



CROSSPOINT BUSINESS PARK

LOCATION AND WORKFORCE

DEMOGRAPHICS

BUFFALO

Buffalo, NY offers a compelling opportunity for commercial real estate tenants, combining a strategic and cost-effective location with a service-oriented economy bolstered by leading educational institutions and a strong financial and medical presence. The region's unique blend of affordability, a growing talent pool, robust infrastructure, and significant governmental support creates a highly favorable business environment. Consistently ranked among the most affordable U.S. cities, the region's comprehensive infrastructure ensures efficient logistics and market access, featuring the Buffalo Niagara International Airport, major highway networks (I-90, I-190, I-290, I-990, NY-5, NY-33, NY-198), convenient Amtrak service, critical access to Lake Erie, and three distinct border crossings into Canada. Furthermore, a strong educational ecosystem, anchored by institutions like the University at Buffalo, alongside active workforce development initiatives, ensures a steady supply of skilled labor. This is further enhanced by the region's affordable cost of living, which significantly aids in talent recruitment and retention for businesses seeking to thrive in a dynamic and supportive environment.

AMHERST

Located approximately 20 minutes northeast of Buffalo, Amherst, NY (population 129,878 residents) offers an attractive environment for commercial real estate tenants, distinguished by its affluent demographics, strong educational presence, and strategic location within the Buffalo-Niagara region. As one of the most desirable suburbs, Amherst boasts a high quality of life that supports a skilled and stable workforce. The Town's economy is supported by a wide range of industries including logistics, healthcare, education, manufacturing and commerce. Amherst is a hub for talent, home to the University at Buffalo's main campus and other reputable institutions such as Daemen University, Bryant & Stratton College, and Erie Community College. This concentration of higher education creates a continuous pipeline of graduates across diverse fields, fostering innovation and providing a highly qualified labor pool. Moreover, the Amherst Industrial Development Agency (IDA) actively supports business growth with a range of attractive incentives. These factors, combined with a commitment to maintaining a strong tax base and a balance between economic growth and livability, position Amherst as a premier location for commercial real estate tenants seeking a vibrant, well-resourced, and supportive community for their operations.



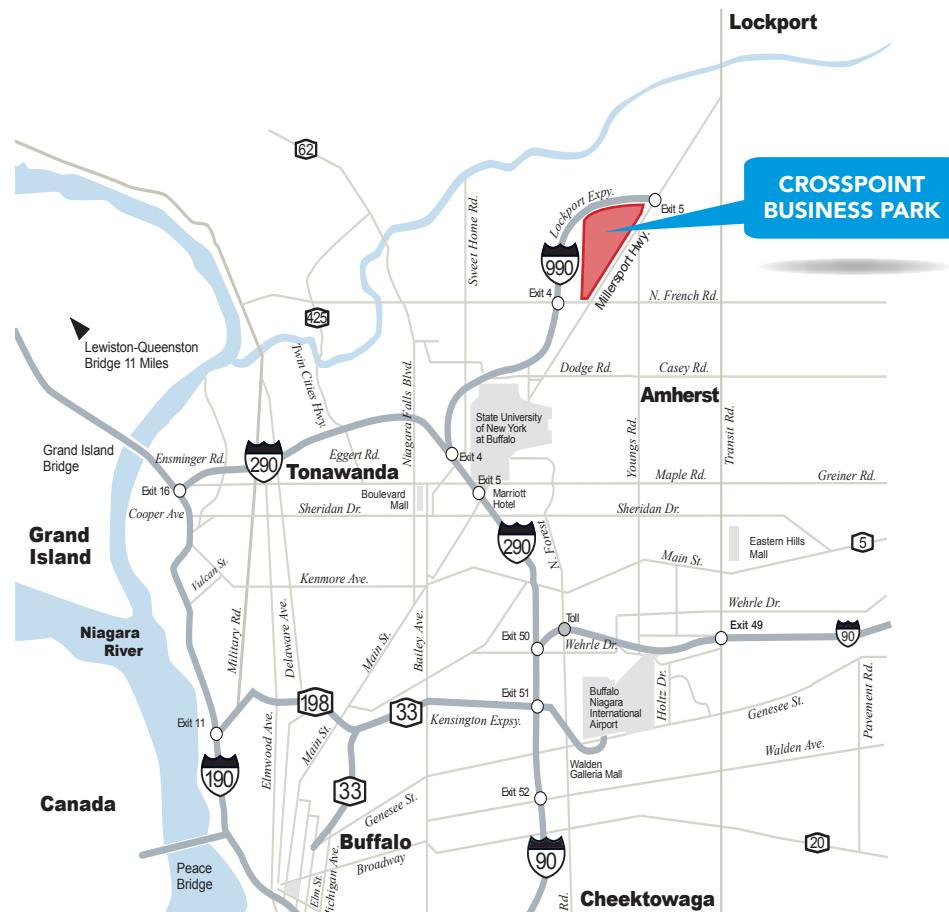
\$152,095

AVERAGE HHI WITHIN
A 3 MILE RADIUS



80.3%

HOLD WHITE COLLAR JOBS
WITHIN A 3 MILE RADIUS



DEMOGRAPHICS

Demographics	3 miles	5 miles	10 miles	Erie County	New York
Population					
2010 Population	34,919	105,651	507,292	919,040	19,378,102
2023 Population	36,922	113,309	524,339	956,348	20,113,414
Population Growth	5.7%	7.2%	3.4%	4.1%	3.8%
Income					
2023 Average Household Income	\$152,095	\$128,769	\$96,998	\$92,323	\$118,300
Employment					
White Collar	80.3%	77.5%	69.4%	66.5%	65.9%
Blue Collar	9.7%	10.5%	15.7%	17.0%	16.1%
Education					
Bachelor's Degree	30.6%	28.7%	23.2%	21.9%	23.2%
Post Graduate Degree	31.5%	29.0%	19.1%	16.7%	17.8%