

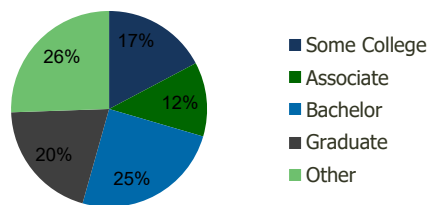
104560-Tops Plaza Amherst, NY	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
----------------------------------	---------------------	---------------------	---------------------	----------------------

Demographics (2020)

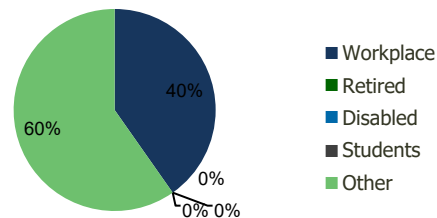
Current Population	10,530	111,767	306,177	682,144
Total Daytime Pop	20,131	172,535	374,880	863,676
Workplace Pop	13,866	69,447	161,467	391,560
Average Household Income	\$67,888	\$78,326	\$75,852	\$74,966
Median Household Income	\$54,926	\$62,638	\$58,175	\$55,088
Total Housing Units	4,963	45,853	129,656	289,385
Median Home Value	\$152,495	\$171,236	\$164,485	\$162,546
Bachelors Degree	21.1%	24.8%	22.0%	19.2%
Graduate Degree	20.0%	20.1%	17.6%	15.3%

Projections (2025)

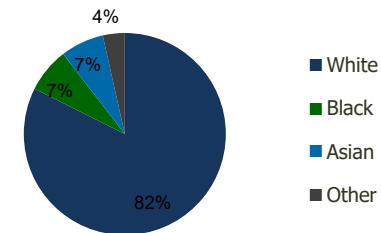
Projected Population	10,255	108,727	297,381	664,458
Projected 5 Year Pop Growth	-0.5%	-0.6%	-0.6%	-0.5%
Projected Households	4,828	44,517	125,792	281,469
Projected 5 Year Household Growth	-0.6%	-0.6%	-0.6%	-0.6%



Education (3-Mile)



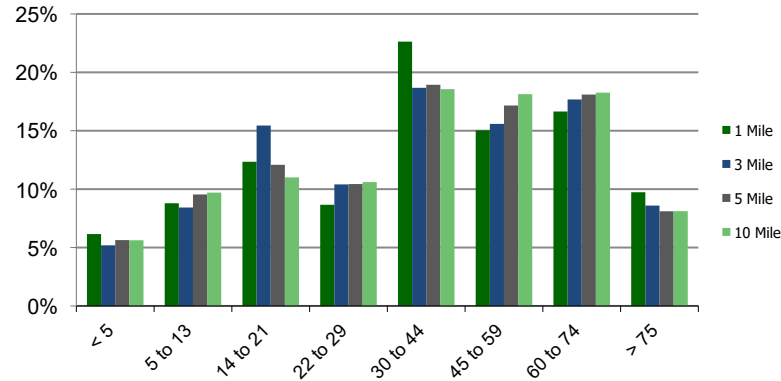
Daytime Population (3-Mile)



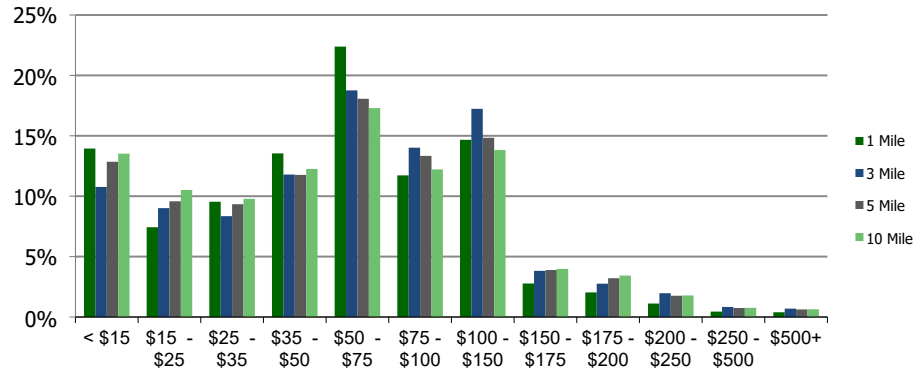
Ethnicity (3-Mile)

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Population by Age Range



Household Income by Income Range (\$000)



104560-Tops Plaza Amherst, NY	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
----------------------------------	---------------------	---------------------	---------------------	----------------------

Population	Current Estimated Population	10,530	111,767	306,177	682,144
	2010 Census Population	10,495	113,080	310,102	685,393
	2000 Census Population	10,013	109,204	315,913	707,293
	Historical Annual Growth 2000 to 2010	0.47%	0.35%	-0.19%	-0.31%
	Estimated Annual Growth 2010 to 2020	0.03%	-0.11%	-0.12%	-0.04%
	Projected Annual Growth 2020 to 2025	-0.53%	-0.55%	-0.58%	-0.52%
Households	Current Estimated Households	4,963	45,853	129,656	289,385
	2010 Census Households	4,966	46,445	131,382	291,238
	2000 Census Households	4,749	45,755	130,917	292,575
	Historical Annual Growth 2000 to 2010	0.4%	0.1%	0.0%	0.0%
	Estimated Annual Growth 2010 to 2020	0.0%	-0.1%	-0.1%	-0.1%
	Projected Annual Growth 2020 to 2025	-0.6%	-0.6%	-0.6%	-0.6%
	Population per Household	2.0	2.2	2.3	2.3
Ethnicity	White	80.9%	82.4%	74.7%	74.1%
	Black or African American	5.5%	7.1%	16.6%	16.9%
	Asian & Pacific Islander	10.6%	6.9%	4.4%	3.9%
	Other Races	3.0%	3.5%	4.3%	5.1%
	Hispanic or Latino Population	2.6%	3.6%	4.3%	5.8%
	Non Hispanic or Latino Population	97.4%	96.4%	95.7%	94.2%

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.