

# Demographic Summary Report

## Pine Plaza

8207-8351 Niagara Falls Blvd, Niagara Falls, NY 14304

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **87,093 SF**  
 Year Built: **1950**

Total Available: **14,838 SF**  
 % Leased: **97.93%**  
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2027 Projection	31,513	81,901	230,167
2022 Estimate	31,987	82,786	231,997
2010 Census	34,142	86,628	239,694
Growth 2022 - 2027	-1.48%	-1.07%	-0.79%
Growth 2010 - 2022	-6.31%	-4.44%	-3.21%
<b>2022 Population by Hispanic Origin</b>	931	3,186	9,739
<b>2022 Population</b>	31,987	82,786	231,997
White	27,989 87.50%	64,586 78.02%	199,975 86.20%
Black	1,902 5.95%	12,040 14.54%	17,446 7.52%
Am. Indian & Alaskan	496 1.55%	1,480 1.79%	2,706 1.17%
Asian	655 2.05%	1,697 2.05%	5,940 2.56%
Hawaiian & Pacific Island	11 0.03%	42 0.05%	103 0.04%
Other	934 2.92%	2,941 3.55%	5,826 2.51%
U.S. Armed Forces	19	59	285
<b>Households</b>			
2027 Projection	13,939	35,316	98,974
2022 Estimate	14,155	35,717	99,781
2010 Census	15,097	37,370	102,970
Growth 2022 - 2027	-1.53%	-1.12%	-0.81%
Growth 2010 - 2022	-6.24%	-4.42%	-3.10%
Owner Occupied	10,029 70.85%	22,361 62.61%	67,086 67.23%
Renter Occupied	4,126 29.15%	13,357 37.40%	32,695 32.77%
<b>2022 Households by HH Income</b>	14,156	35,715	99,782
Income: <\$25,000	3,092 21.84%	9,974 27.93%	22,232 22.28%
Income: \$25,000 - \$50,000	3,476 24.55%	8,022 22.46%	21,627 21.67%
Income: \$50,000 - \$75,000	2,603 18.39%	5,893 16.50%	18,111 18.15%
Income: \$75,000 - \$100,000	1,884 13.31%	4,087 11.44%	13,090 13.12%
Income: \$100,000 - \$125,000	1,296 9.16%	2,839 7.95%	8,947 8.97%
Income: \$125,000 - \$150,000	772 5.45%	1,868 5.23%	5,814 5.83%
Income: \$150,000 - \$200,000	657 4.64%	1,954 5.47%	6,154 6.17%
Income: \$200,000+	376 2.66%	1,078 3.02%	3,807 3.82%
<b>2022 Avg Household Income</b>	\$69,732	\$67,435	\$74,687
<b>2022 Med Household Income</b>	\$54,553	\$49,643	\$58,228