

central business district

waterfront



Photo courtesy of Buffalo Niagara Convention and Visitors Bureau

urban core



banking



theatre district

rediscovery

renewal

international commerce

High Finance

As the backbone of the Buffalo Niagara regional economy, Buffalo's Central Business District serves as a strong commercial center for its government, banking and finance, and legal services industries. The 26-block district begins at the city's historic waterfront and extends northward through a vibrant theatre and entertainment district. As the workplace for more than 60,000 people, the district is clean, safe and pedestrian-friendly, with an estimated 6.5 million visitors annually. Those who live, work and do business in the district find a wealth of easy in/out transportation alternatives, including the cost-free above-ground section of Buffalo's rapid transit system, an efficient, un-crowded highway system and abundant parking.

A renewed "urban residential" interest is breathing new life into the downtown district, with more than 700 housing units in the mid to upper price range under construction or in the final stages of financing and design.

Attractions & Amenities

- The Erie Basin Marina, Naval and Servicemen's Park and Erie Canal Harbor Project attract thousands of visitors annually and physically connect the Central Business District to the city's waterfront commercial roots
- Buffalo's Theatre District and Chippewa Street club scene attract nightly crowds to anchor attractions such as Shea's Performing Arts Center, Studio Arena Theatre and a vast array of bars, clubs, restaurants and coffee shops
- Commercial office space lease rates and availability in Buffalo CBD rank among the nation's most affordable
- As the home of the NHL's Buffalo Sabres and AAA Baseball's Buffalo Bisons, HSBC Arena and Dunn Tire Park attract thousands of fans and add vibrancy and commerce to the downtown core



downtown

Demographic Details

	Drive Time 10 minutes	20 minutes	30 minutes
Total Population	451,425	864,605	1,081,006
% Female	53.10%	52.60%	52.40%
% Male	46.90%	47.40%	47.60%
Female Population	239,908	455,135	566,505
Male Population	211,517	409,471	514,502

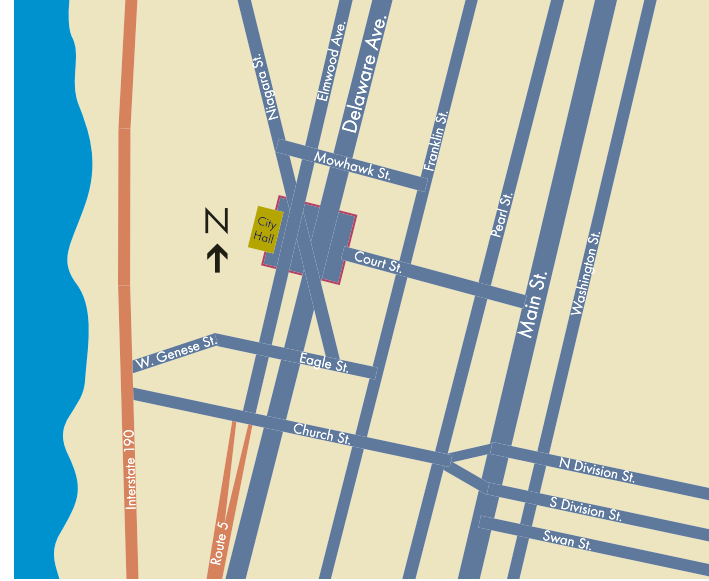
Housing Units (2000 Census)	10 minutes	20 minutes	30 minutes
Total Housing Units	217,999	386,517	477,616
Owner Occupied Housing Units	46.10%	57.90%	59.60%
Renter Occupied Housing Units	41.70%	33.50%	31.90%
Median Home Value	\$71,843	\$85,565	\$86,654
Average Household Size	2.26	2.35	2.38

Age (2000 Census)	10 minutes	20 minutes	30 minutes
Age 0 - 4	6.70%	6.10%	6.10%
Age 5 - 13	12.90%	12.50%	12.70%
Age 14 - 17	5.30%	5.40%	5.50%
Age 18 - 20	4.20%	4.10%	4.10%
Age 21 - 24	5.60%	4.90%	4.70%
Age 25 - 34	13.90%	12.70%	12.40%
Age 35 - 44	15.10%	15.50%	15.80%
Age 45 - 54	12.30%	13.50%	13.70%
Age 55 - 64	8.00%	8.90%	9.00%
Age 65 - 74	7.70%	8.20%	8.10%
Age 75 - 84	6.20%	6.20%	6.00%
Age 85 +	2.00%	2.00%	2.00%
Median Age	36	37.9	38

Household Income (2003 Data)	10 minutes	20 minutes	30 minutes
Average Household Income	\$41,590	\$51,790	\$52,824
Median Household Income	\$31,778	\$40,191	\$40,949

Business & Employment (2000 Census)	10 minutes	20 minutes	30 minutes
Civilian Labor Force	210,235	425,159	529,948
Unemployment Rate	9.60%	7.60%	7.20%

Businesses (2003 Data)	10 minutes	20 minutes	30 minutes
Number of Employees	237,613	448,827	535,067
Number of Establishments	17,385	33,301	40,715



Consumer Expenditures (2003 Data)	10 minutes	20 minutes	30 minutes
Total Annual Average Household Expenditure	\$37,991	\$43,736	\$44,324
Apparel	\$2,083.60	\$2,378.76	\$2,408.27
Charitable Contribution	\$1,069.01	\$1,248.15	\$1,266.19
Education	\$702.47	\$792.76	\$801.29
Entertainment	\$1,964.32	\$2,265.99	\$2,296.67
Food & Beverages	\$6,289.92	\$7,212.94	\$7,307.20
Food at home	\$3,736.35	\$4,266.21	\$4,320.22
Food away from home	\$2,183.25	\$2,520.24	\$2,554.95
Alcoholic beverages	\$370.32	\$426.49	\$432.03
Health Care	\$2,408.48	\$2,759.25	\$2,793.96
Household Furnishings & Equip	\$1,505.55	\$1,743.02	\$1,767.32
Shelter	\$6,619.16	\$7,699.25	\$7,813.61
Household Operations	\$1,194.32	\$1,391.96	\$1,412.62
Misc. Expenses	\$446.74	\$511.06	\$517.29
Personal Insurance	\$433.18	\$501.63	\$508.83
Personal Care	\$630.16	\$715.00	\$723.27
Reading	\$205.46	\$235.13	\$238.05
Tobacco	\$349.15	\$404.28	\$409.87
Transportation	\$7,893.21	\$9,096.84	\$9,221.45
Utilities	\$2,962.35	\$3,366.07	\$3,405.65
Gifts	\$1,158.65	\$1,329.32	\$1,346.45

Educational Attainment (2003 Data)	10 minutes	20 minutes	30 minutes
Total Population Age 25 +	291,943	574,069	717,964
Grade K - 8	6.90%	5.30%	5.10%
Grade 9 - 12, no diploma	15.30%	11.90%	11.80%
High School Graduate	30.70%	29.90%	30.70%
Associate's Degree	8.30%	9.40%	9.60%
Bachelor's Degree	11.60%	14.40%	14.10%
Graduate Degree	8.00%	10.00%	9.70%
Some College, No Degree	19.20%	19.10%	19.00%

Source: www.demographicsnow.com



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