



BENDERSON
DEVELOPMENT

TOPS PLAZA

AMHERST/CLARENCE, NEW YORK

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



:: PROPERTY LOCATION

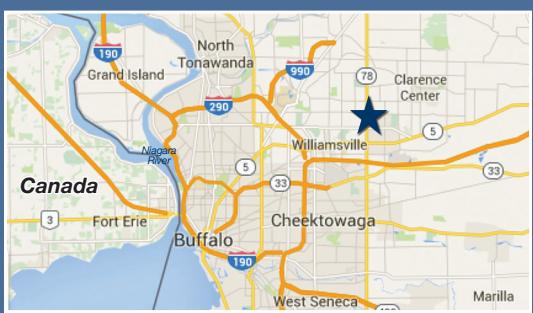
8050 Transit Road
Amherst, NY 14221

:: 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

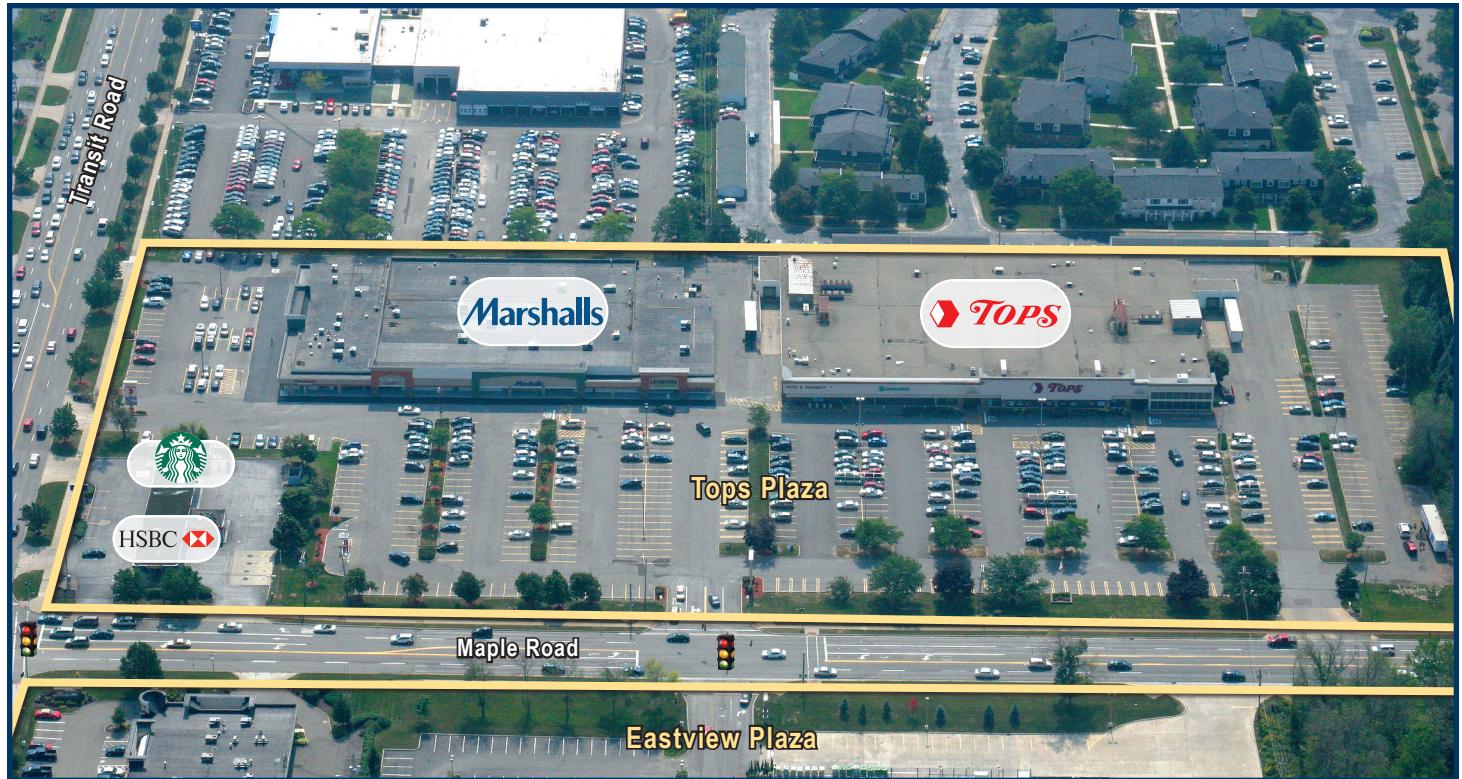
:: DEMOGRAPHICS

| | 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 % |



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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 $\frac{1}{4}$ mile from Eastern Hills Mall (1.2 million sq. ft.). Tops Plaza draws shoppers from Lockport, Clarence, Amherst and Lancaster.

KEY TENANTS

  Tops Marshalls

