

AVAILABLE
FOR LEASE

BOULEVARD MALL

THE BOULEVARD MALL



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

FEATURES:

- 34,975 SF of total inline retail space available
- Units ranging from 450 SF – 8,016 SF
- Abundant parking on-site
- Brand new Dick's Sporting Goods store
- Neighboring tenants include: Macy's, Victoria's Secret, Men's Warehouse, Bath & Body Works, American Eagle, Banana Republic, Express

LOCATION NOTES:

- Prime Niagara Falls Boulevard Trade Area
- Most dense population in Western New York
- Many area amenities located nearby
- Excellent Traffic Counts on Niagara Falls Boulevard
- Ideally located for cross-border shopping drawing Canadian shoppers from Southern Ontario



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,716	124,967	320,786
Average Household Income	\$59,209	\$73,251	\$69,555

919

Total Businesses



14,417

Total Employees

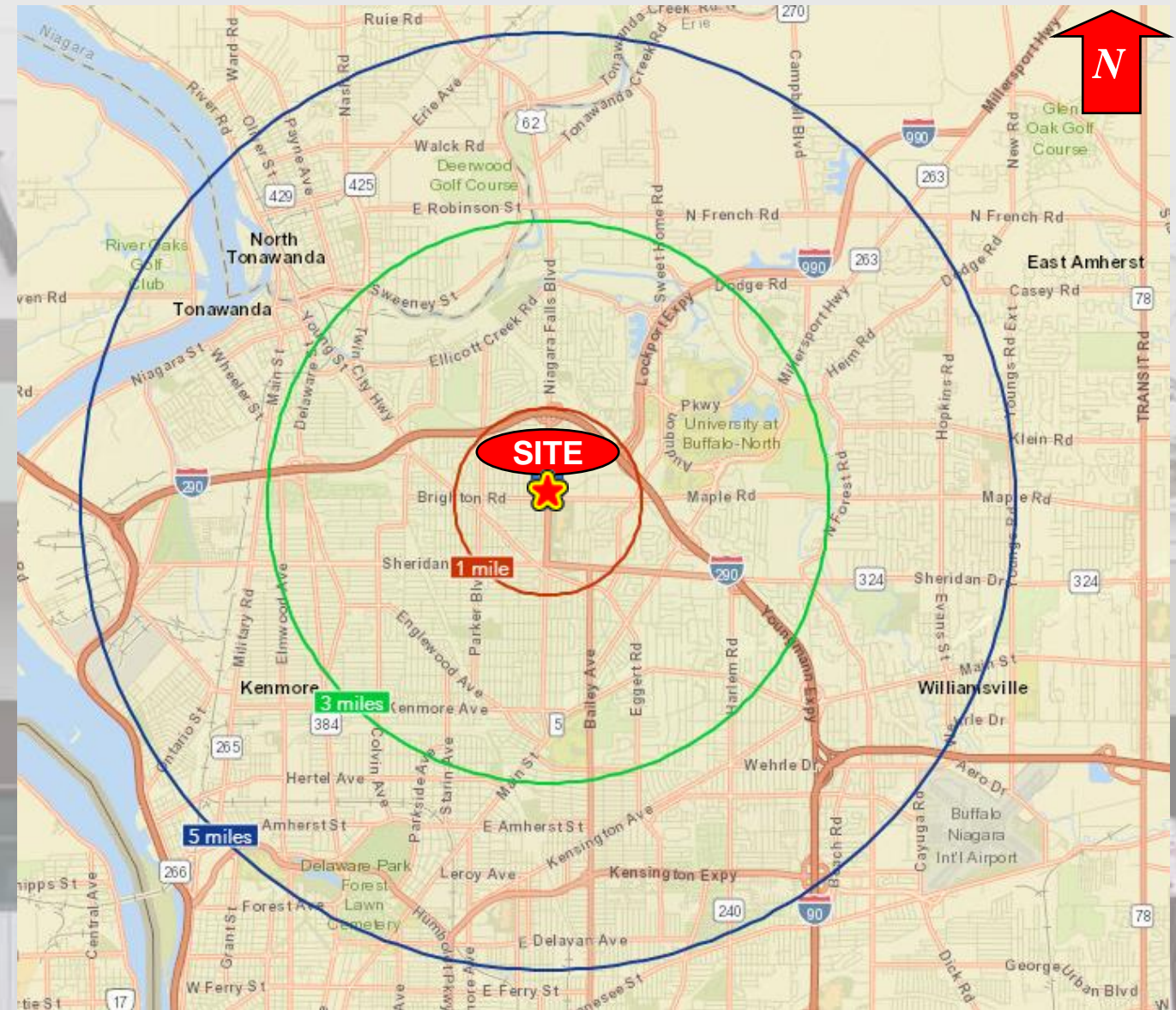
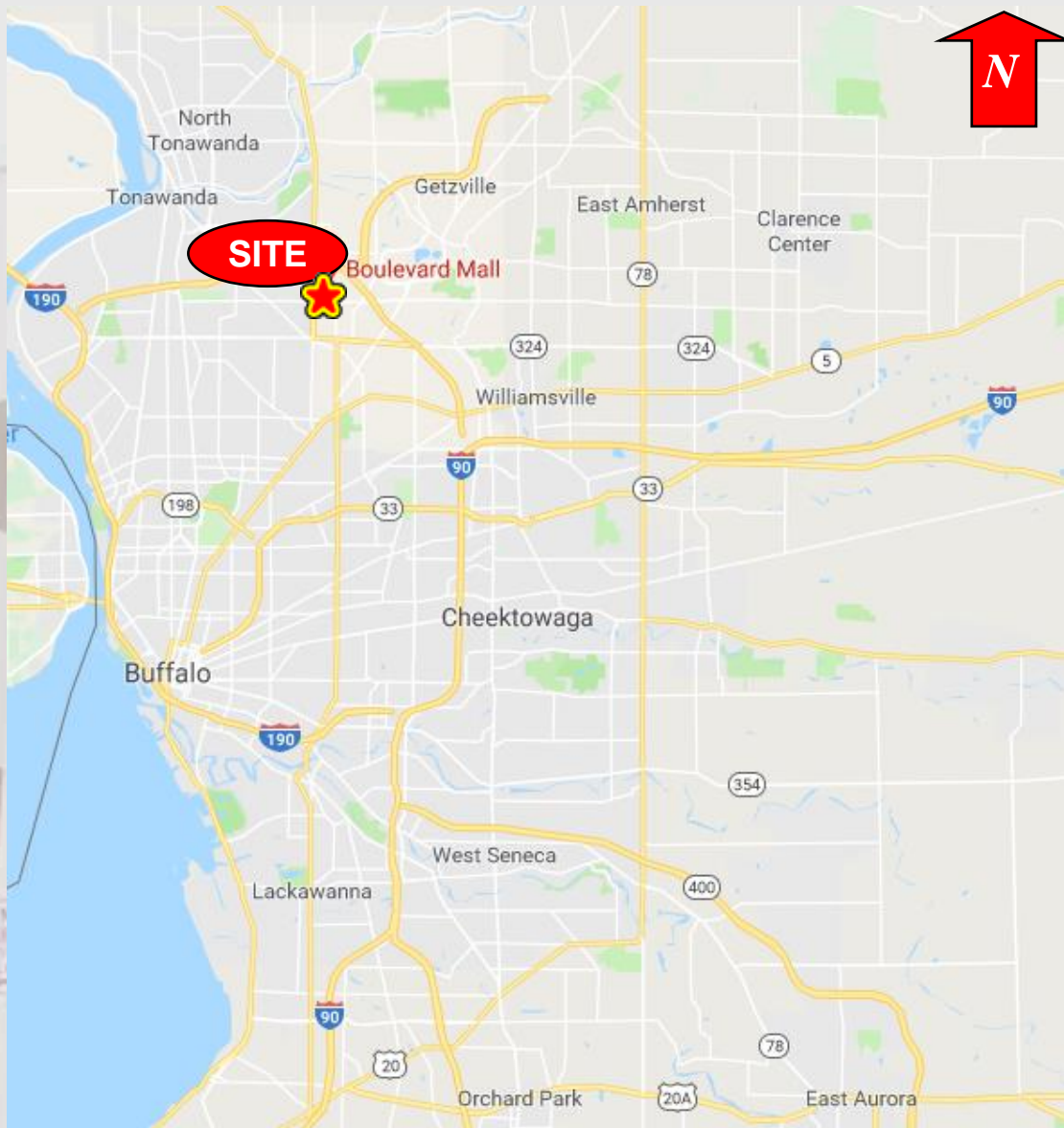


TRAFFIC COUNTS

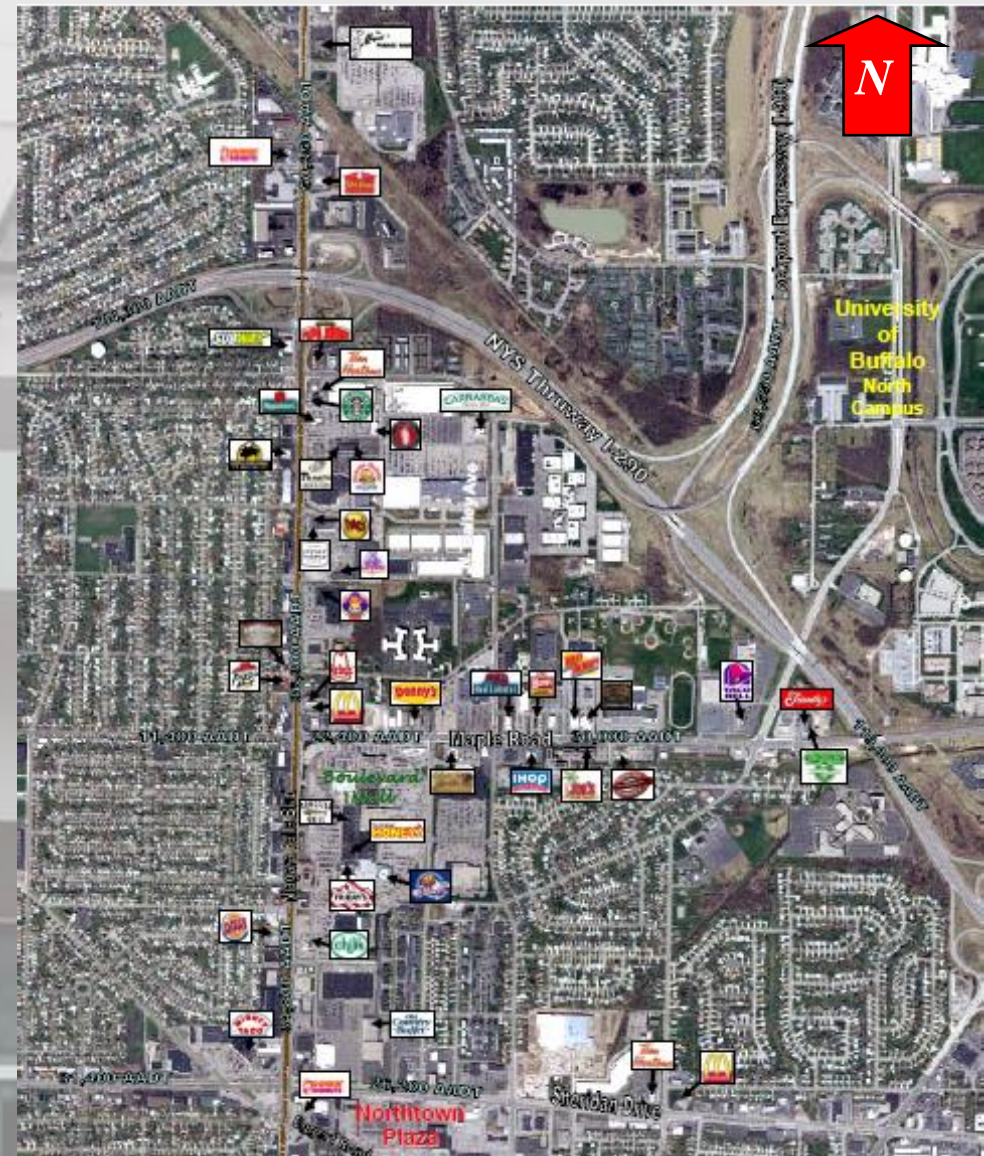
ANNUAL AVERAGE DAILY TRAFFIC	
Niagara Falls Boulevard	28,685 AADT
Maple Road	17,995 AADT
Sheridan Drive	29,423 AADT



THE BOULEVARD MALL | LOCATION MAP



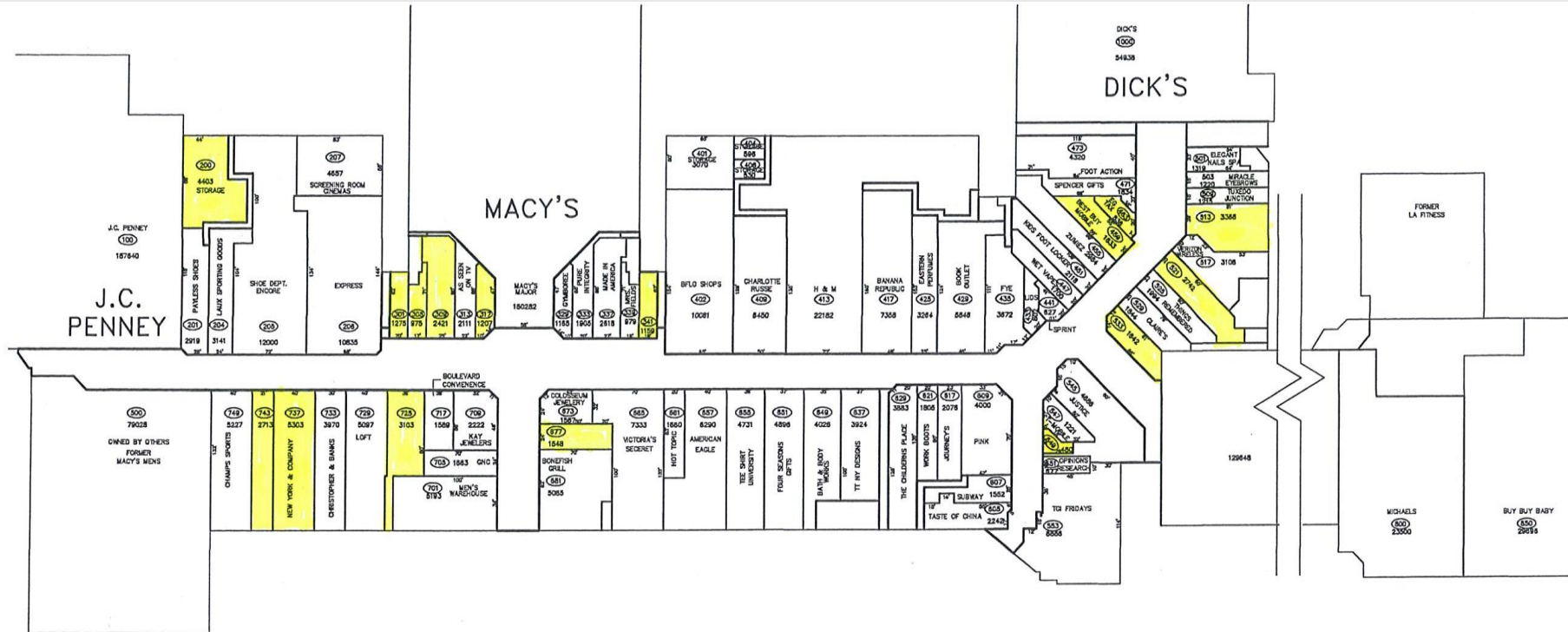
THE BOULEVARD MALL | NEIGHBORHOOD AMENITIES



Area Retail

Area Restaurants

THE BOULEVARD MALL | LEASING PLAN



DEVELOPMENT DATA

BOULEVARD MALL	
DICK'S SPORTING GOODS	54,938 S.F.
J.C. PENNEY	187,840 S.F.
MACY'S MAJOR	180,282 S.F.
MACY'S MEN'S	78,028 S.F.
FORMER SEARS	128,848 S.F.
TOTAL ANCHORS	631,536 S.F.
SMALL SHOP LEASABLE AREA	263,356 S.F.
MALL LEASABLE AREA	894,892 S.F.
LEASABLE OUTPARCEL	66,908 S.F.
TOTAL LEASABLE AREA	961,800 S.F.
COMMON AREA	62,004 S.F.
TOTAL COVERED AREA	1,023,804 S.F.
OUTPARCEL DETAIL	
BUY BUY BABY	29,696 S.F.
MICHAEL'S	23,500 S.F.
CHU'S	5,547 S.F.
VACANT	8,165 S.F.

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

000 — UNIT NUMBER

0000 — UNIT SQUARE FOOTAGE



DATE: 03/29/18

LEASE PLAN BOULEVARD MALL AMHERST, NY

LEASING BY



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Economy

The Buffalo-Niagara MSA incorporates a five-county area around Buffalo, NY. The 2010 Census reported the Buffalo-Niagara MSA population at 1.14 million, ranking it as the 47th largest MSA in the country. According to the U.S. Bureau of Labor Statistics, Buffalo's average unemployment rate for the fourth quarter of 2017 was 5.2%, which is slightly higher than the national average of 4.1%. Buffalo's economy continues to expand and diversify, led by major growth in the healthcare and education sectors. The region's largest economic sectors are financial services, technology, healthcare and education. Since 2010, nearly \$5.5 billion in construction projects are either completed, underway, or in the planning stages. This number climbs to \$10 billion when including projects from the surrounding communities. Buffalo's proximity to Canada has resulted in robust growth in many different sectors of the local economy. This impact will increase significantly as the "Golden Horseshoe Region" population of Southern Ontario is expected to grow from 8.8 million today to 11.5 million by 2031.

Market Overview

By year-end 2017, the Metropolitan Buffalo Office Market maintained 22 million square feet (msf) of space operating at an overall vacancy rate of 17.3% and average asking direct lease rate of \$17.70 per square foot (psf) gross. The CBD supports over 11.8 msf of space operating at a 19.8% overall vacancy rate (all classes) and average lease rate of \$16.75 psf. The Amherst Suburban Market totals 10.1 msf of office space and an overall vacancy rate of 14.4% with an average lease rate of \$18.25 psf. Class A space in these combined markets totals 5.47 msf operating at a vacancy of 7.9% and an average lease rate of \$23.60 psf.

While the average asking lease rate has remained consistent over the past 12 months, the outlook going forward is an expectation for increased suburban vacancy due to a shift in millennial housing preferences to the CBD. With little availability in the CBD Class A market -direct vacancy rate of 2.0% -it remains to be seen whether developers will build on spec or continue with redevelopment projects.

Outlook

Buffalo continues to be in the midst of one of the most impressive transformations of this century—a classic American city undergoing a 21st century renaissance—and there is no sign of a looming slowdown. Many projects have been completed, while others are on the cusp of completion or are in the planning stages. Two of the most important completions of 2017 occurred in the Buffalo Niagara Medical Campus with the opening of the University of Buffalo's Jacobs School of Medicine and Biomedical Sciences and the John R. Oishei Children's Hospital. Additional finished projects include two Uniland projects—520 Ellicott Street (24,000 sf) and a suburban project, the Sodexo HQ building at 400 Airborne Parkway (109,000 sf). Projects "in the works" include Uniland's 505 Ellicott Street (39,760 SF), Ellicott Development's 500 Pearl Street (390,256 SF), Krog's Trico Building (617,000 sf), McGuire's Compass East II (50,000 sf), The Buffalo Sabre's 79 Perry Project (79,030 sf) and One Seneca Tower (1.2 msf). Economic development initiatives continue to create jobs helping to fuel a resurgence of the City's Downtown Area. Whole neighborhoods have been revitalized and former industrial areas have been repurposed via the popularity of developers pursuing adaptive reuse projects in the Buffalo-Niagara Region.



THE RIGHT TEAM



BOULEVARD MALL

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