\$4,193,783	(\$89,694)	\$183,597	\$511,229	\$545,548	\$13,056,678	
EBITDA After Debt		0.81	1.39	2.09	1.86	1.98	
Debt Service Coverage (DSC)		123.8%	71.8%	47.8%	39.7%	37.5%	
Loan to Value (LTV)						6.00%	
LOAN TERMS		IRR Calculation / Assumptions					
Loan Amount	\$7,788,455	Interest Only	Amortizing			Total Cash Flow (5-years)	
Loan To Cost	65.0%	65.0%	65.0%			5th yr. Sale Price based on Cap Rate	
Interest Rate	6.00%	6.00%	6.00%	6.00%	4.0%	\$20,794,499	
Amortization	Interest Only	25	2			Selling Cost @	
Term	3	2	2			\$19,962,719	
Loan Balloon Payment		\$7,522,652			Repay Loan at Maturity		
Annual Debt Service	\$467,307	\$631,058			(\$7,522,652)		
Cash On Cash - Year 3		12.19%			Net Sale Proceeds		
					\$12,440,067		
					Total Cash Flow less Repayment of Equity		
					(\$2,426,493)		
					5-year Profit after Debt and Equity repayment		
					\$10,013,574		
					Leveraged IRR after sale in 5th year		
					28.6%		
FOOTNOTES							
(1) GP Income increases to \$21 per SF in 3rd year then 6% per year beginning in 4th year							
(2) Expenses are based on a % of GAI as indicated on the expense line or increase 3%							
(3) Construction cost estimated by contractor at \$9,982,238 or \$91.55 per SF							
(3) Development costs include a \$2,000,000 land value							
		<i>Above IRR Calculation includes estimated Selling Costs Analysis does not include cost segregation benefits</i>					

Information presented for discussion purposes only



BIOGRAPHY

Nicholas J. Malagisi, SIOR

Storage Realty Advisors/ National Storage Partners

Nick Malagisi, SIOR, is the principal broker for Storage Realty Advisors, a specialty practice commercial real estate company and Consultancy of self storage properties, primarily on the east coast & Canada. Malagisi began his self storage career with industry leader, Public Storage, where he was responsible for site acquisition and development of new properties as well as acquisition of existing storage properties. Recently, he has begun working



on the development of RV/Campers/Boat Storage properties. Malagisi has served as National Director of Self Storage for SVN Commercial Real Estate Advisors for 18 years until his recent departure to form Storage Realty Advisors & affiliation with National Storage Partners.

Malagisi has participated in the disposition of hundreds of properties from single assets to portfolio sales as a specialist in this asset class. In addition, he works as a Consultant in preparing feasibility studies for new developments, testifying in court as an expert witness for condemnation cases, creating Joint Venture opportunities, and preparing BOV reports for clients.

Malagisi is a 30+ year veteran of the self storage industry, a member of SIOR, a member of NAR/SIOR, the Self Storage Association, a founding member of NYS Commercial Association of Realtors, is a current Board member on the NYS Self Storage Association and is a member of AHEPA, an institutional philanthropic organization and participates in the American Humane “Pups for Patriots” program.

Malagisi is a graduate of the Whitman School of Business at Syracuse University and a veteran of the US Army. He shares his time between his home in West Palm Beach and Buffalo, NY area.

Nick.Malagisi@storagerealty.com

www.storagerealty.com

www.nationalstoragepartners.com



ESRI DEMOGRAPHIC & HOUSING REPORTS



Demographic and Income Comparison Profile

125 Skillen St, Buffalo, New York, 14207
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 42.95919
Longitude: -78.89377

	1 mile	2 miles	3 miles
Census 2010 Summary			
Population	21,322	65,765	119,318
Households	8,891	28,604	52,125
Families	5,212	15,265	27,616
Average Household Size	2.39	2.23	2.22
Owner Occupied Housing Units	4,349	14,125	27,732
Renter Occupied Housing Units	4,542	14,479	24,393
Median Age	33.8	35.2	36.0
2021 Summary			
Population	21,517	65,563	118,112
Households	9,013	28,903	52,399
Families	5,151	14,981	26,958
Average Household Size	2.38	2.20	2.19
Owner Occupied Housing Units	4,397	14,229	27,820
Renter Occupied Housing Units	4,616	14,674	24,579
Median Age	35.4	37.3	38.0
Median Household Income	\$38,432	\$46,317	\$53,219
Average Household Income	\$54,511	\$64,962	\$72,129
2026 Summary			
Population	21,362	65,027	116,953
Households	8,986	28,832	52,186
Families	5,104	14,833	26,651
Average Household Size	2.37	2.19	2.18
Owner Occupied Housing Units	4,520	14,631	28,414
Renter Occupied Housing Units	4,466	14,201	23,772
Median Age	36.2	38.3	38.9
Median Household Income	\$43,508	\$51,363	\$58,195
Average Household Income	\$61,607	\$72,961	\$81,095
Trends: 2021-2026 Annual Rate			
Population	-0.14%	-0.16%	-0.20%
Households	-0.06%	-0.05%	-0.08%
Families	-0.18%	-0.20%	-0.23%
Owner Households	0.55%	0.56%	0.42%
Median Household Income	2.51%	2.09%	1.80%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

March 18, 2022



Demographic and Income Comparison Profile

125 Skillen St, Buffalo, New York, 14207
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 42.95919
Longitude: -78.89377

2021 Households by Income	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,869	20.7%	5,061	17.5%	7,434	14.2%
\$15,000 - \$24,999	1,274	14.1%	3,256	11.3%	5,129	9.8%
\$25,000 - \$34,999	1,046	11.6%	2,978	10.3%	4,903	9.4%
\$35,000 - \$49,999	1,103	12.2%	3,915	13.5%	7,068	13.5%
\$50,000 - \$74,999	1,324	14.7%	4,791	16.6%	9,196	17.5%
\$75,000 - \$99,999	976	10.8%	3,315	11.5%	6,641	12.7%
\$100,000 - \$149,999	1,016	11.3%	3,554	12.3%	7,247	13.8%
\$150,000 - \$199,999	283	3.1%	1,074	3.7%	2,728	5.2%
\$200,000+	122	1.4%	958	3.3%	2,053	3.9%
Median Household Income	\$38,432		\$46,317		\$53,219	
Average Household Income	\$54,511		\$64,962		\$72,129	
Per Capita Income	\$22,867		\$28,655		\$32,050	
2026 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,724	19.2%	4,627	16.0%	6,716	12.9%
\$15,000 - \$24,999	1,125	12.5%	2,892	10.0%	4,507	8.6%
\$25,000 - \$34,999	962	10.7%	2,738	9.5%	4,404	8.4%
\$35,000 - \$49,999	1,070	11.9%	3,775	13.1%	6,642	12.7%
\$50,000 - \$74,999	1,330	14.8%	4,843	16.8%	9,156	17.5%
\$75,000 - \$99,999	1,045	11.6%	3,482	12.1%	6,925	13.3%
\$100,000 - \$149,999	1,221	13.6%	4,028	14.0%	8,094	15.5%
\$150,000 - \$199,999	371	4.1%	1,318	4.6%	3,318	6.4%
\$200,000+	138	1.5%	1,129	3.9%	2,424	4.6%
Median Household Income	\$43,508		\$51,363		\$58,195	
Average Household Income	\$61,607		\$72,961		\$81,095	
Per Capita Income	\$25,951		\$32,357		\$36,237	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

March 18, 2022



Demographic and Income Comparison Profile

125 Skillen St, Buffalo, New York, 14207
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 42.95919
Longitude: -78.89377

2010 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,585	7.4%	4,271	6.5%	7,252	6.1%
Age 5 - 9	1,568	7.4%	4,014	6.1%	6,858	5.7%
Age 10 - 14	1,530	7.2%	3,900	5.9%	6,723	5.6%
Age 15 - 19	1,672	7.8%	4,998	7.6%	8,399	7.0%
Age 20 - 24	1,618	7.6%	5,700	8.7%	10,927	9.2%
Age 25 - 34	3,015	14.1%	9,827	14.9%	18,123	15.2%
Age 35 - 44	2,739	12.8%	7,989	12.1%	14,287	12.0%
Age 45 - 54	3,112	14.6%	9,347	14.2%	16,801	14.1%
Age 55 - 64	2,217	10.4%	7,381	11.2%	14,064	11.8%
Age 65 - 74	1,138	5.3%	3,966	6.0%	7,514	6.3%
Age 75 - 84	760	3.6%	2,845	4.3%	5,536	4.6%
Age 85+	368	1.7%	1,526	2.3%	2,832	2.4%

2021 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,485	6.9%	3,878	5.9%	6,539	5.5%
Age 5 - 9	1,461	6.8%	3,781	5.8%	6,385	5.4%
Age 10 - 14	1,392	6.5%	3,575	5.5%	6,157	5.2%
Age 15 - 19	1,346	6.3%	4,259	6.5%	7,156	6.1%
Age 20 - 24	1,494	6.9%	4,969	7.6%	9,114	7.7%
Age 25 - 34	3,456	16.1%	10,233	15.6%	18,900	16.0%
Age 35 - 44	2,752	12.8%	8,319	12.7%	14,975	12.7%
Age 45 - 54	2,575	12.0%	7,560	11.5%	13,336	11.3%
Age 55 - 64	2,670	12.4%	8,290	12.6%	15,214	12.9%
Age 65 - 74	1,757	8.2%	6,124	9.3%	11,617	9.8%
Age 75 - 84	793	3.7%	3,047	4.6%	5,806	4.9%
Age 85+	335	1.6%	1,527	2.3%	2,912	2.5%

2026 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,488	7.0%	3,875	6.0%	6,539	5.6%
Age 5 - 9	1,461	6.8%	3,733	5.7%	6,281	5.4%
Age 10 - 14	1,420	6.6%	3,608	5.5%	6,112	5.2%
Age 15 - 19	1,312	6.1%	4,197	6.5%	6,951	5.9%
Age 20 - 24	1,393	6.5%	4,756	7.3%	8,856	7.6%
Age 25 - 34	3,263	15.3%	9,382	14.4%	17,244	14.7%
Age 35 - 44	2,889	13.5%	8,716	13.4%	15,940	13.6%
Age 45 - 54	2,494	11.7%	7,404	11.4%	13,084	11.2%
Age 55 - 64	2,474	11.6%	7,540	11.6%	13,528	11.6%
Age 65 - 74	1,929	9.0%	6,677	10.3%	12,628	10.8%
Age 75 - 84	944	4.4%	3,693	5.7%	7,050	6.0%
Age 85+	295	1.4%	1,448	2.2%	2,740	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographic and Income Comparison Profile

125 Skillen St, Buffalo, New York, 14207
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 42.95919
Longitude: -78.89377

2010 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,498	72.7%	50,757	77.2%	93,237	78.1%
Black Alone	2,610	12.2%	7,815	11.9%	13,905	11.7%
American Indian Alone	356	1.7%	711	1.1%	1,116	0.9%
Asian Alone	585	2.7%	1,581	2.4%	3,190	2.7%
Pacific Islander Alone	5	0.0%	15	0.0%	48	0.0%
Some Other Race Alone	1,406	6.6%	2,595	3.9%	4,170	3.5%
Two or More Races	861	4.0%	2,292	3.5%	3,652	3.1%
Hispanic Origin (Any Race)	3,624	17.0%	7,196	10.9%	11,480	9.6%
2021 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	14,373	66.8%	47,087	71.8%	86,551	73.3%
Black Alone	2,766	12.9%	8,464	12.9%	14,867	12.6%
American Indian Alone	376	1.7%	763	1.2%	1,179	1.0%
Asian Alone	895	4.2%	2,456	3.7%	4,799	4.1%
Pacific Islander Alone	7	0.0%	20	0.0%	61	0.1%
Some Other Race Alone	1,934	9.0%	3,622	5.5%	5,671	4.8%
Two or More Races	1,166	5.4%	3,151	4.8%	4,984	4.2%
Hispanic Origin (Any Race)	4,865	22.6%	9,821	15.0%	15,392	13.0%
2026 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	13,741	64.3%	45,194	69.5%	83,179	71.1%
Black Alone	2,753	12.9%	8,537	13.1%	14,934	12.8%
American Indian Alone	382	1.8%	782	1.2%	1,203	1.0%
Asian Alone	1,079	5.1%	2,972	4.6%	5,776	4.9%
Pacific Islander Alone	7	0.0%	22	0.0%	69	0.1%
Some Other Race Alone	2,101	9.8%	3,971	6.1%	6,175	5.3%
Two or More Races	1,300	6.1%	3,549	5.5%	5,618	4.8%
Hispanic Origin (Any Race)	5,390	25.2%	11,005	16.9%	17,189	14.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

March 18, 2022



Buffalo, New York

Buffalo is the second largest city in the U.S. state of New York and the largest city in Western New York. The city is the county seat of Erie County and a major gateway for commerce and travel across the Canada–United States border, forming part of the bi-national Buffalo Niagara Region.



The city grew significantly in the 19th and 20th centuries as a result of immigration, the construction of the Erie Canal and rail transportation, and its close proximity to Lake Erie. This growth provided an abundance of fresh water and an ample trade route to the Midwestern United States while grooming its economy for the grain, steel and automobile industries that dominated the city's economy in the 20th century. Since the city's economy relied heavily on manufacturing, deindustrialization in the latter half of the 20th century led to a steady decline in population. While some manufacturing activity remains, Buffalo's economy has transitioned to service industries with a greater emphasis on healthcare, research and higher education, which emerged following the Great Recession.

Buffalo is on the eastern shore of Lake Erie, at the head of the Niagara River, 16 miles south of Niagara Falls. Its early embrace of electric power led to the nickname "The City of Light". The city is also famous for its urban planning and layout by Joseph Ellicott, an extensive system of parks designed by Frederick Law Olmsted, as well as significant architectural works. Its culture blends Northeastern and Midwestern traditions, with annual festivals including Taste of Buffalo and Allentown Art Festival, two professional sports teams (Buffalo Bills and Buffalo Sabres), and a thriving and progressive music and arts scene.



Economic Development



At the dawn of the 20th century, local mills were among the first to benefit from hydroelectric power generated by the Niagara River. The city got the nickname City of Light at this time due to the widespread electric lighting. It was also part of the automobile revolution, hosting the brass era car builders Pierce Arrow and the Seven Little Buffaloes early in the century. At the same time, an exit of local entrepreneurs and industrial titans brought about a nascent stage that would see the city lose its competitiveness against Pittsburgh, Cleveland and Detroit.

During World War II, Buffalo saw the return of prosperity and full employment due to its position as a manufacturing center. As one of the most populous cities of the 1950s, Buffalo's economy revolved almost entirely on its manufacturing base. Major companies such as Republic Steel and Lackawanna Steel employed tens of thousands of Buffalonians. Integrated national shipping routes would use the Soo Locks near Lake Superior and a vast network of railroads and yards that crossed the city.

Geography

Buffalo is on Lake Erie's eastern end, opposite Fort Erie, Ontario, Canada. It is at the origin of the Niagara River, which flows northward over Niagara Falls and into Lake Ontario. The city is 50 miles south-southeast from Toronto. Relative to downtown, the city is generally flat with the exception of area surrounding North and High streets, where a hill of 90 feet gradually develops approaching from the south and north. The Southtowns include the Boston Hills, while the Appalachian Mountains sit in the Southern Tier below them. To the north and east, the region maintains a flatter profile descending to Lake Ontario. Various types of shale, limestone and lagerstätten are prevalent in the geographic makeup of Buffalo and surrounding areas, which line the waterbeds within and bordering the city.

Although there have not been any recent or significant earthquakes, Buffalo sits atop of the Southern Great Lakes Seismic Zone, which is part of the Great Lakes tectonic zone.

Buffalo has four channels that flow through its boundaries: the Niagara River, Buffalo River and Creek, Scajaquada Creek, and the Black Rock Canal, which is adjacent to the Niagara River.

According to the United States Census Bureau, the city has an area of 52.5 square miles, of which 40.6 square miles is land and the rest water. The total area is 22.66% water.

Recent development



Skyline of Buffalo, looking east from Lake Erie

Like other Rust Belt cities such as Pittsburgh and Cleveland, Buffalo has attempted to revitalize its beleaguered economy and crumbling infrastructure. The trend of back offices opening in the area began in the 1980s.

Architecture

Buffalo's architecture is diverse, with a collection of buildings from the 19th and 20th centuries. Most structures and works are still standing, such as the country's largest intact parks system designed by Frederick Law Olmsted and Calvert Vaux. At the end of the 19th century, the Guaranty Building—constructed by Louis Sullivan—was a prominent example of an early high-rise skyscraper. The 20th century saw works such as the Art Deco-style Buffalo City Hall and Buffalo Central Terminal, Electric Tower, the Richardson Olmsted Complex, and the Rand Building. Urban renewal from the 1950s–1970s gave way to the construction of the Brutalist-style Buffalo City Court Building and One Seneca Tower—formerly the HSBC Center, the city's tallest building.

ECONOMY

Buffalo's economic sectors include industrial, light manufacturing, high technology and services. The State of New York, with over 15,000 employees, is the city's largest employer. Other major employers include the United States government, Kaleida Health, M&T Bank (which is headquartered in Buffalo), the University at Buffalo, General Motors, Time Warner Cable and Tops Friendly Markets. Buffalo is home to Rich Products, Canadian brewer Labatt, cheese company Sorrento Lactalis, Delaware North Companies and New Era Cap Company. More recently, the Tesla Gigafactory 2 opened in South Buffalo in summer 2017, as a result of the Buffalo Billion program.



the metropolitan area's median household income is \$57,000. This, in part, has led to the Buffalo-Niagara Falls metropolitan area having the most affordable housing market in the U.S. The quarterly NAHB/Wells Fargo Housing Opportunity Index (HOI) noted nearly 90% of the new and existing homes sold in the metropolitan area during the second quarter were affordable to families making the area's median income of \$57,000. As of 2014, the median home price in the city was \$95,000.

Buffalo's economy has begun to see significant improvements since the early 2010s. Money from New York State Governor Andrew Cuomo through a program known locally as "Buffalo Billion" has brought new construction, increased economic development, and hundreds of new jobs to the area. As of March 2015, Buffalo's unemployment rate was 5.9%, slightly above the national average of 5.5%. In 2016, the U.S. Bureau of Economic Analysis valued the Buffalo area's economy at \$54.9 billion.

Buffalo is a great place to do business. Providing opportunities to businesses both large and small and encouraging entrepreneurship is the backbone of their growing economy.

Small Businesses Drive Economic Development in Buffalo, NY video can be seen here: <https://vimeo.com/216553914>.

Tourism

Although the region's primary tourism destination is Niagara Falls to the north, Buffalo's tourism relies on historical attractions and outdoor recreation. The city's points of interest include the Edward M. Cotter fireboat, considered the world's oldest active fireboat and is a United States National Historic Landmark, Buffalo and Erie County Botanical Gardens, the Buffalo and Erie County Historical Society, Buffalo Museum of Science, the Buffalo Zoo—the third oldest in the United States—Forest Lawn Cemetery, Buffalo and Erie County Naval & Military Park, the Anchor Bar and Darwin D. Martin House.

Redeveloped historical neighborhoods have also attracted tourism. The site of the former Erie Canal Harbor, Canalside has become a popular destination for tourists and residents since 2007 when Buffalo and the New York Power Authority began to redevelop the former site of the Buffalo Memorial Auditorium into historically accurate canals. Larkin Square, located in the former Hydraulics neighborhood and headquarters for the Larkin Company, has also become popular, featuring food trucks, concerts, and other events during the summer.

Buffalo is one of the largest Polish-American centers in the United States. As a result, many aspects of Polish culture have found a home in the city from food to festivals. One of



the best examples is the yearly celebration of Easter Monday, known to many Eastern Europeans as Dyngus Day.

Sports

Buffalo and the surrounding region is home to two major leagues professional sports teams. The NHL's Buffalo Sabres play in the city of Buffalo, while the NFL's Buffalo Bills play in suburban Orchard Park, New York, where they have been since 1973.

The Bills, established in 1959, played in War Memorial Stadium until 1973, when Rich Stadium, now New Era Field, opened. The team competes in the AFC East division. Since the AFL–NFL merger in 1970, the Bills have won the AFC conference championship four consecutive times (1990, 1991, 1992, 1993), resulting in four lost Super Bowls (Super Bowl XXV, Super Bowl XXVI, Super Bowl XXVII and Super Bowl XXVIII); they were the only NFL team without a playoff appearance in the 21st century from 2011 until 2017, having missed the playoffs each season since 2000.

The Sabres, established in 1970, played in Buffalo Memorial Auditorium until 1996, when Marine Midland Arena, now KeyBank Center opened. The team is within the Atlantic Division of the NHL. The team has won one Presidents' Trophy (2006–2007) and three conference championships (1974–1975, 1979–1980 and 1998–1999). However, like the Bills, the Sabres don't have a league championship, having lost the 1975 Stanley Cup to the Philadelphia Flyers and the 1999 Stanley Cup to the Dallas Stars. Since 2014, both the Bills and Sabres have been owned by Terrence Pegula, a key investor in Buffalo's revitalization efforts.

The Buffalo Braves played at the National Basketball Association from 1970 to 1978, with their home games held at the Buffalo Memorial Auditorium. The team struggled financially, so it was relocated to California and became the San Diego Clippers.

Buffalo is also home to several minor sports teams, including the Buffalo Bisons (baseball; an affiliate of the MLB's Toronto Blue Jays since 2014), FC Buffalo (soccer) as well as a professional women's team, the Buffalo Beauts (hockey). The Buffalo Bandits indoor lacrosse team was established in 1992 and played their home games in Buffalo Memorial Auditorium until 1996 when they followed the Sabres to Marine Midland Arena. They have won eight division championships and four league championships (1991–1992, 1992–1993, 1995–1996 and 2007–2008). The Buffalo Bulls are a Division I college team representing the State University of New York at Buffalo (which no longer is in the city proper); the only Division I college sports program within city limits is the Canisius Golden Griffins.





Education

Buffalo Public Schools serve most of the city of Buffalo. The city has 78 public schools, including a growing number of charter schools. As of 2006, the total enrollment was 41,089 students with a student-teacher ratio of 13.5 to 1. The graduation rate is up to 52% in 2008, up from 45% in 2007, and 50% in 2006. More than 27% of teachers have a master's degree or higher and the median amount of experience in the field is 15 years. The metropolitan area has 292 schools with 172,854 students.

Buffalo's magnet school system attracts students with special interests, such as science, bilingual studies, and Native American studies. Specialized facilities include the Buffalo Elementary School of Technology; the Dr Martin Luther King Jr., Multicultural Institute; the International School; the Dr. Charles R. Drew Science Magnet; BUILD Academy; Leonardo da Vinci High School; PS 32 Bennett Park Montessori; the Buffalo Academy for Visual and Performing Arts, BAVPA; the Riverside Institute of Technology; Lafayette High School/Buffalo Academy of Finance; Hutchinson Central Technical High School; Burgard Vocational High School; South Park High School; and the Emerson School of Hospitality.

The city is home to 47 private schools and the metropolitan region has 150 institutions. Most private schools, such as Bishop Timon – St. Jude High School, Canisius High School, Mount Mercy Academy, and Nardin Academy have a Catholic affiliation. In addition, there are two Islamic schools, Darul Uloom Al-Madania and Universal School of Buffalo. There are also nonsectarian options including The Buffalo Seminary (the only private, nonsectarian, all-girls school in Western New York state), Nichols School and numerous Charter Schools.

Private school tuition is approximately 40% less than Buffalo Public Schools' per student spending. Private schools graduate nearly 100% of students, public schools only approximately 30%.

Complementing its standard function, the Buffalo Public Schools Adult and Continuing Education Division provides education and services to adults throughout the community. In addition, the Career and Technical Education Department offers more than 20 academic programs, and is attended by about 6,000 students each year.

The State University of New York (SUNY) operates three institutions within the city of Buffalo. The State University of New York at Buffalo is known as "Buffalo" or "UB" and is the largest public university in New York. The University at Buffalo is the only university in Buffalo and is a nationally ranked tier 1 research university. Buffalo State College and Erie Community College are a college and a community college, respectively. Additionally, the private institutions Canisius College and D'Youville College are within the city.



Rockwell Hall, Buffalo State College



Overlooking the University at Buffalo's South Campus from Abbott Hall

[https://en.wikipedia.org/wiki/Buffalo, New York](https://en.wikipedia.org/wiki/Buffalo,_New_York)

<https://www.buffalony.gov/>