

# TOPS PLAZA

# BENDERSON DEVELOPMENT

AMHERST/CLARENCE, NEW YORK

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL



## :: PROPERTY LOCATION

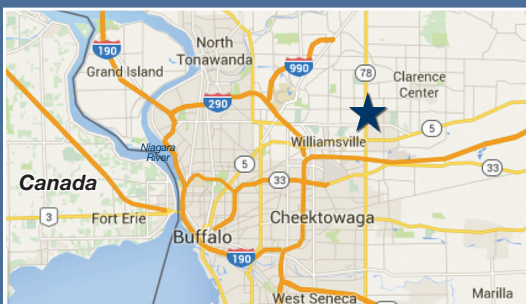
8050 Transit Road  
Amherst, NY 14221

## :: PROPERTY INFORMATION

TYPE: Retail Strip Center  
GLA: 50,000 SF

## :: TRAFFIC COUNTS

Transit Road: 35,664 AADT  
Maple Road: 20,149 AADT  
Sheridan Drive: 25,936 AADT



:: COORDINATES Latitude: 42.988482 Longitude: -78.698339

## :: DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	55,979	139,033	267,554
HOUSEHOLDS	22,577	54,754	108,503
AVG. HH INCOME	\$ 129,245	\$ 109,930	\$ 90,646
5 YEAR GROWTH	6.8 %	9.1 %	11.2 %

2092-12.20

570 Delaware Avenue :: Buffalo, New York 14202  
Phone :: 716.886.1100 Fax :: 716.886.2269

# BENDERSON



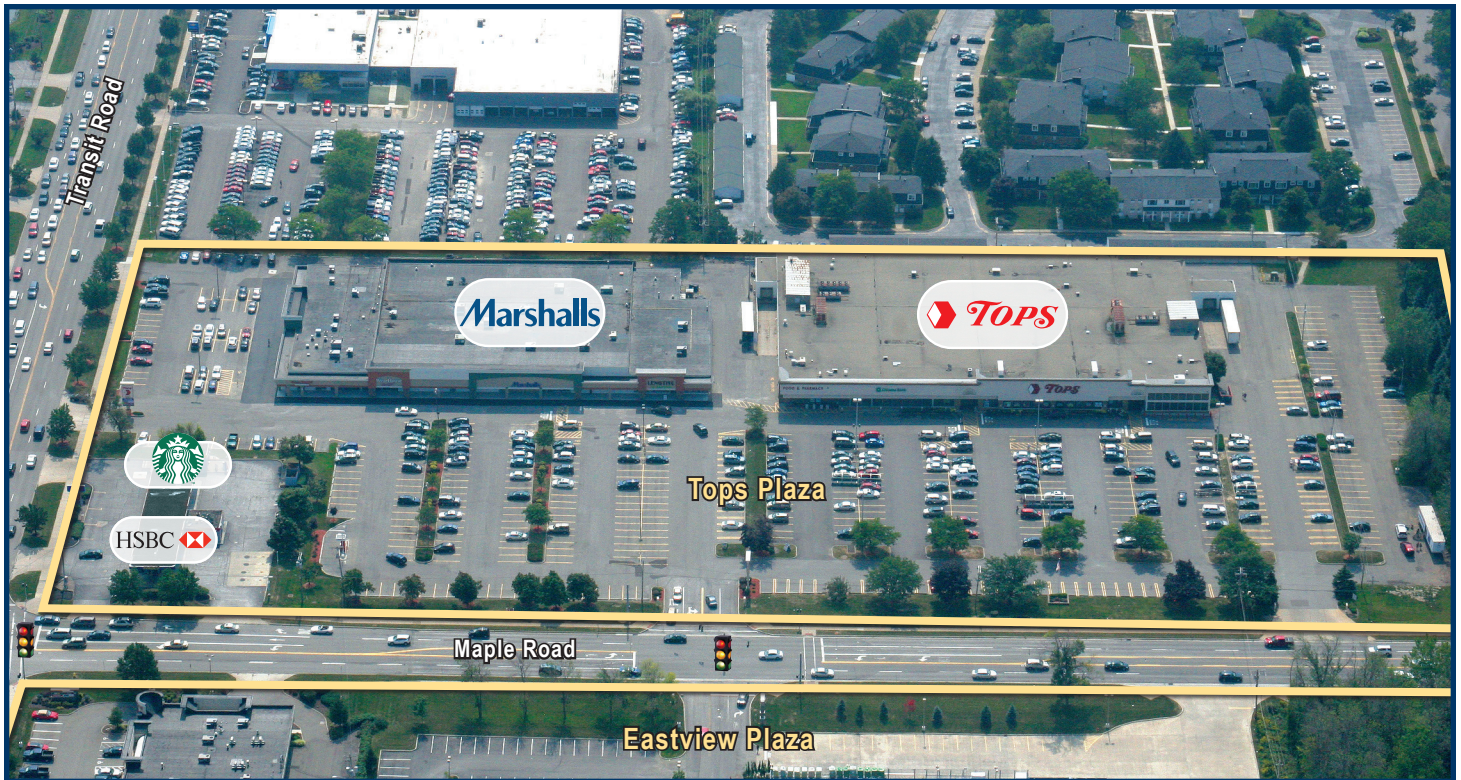
[www.benderson.com](http://www.benderson.com)

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## :: PROPERTY HIGHLIGHTS

Tops Plaza is located at the intersection of Transit Road and Maple Road, a Western New York area rapidly developing with very strong, upscale demographics. Average household income within a three mile radius is nearly \$130,000 per year. The plaza is located only minutes from the Buffalo/Niagara International Airport, downtown Buffalo, and Canada, and is just ¼ mile from Eastern Hills Mall (1.2 million sq. ft.). Tops Plaza draws shoppers from Lockport, Clarence, Amherst and Lancaster.

## :: KEY TENANTS

