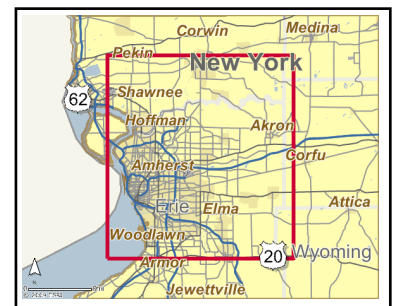
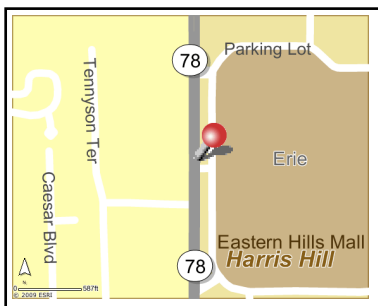


Eastern Hills Mall  
 4545 Transit Rd  
 Buffalo, NY 14221

# Site Map

Prepared by  
 February 2, 2009

Latitude: 42.972223  
 Longitude: -78.696747





# Demographic and Income Profile

Prepared by MDC Retail

Eastern Hills Mall  
4545 Transit Rd  
Buffalo, NY 14221

Latitude: 42.972223  
Longitude: -78.696747  
Radius: 3.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	42,658	43,336	43,045
Households	17,114	17,726	17,728
Families	11,724	11,948	11,833
Average Household Size	2.42	2.37	2.35
Owner Occupied HUs	13,547	14,335	14,195
Renter Occupied HUs	3,567	3,391	3,533
Median Age	43.2	46.7	47.8

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.13%	0.32%	1.23%
Households	0%	0.35%	1.26%
Families	-0.19%	0.13%	1.05%
Owner HHs	-0.2%	-0.01%	1.07%
Median Household Income	1.87%	3.25%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,469	8.6%	935	5.3%	823	4.6%
\$15,000 - \$24,999	1,482	8.7%	1,101	6.2%	917	5.2%
\$25,000 - \$34,999	1,630	9.5%	1,218	6.9%	990	5.6%
\$35,000 - \$49,999	2,271	13.3%	1,808	10.2%	1,498	8.4%
\$50,000 - \$74,999	3,800	22.2%	3,207	18.1%	2,814	15.9%
\$75,000 - \$99,999	2,476	14.5%	3,395	19.2%	3,519	19.8%
\$100,000 - \$149,999	2,265	13.3%	3,199	18.0%	3,495	19.7%
\$150,000 - \$199,000	808	4.7%	1,226	6.9%	1,354	7.6%
\$200,000+	889	5.2%	1,636	9.2%	2,319	13.1%
Median Household Income	\$60,987		\$78,211		\$85,812	
Average Household Income	\$78,353		\$103,541		\$122,924	
Per Capita Income	\$31,268		\$42,148		\$50,325	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,256	5.3%	2,149	5.0%	2,158	5.0%
5 - 9	2,707	6.3%	2,346	5.4%	2,206	5.1%
10 - 14	3,026	7.1%	2,771	6.4%	2,621	6.1%
15 - 19	2,683	6.3%	2,674	6.2%	2,581	6.0%
20 - 24	1,542	3.6%	1,893	4.4%	1,860	4.3%
25 - 34	3,831	9.0%	3,576	8.3%	3,854	9.0%
35 - 44	6,549	15.4%	5,120	11.8%	4,455	10.3%
45 - 54	6,594	15.5%	6,870	15.9%	6,684	15.5%
55 - 64	4,594	10.8%	6,051	14.0%	6,443	15.0%
65 - 74	4,115	9.6%	4,027	9.3%	4,344	10.1%
75 - 84	3,282	7.7%	3,733	8.6%	3,447	8.0%
85+	1,482	3.5%	2,125	4.9%	2,392	5.6%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,974	93.7%	39,157	90.4%	37,861	88.0%
Black Alone	717	1.7%	1,313	3.0%	1,720	4.0%
American Indian Alone	44	0.1%	50	0.1%	51	0.1%
Asian Alone	1,488	3.5%	2,152	5.0%	2,611	6.1%
Pacific Islander Alone	12	0.0%	17	0.0%	18	0.0%
Some Other Race Alone	134	0.3%	200	0.5%	233	0.5%
Two or More Races	289	0.7%	449	1.0%	549	1.3%
Hispanic Origin (Any Race)	426	1.0%	632	1.5%	757	1.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



# Demographic and Income Profile

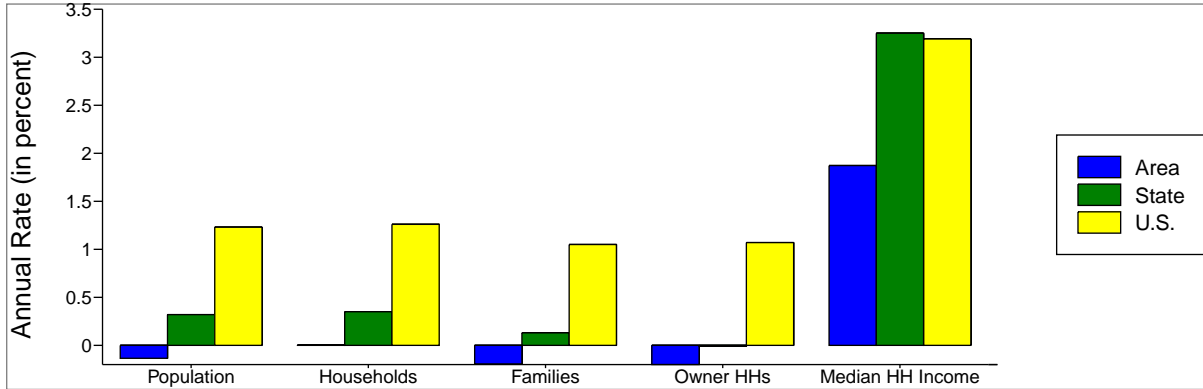
Prepared by MDC Retail

Eastern Hills Mall  
4545 Transit Rd  
Buffalo, NY 14221

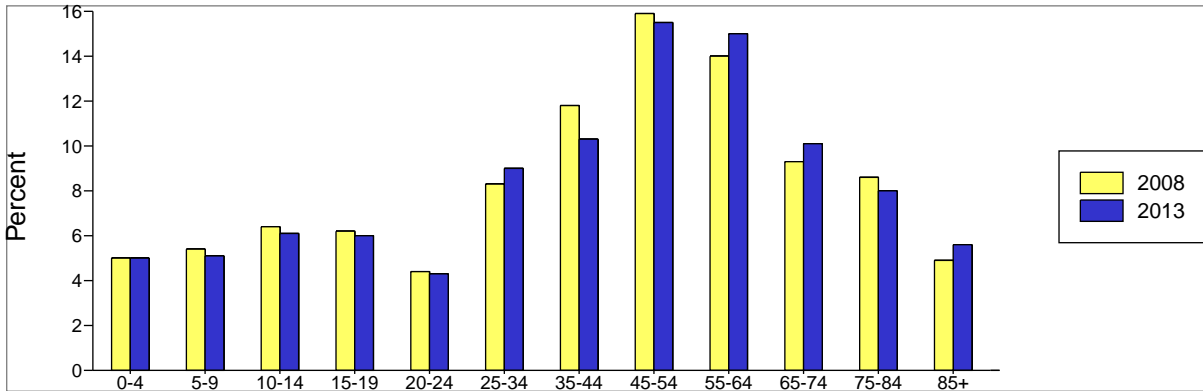
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Site Type: Radius

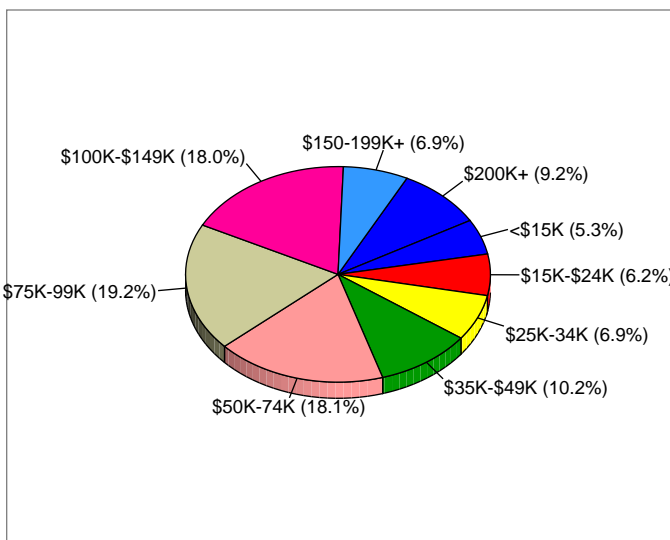
Trends 2008-2013



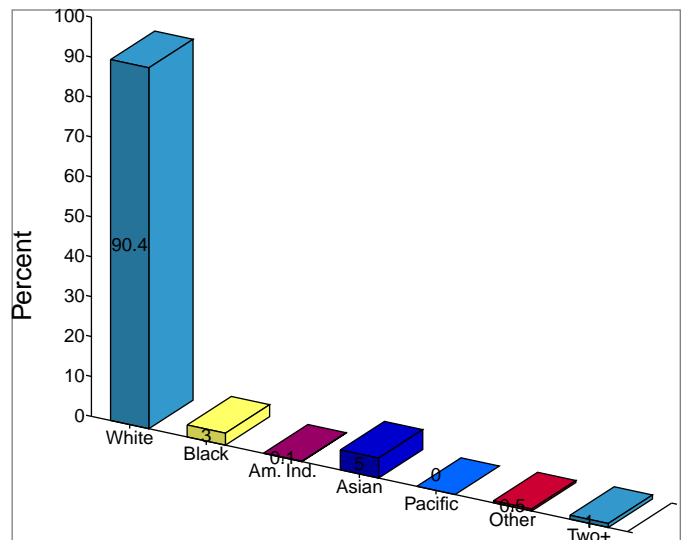
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 1.5%



# Demographic and Income Profile

Prepared by MDC Retail

Eastern Hills Mall  
4545 Transit Rd  
Buffalo, NY 14221

Latitude: 42.972223  
Longitude: -78.696747  
Radius: 5.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	145,921	147,023	145,712
Households	57,797	59,143	58,975
Families	39,997	40,330	39,824
Average Household Size	2.48	2.44	2.42
Owner Occupied HUs	45,718	47,964	47,245
Renter Occupied HUs	12,079	11,178	11,730
Median Age	41.2	44.2	45.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.18%	0.32%	1.23%
Households	-0.06%	0.35%	1.26%
Families	-0.25%	0.13%	1.05%
Owner HHs	-0.3%	-0.01%	1.07%
Median Household Income	2.65%	3.25%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	5,937	10.3%	3,703	6.3%	3,140	5.3%
\$15,000 - \$24,999	6,153	10.7%	4,583	7.7%	3,745	6.4%
\$25,000 - \$34,999	6,634	11.5%	4,968	8.4%	3,877	6.6%
\$35,000 - \$49,999	8,495	14.7%	7,205	12.2%	6,024	10.2%
\$50,000 - \$74,999	12,661	22.0%	11,669	19.7%	10,355	17.6%
\$75,000 - \$99,999	7,339	12.7%	10,983	18.6%	12,195	20.7%
\$100,000 - \$149,999	6,325	11.0%	8,744	14.8%	10,129	17.2%
\$150,000 - \$199,000	1,978	3.4%	3,372	5.7%	3,902	6.6%
\$200,000+	2,101	3.6%	3,918	6.6%	5,609	9.5%
Median Household Income	\$52,544		\$68,866		\$78,500	
Average Household Income	\$68,615		\$90,269		\$106,146	
Per Capita Income	\$27,361		\$36,703		\$43,405	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,242	5.6%	7,919	5.4%	7,816	5.4%
5 - 9	9,648	6.6%	8,480	5.8%	7,968	5.5%
10 - 14	10,299	7.1%	9,513	6.5%	9,085	6.2%
15 - 19	9,134	6.3%	9,453	6.4%	9,199	6.3%
20 - 24	6,473	4.4%	7,221	4.9%	7,141	4.9%
25 - 34	15,338	10.5%	13,768	9.4%	13,986	9.6%
35 - 44	23,167	15.9%	18,802	12.8%	16,519	11.3%
45 - 54	21,690	14.9%	23,687	16.1%	23,307	16.0%
55 - 64	14,724	10.1%	19,512	13.3%	21,455	14.7%
65 - 74	13,695	9.4%	12,522	8.5%	13,428	9.2%
75 - 84	10,133	6.9%	11,008	7.5%	9,927	6.8%
85+	3,377	2.3%	5,140	3.5%	5,878	4.0%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	138,064	94.6%	134,670	91.6%	130,337	89.4%
Black Alone	2,405	1.6%	4,345	3.0%	5,657	3.9%
American Indian Alone	180	0.1%	200	0.1%	210	0.1%
Asian Alone	3,754	2.6%	5,481	3.7%	6,669	4.6%
Pacific Islander Alone	28	0.0%	41	0.0%	47	0.0%
Some Other Race Alone	374	0.3%	559	0.4%	667	0.5%
Two or More Races	1,116	0.8%	1,728	1.2%	2,125	1.5%
Hispanic Origin (Any Race)	1,425	1.0%	2,103	1.4%	2,529	1.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



# Demographic and Income Profile

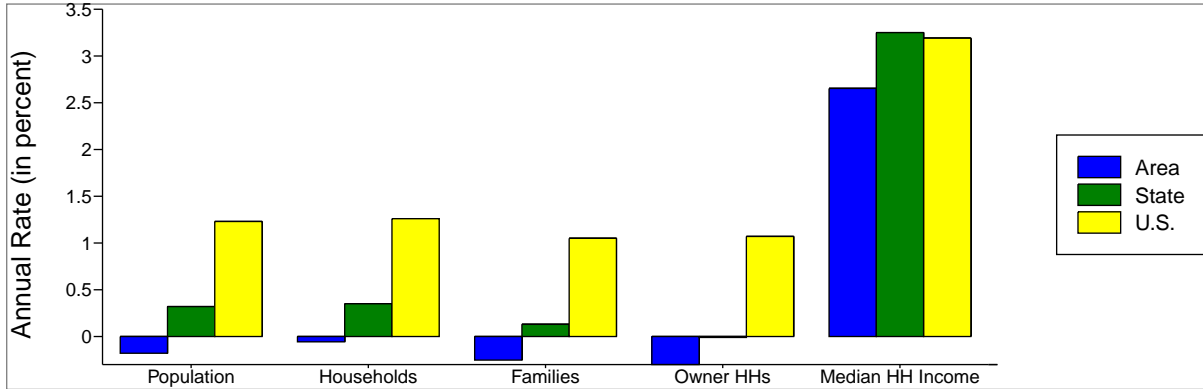
Prepared by MDC Retail

Eastern Hills Mall  
4545 Transit Rd  
Buffalo, NY 14221

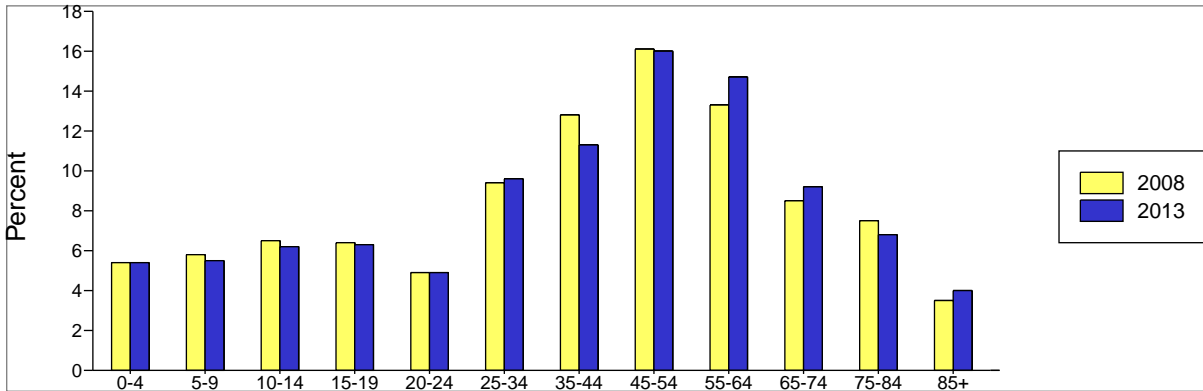
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Site Type: Radius

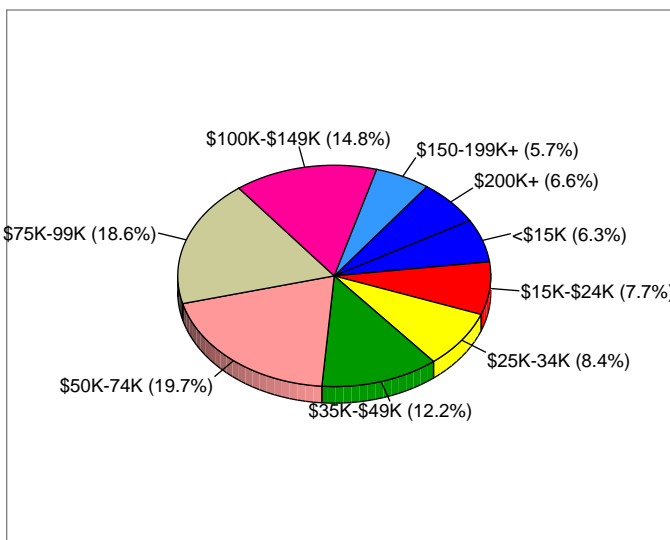
Trends 2008-2013



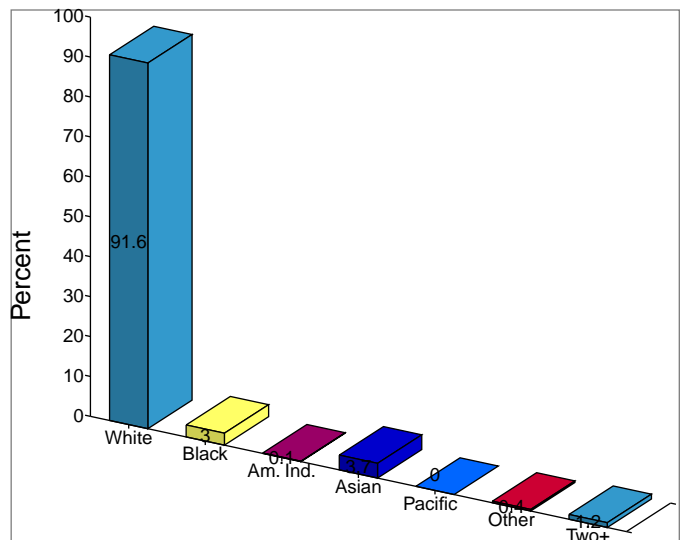
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 1.4%



# Demographic and Income Profile

Prepared by MDC Retail

Eastern Hills Mall  
4545 Transit Rd  
Buffalo, NY 14221

Latitude: 42.972223  
Longitude: -78.696747  
Radius: 10.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	609,832	595,841	585,975
Households	247,232	245,140	242,455
Families	156,306	152,064	148,669
Average Household Size	2.39	2.35	2.33
Owner Occupied HUs	161,991	167,829	162,951
Renter Occupied HUs	85,240	77,311	79,505
Median Age	38.1	40.4	41.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.33%	0.32%	1.23%
Households	-0.22%	0.35%	1.26%
Families	-0.45%	0.13%	1.05%
Owner HHs	-0.59%	-0.01%	1.07%
Median Household Income	3.23%	3.25%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	45,755	18.5%	31,553	12.9%	26,164	10.8%
\$15,000 - \$24,999	35,191	14.2%	27,531	11.2%	23,626	9.7%
\$25,000 - \$34,999	32,332	13.1%	27,689	11.3%	21,855	9.0%
\$35,000 - \$49,999	40,217	16.3%	33,947	13.8%	30,087	12.4%
\$50,000 - \$74,999	46,409	18.8%	49,171	20.1%	45,983	19.0%
\$75,000 - \$99,999	23,650	9.6%	37,107	15.1%	46,522	19.2%
\$100,000 - \$149,999	16,026	6.5%	24,034	9.8%	29,991	12.4%
\$150,000 - \$199,000	3,801	1.5%	7,201	2.9%	8,489	3.5%
\$200,000+	3,857	1.6%	6,902	2.8%	9,733	4.0%
Median Household Income	\$38,507		\$50,793		\$59,536	
Average Household Income	\$50,397		\$65,196		\$74,768	
Per Capita Income	\$20,724		\$27,368		\$31,562	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	36,506	6.0%	34,989	5.9%	34,182	5.8%
5 - 9	41,562	6.8%	34,690	5.8%	32,915	5.6%
10 - 14	42,191	6.9%	36,775	6.2%	34,213	5.8%
15 - 19	41,620	6.8%	41,717	7.0%	38,941	6.6%
20 - 24	38,993	6.4%	40,553	6.8%	40,715	6.9%
25 - 34	75,903	12.4%	69,307	11.6%	68,000	11.6%
35 - 44	94,445	15.5%	77,924	13.1%	69,562	11.9%
45 - 54	82,436	13.5%	90,255	15.1%	86,799	14.8%
55 - 64	54,132	8.9%	69,816	11.7%	79,832	13.6%
65 - 74	50,491	8.3%	44,103	7.4%	47,197	8.1%
75 - 84	38,933	6.4%	37,877	6.4%	33,872	5.8%
85+	12,620	2.1%	17,834	3.0%	19,746	3.4%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	484,976	79.5%	456,828	76.7%	437,723	74.7%
Black Alone	101,255	16.6%	108,776	18.3%	113,413	19.4%
American Indian Alone	1,652	0.3%	1,696	0.3%	1,732	0.3%
Asian Alone	11,277	1.8%	15,058	2.5%	17,701	3.0%
Pacific Islander Alone	142	0.0%	173	0.0%	189	0.0%
Some Other Race Alone	3,445	0.6%	4,295	0.7%	4,839	0.8%
Two or More Races	7,084	1.2%	9,015	1.5%	10,377	1.8%
Hispanic Origin (Any Race)	10,300	1.7%	12,969	2.2%	14,693	2.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



# Demographic and Income Profile

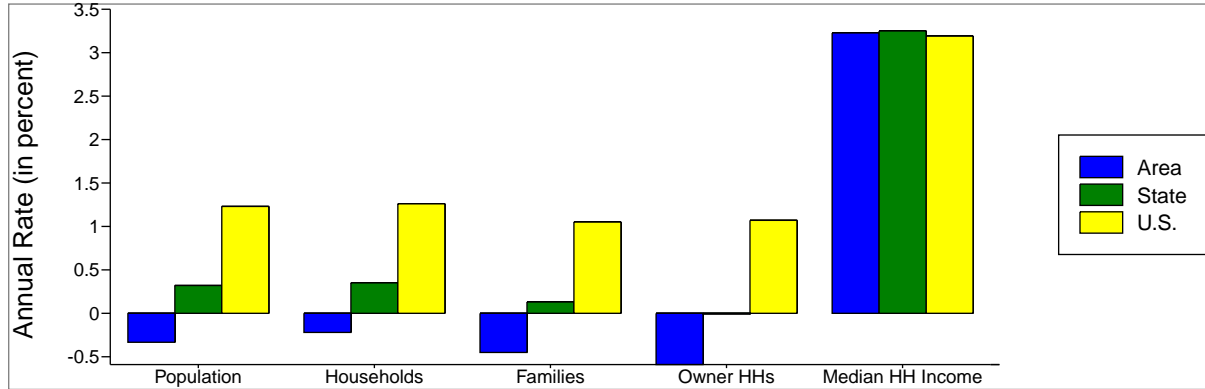
Prepared by MDC Retail

Eastern Hills Mall  
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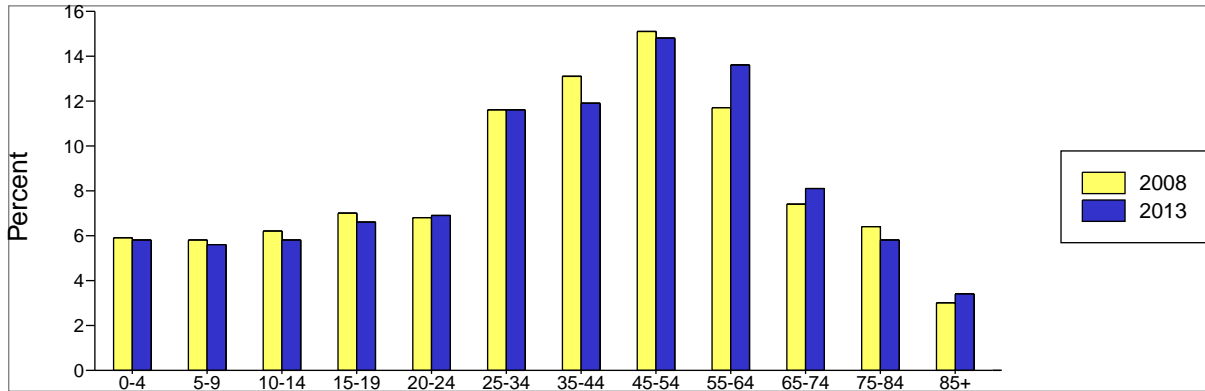
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Site Type: Radius

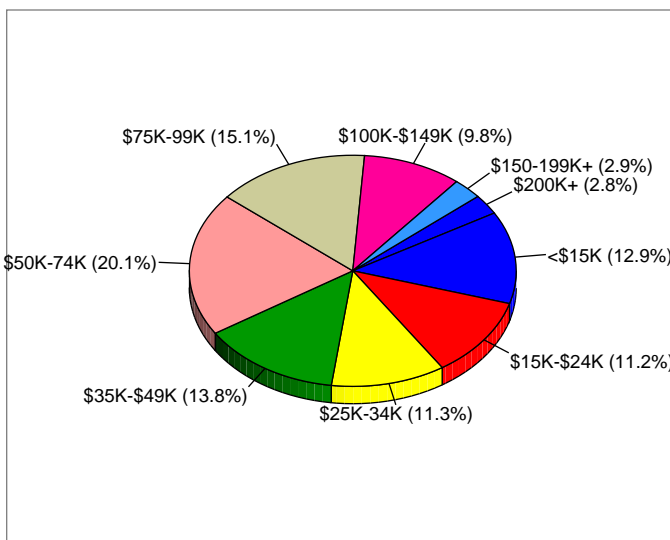
Trends 2008-2013



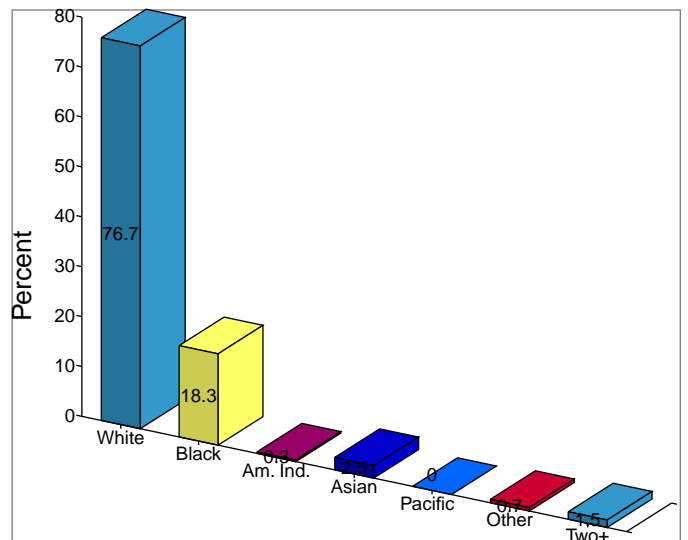
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 2.2%