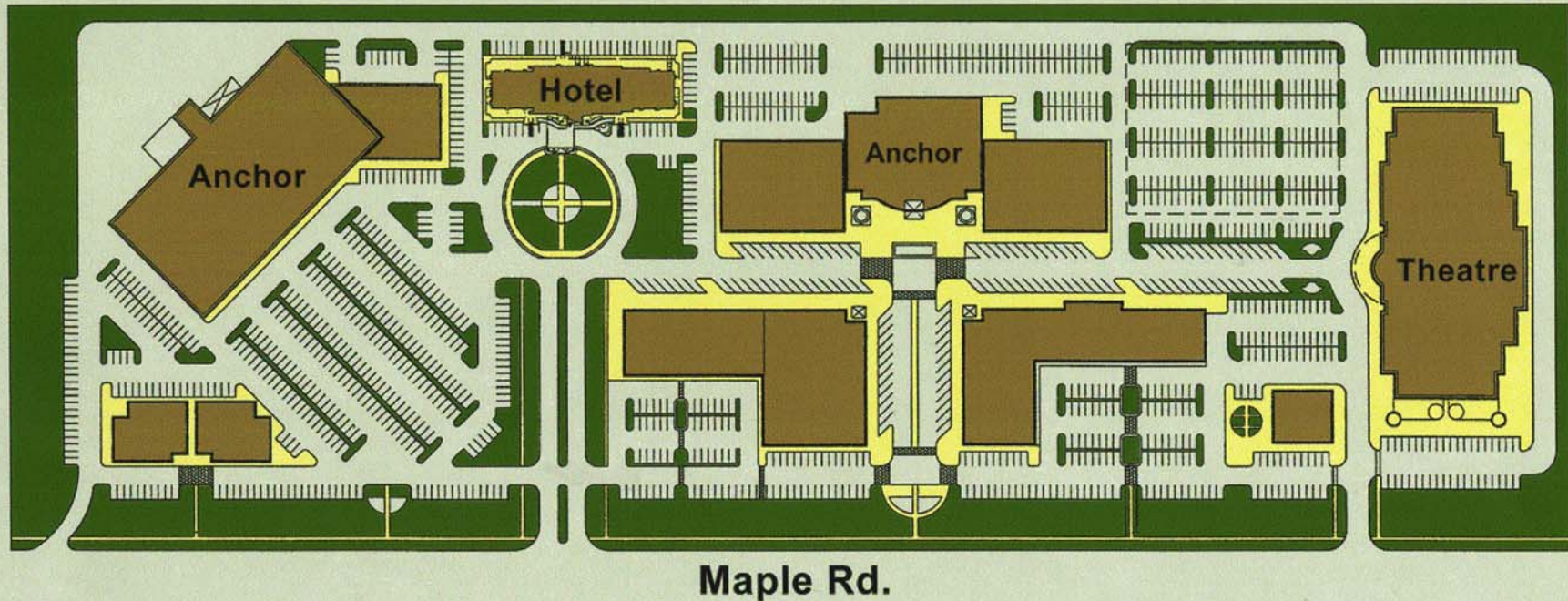


AMHERST TOWNE CENTRE

350,000 SQUARE FEET OF GLA



PROPERTY HIGHLIGHTS

- Amherst Towne Centre is located just east of the busy retail corridor of Maple Rd., Niagara Falls Blvd. (Rt. 62), and Sheridan Dr. Within this area are the Boulevard Mall, Boulevard Consumer Sq., Martins Plaza, Wegmans Plaza, Northtown Plaza, Office Depot Plaza and Sheridan/Bailey Plaza.
- The plaza is located near the I-290 interchange which has one of the highest total traffic volumes in Western New York with an average daily traffic count of over 101,980 vehicles per day.
- Within a three mile radius of the plaza, there is a population of over 90,645 people with an average household income in excess of \$74,930.
- Amherst Towne Centre is adjacent to the State University of New York (SUNY) at Buffalo campus with an enrollment of over 24,000 students.