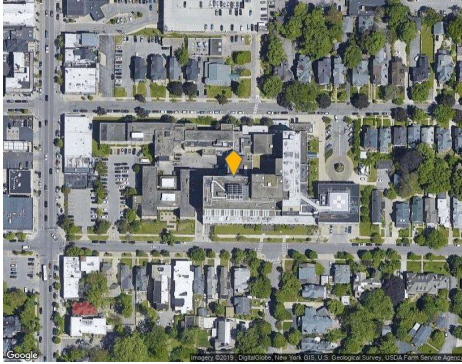


# Subject Property

## 219 Bryant St

Buffalo, New York - Bryant Neighborhood



PROPERTY	
No. of Units:	<b>300</b>
Stories:	-
Avg. Unit Size:	-
Type:	<b>Apartments - All</b>
Rent Type:	<b>Market</b>
Year Built:	-
Parking:	-
Distance to Transit:	<b>10 Minute Walk</b>

PROPERTY MANAGER	
	-
	-
OWNER	
	-

ASKING RENTS PER UNIT/SF		
Current:	-	-
Last Quarter:	-	-
Year Ago:	-	-
Competitors:	-	-
Submarket:	<b>\$915</b>	<b>\$1.05 /SF</b>

VACANCY		
Current:	-	-
Last Quarter:	-	-
Year Ago:	-	-
Competitors:	-	-
Submarket:	<b>5.3%</b>	<b>728 Units</b>

12 MONTH NET ABSORPTION	
Current:	-
Competitor Total:	-
Competitor Avg:	-
Submarket Total:	<b>305 Units</b>
Submarket Avg:	<b>0.7 Units</b>



## Demographics

# 219 Bryant St

200,000 SF Multi-Family Building

PREPARED BY

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Amy Nagy

Director of Development



# Demographic Overview

219 Bryant St

Population (1 mi)

**35,625**

Avg. HH Size (1 mi)

**1.9**

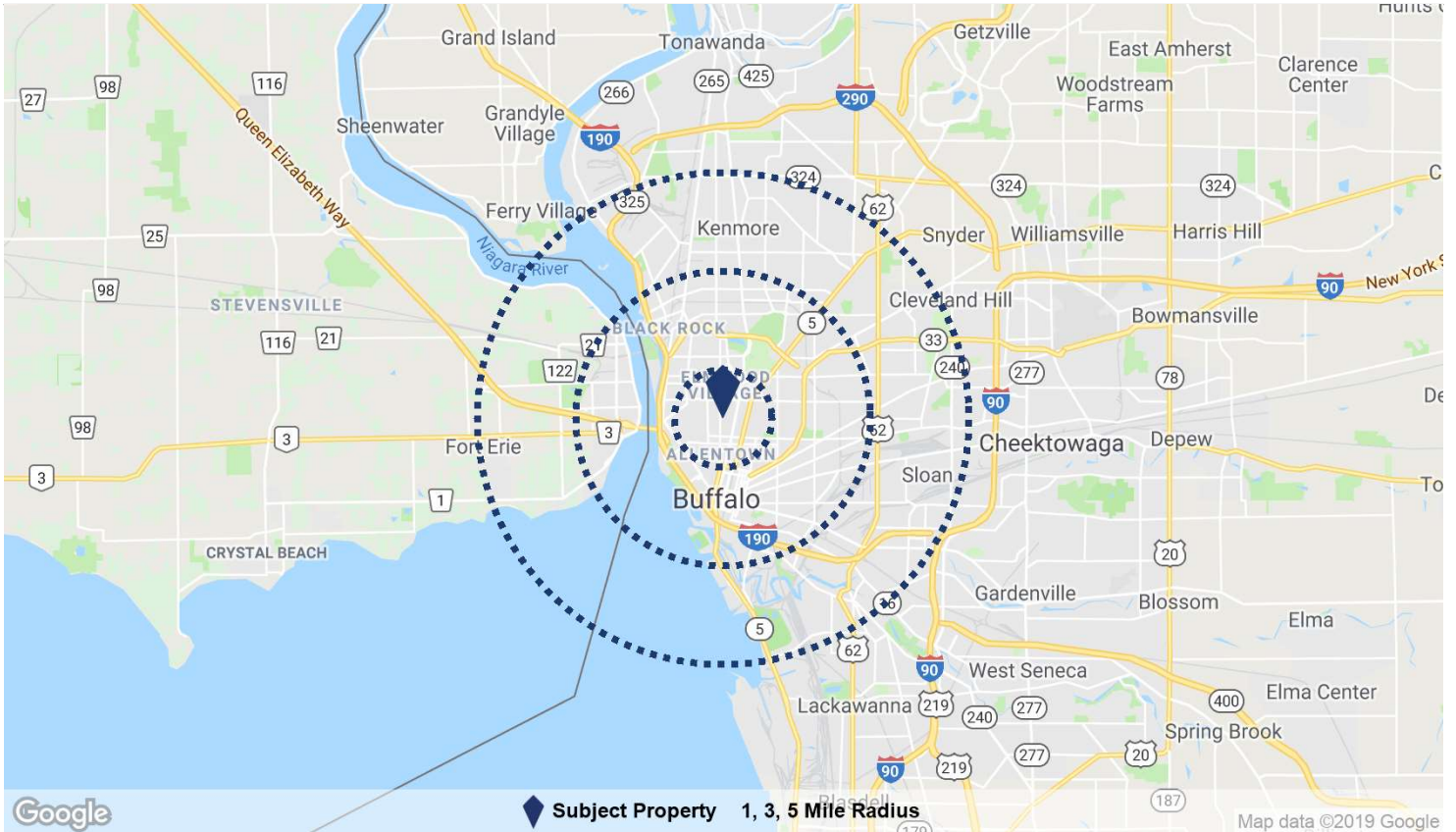
Avg. Age (1 mi)

**38**

Med. HH Inc. (1 mi)

**\$38,612**

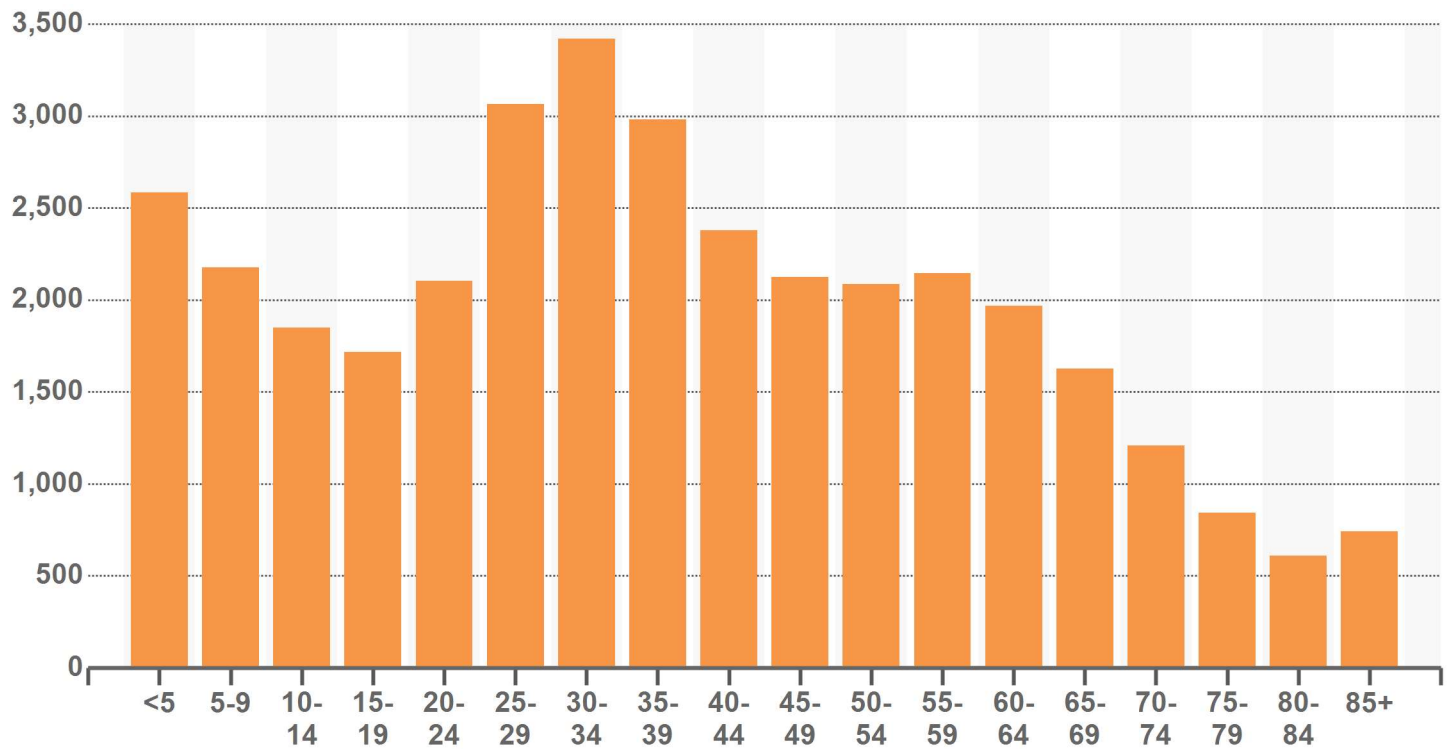
## DEMOGRAPHIC RADIUS RINGS



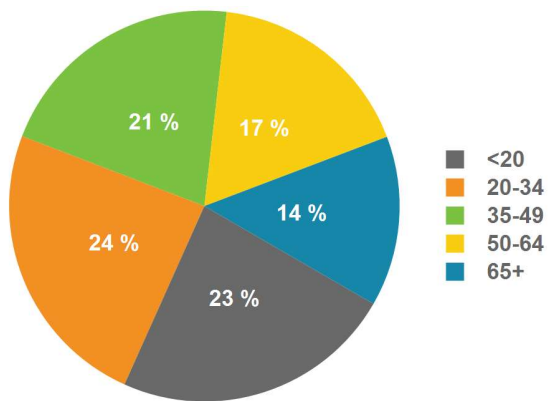
## DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2018 Population	35,625	140,704	297,916
2023 Population	35,531	140,220	295,980
Pop Growth 2018-2023	(0.3%)	(0.3%)	(0.7%)
2018 Average Age	38	37	38
<b>Households</b>			
2018 Households	18,165	62,706	129,311
2023 Households	18,153	62,555	128,483
Household Growth 2018-2023	(0.1%)	(0.2%)	(0.6%)
Median Household Income	\$38,612	\$31,614	\$36,922
Average Household Size	1.9	2.1	2.2
Average HH Vehicles	1	1	1
<b>Housing</b>			
Median Home Value	\$204,743	\$107,233	\$95,369
Median Year Built	1946	1946	1946

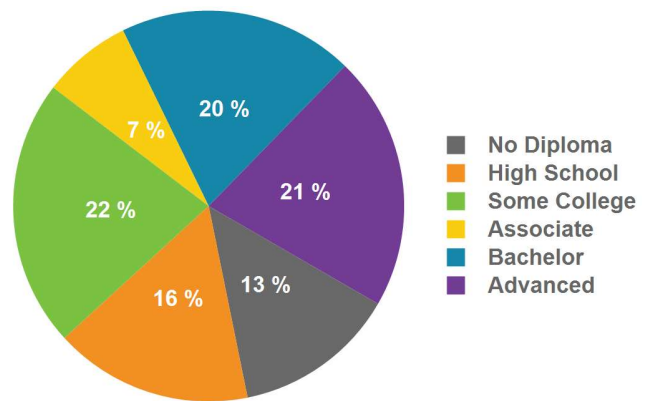
POPULATION BY AGE GROUP IN 1 MILE RADIUS



POPULATION BY AGE IN 1 MILE RADIUS



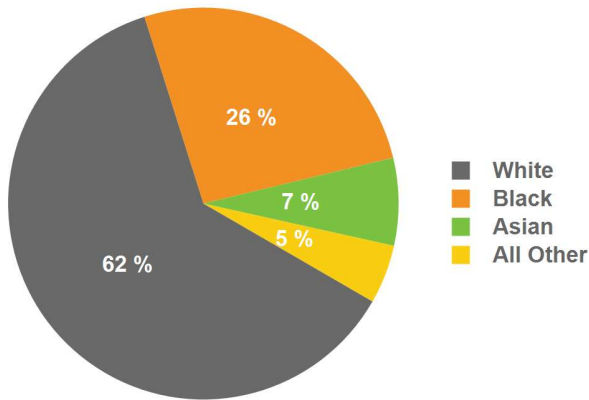
POPULATION BY EDUCATION IN 1 MILE RADIUS



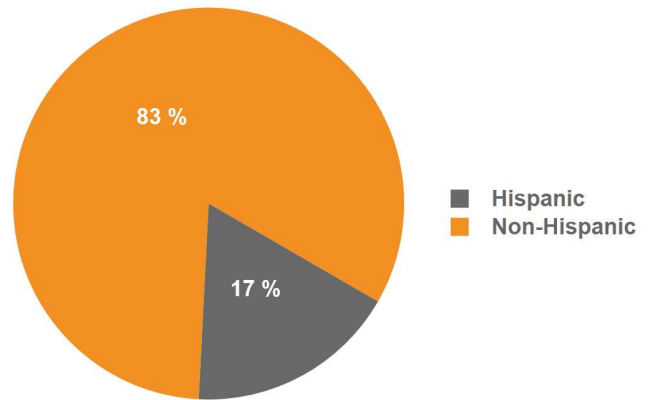
## POPULATION BY RACE

Race	2019 Population					
	1 Mile		3 Mile		5 Mile	
White	22,009	61.78%	65,300	46.41%	164,470	55.21%
Black	9,309	26.13%	62,056	44.10%	108,932	36.56%
Asian	2,572	7.22%	7,009	4.98%	12,340	4.14%
American Indian & Alaskan	468	1.31%	1,438	1.02%	2,673	< 1%
Hawaiian & Pacific Islander	62	< 1%	197	< 1%	265	< 1%
Other	1,205	3.38%	4,704	3.34%	9,236	3.10%

## POPULATION BY RACE IN 1 MILE RADIUS



## HISPANIC POPULATION IN 1 MILE RADIUS



## MILITARY POPULATION

	2019 Population					
	1 Mile		3 Mile		5 Mile	
Military	3	< 1%	50	< 1%	101	< 1%
Non-Military Workforce	16,659	99.98%	58,734	99.91%	131,335	99.92%