



COLLEGE PARK

**100 College Parkway,
Williamsville, New York 14221**



Zaepfel Development Company

5505 Main Street, Suite A

Williamsville, New York 14221

www.ZAEPFEL.com

716-632-7230



COLLEGE PARK is a 50-acre Class “A” premier office development awarded the distinction of 1999-2000 “Office Park of the Year” by the Mid-Atlantic Region Building Owners and Managers Association (BOMA). Located in the southeast Amherst corridor, **COLLEGE PARK** is directly across from Ingram Micro and Amherst’s Erie Community College Campus.

COLLEGE PARK was selected as the location for the major expansion of Ingram Micro’s Eastern Operations Headquarters. The 150,000 square foot Ingram Micro expansion was completed in 1998. This facility was honored as “Office Building of the Year” by the Upstate Chapter of the National Association of Office and Industrial Properties.

The Park features:

- Prestigious Location
- Excellent proximity to major travel routes and transportation centers
- 3 miles from Buffalo Niagara International Airport
- Award-winning design, development and construction team
- Flexibility of multi-tenant or free standing facility
- Maximum available incentives
- Abundant parking
- Park-like environment
- Bike path connector
- Secure and safe environment
- Expansion capabilities
- Technology hub-major industries, corporate offices and academic institutions within 12-mile radius

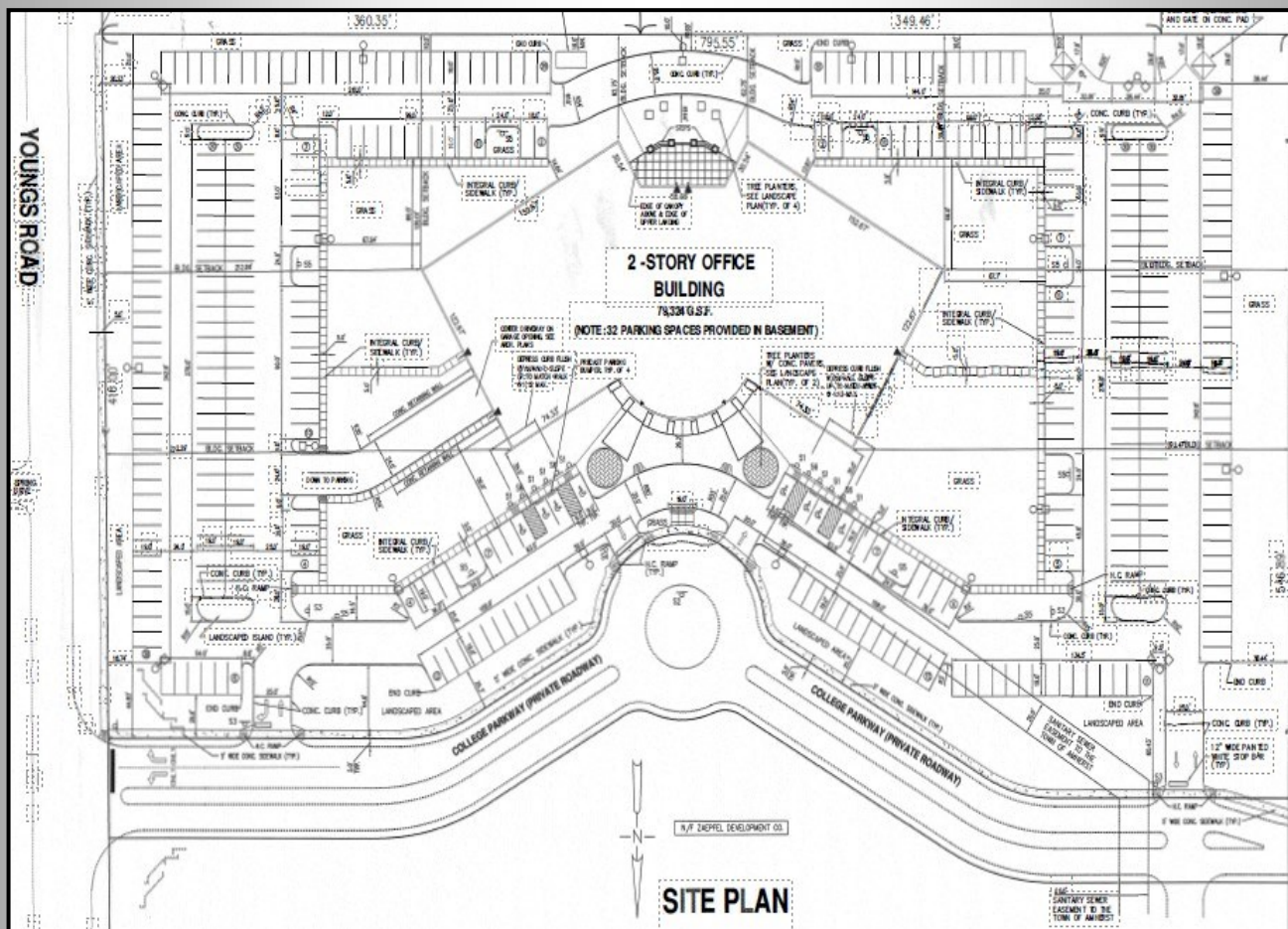
AGGRESSIVE Lease Rates!!

More often companies are turning to corporate campuses as the logical choice for their business location. College Park represents such a “business” campus, providing its occupants a master-planned, intensively landscaped, well thought out and controlled environment that can comfortably accommodate growth and expansion requirements. The buildings and tenant spaces maximize internal efficiencies and are prepared to support any user’s sophisticated technical requirements. College Park’s tenants are not only furnished with highly efficient space, but space providing forethought and capacity for current and future technological requirements. The design, landscaping and finishes of College Park clearly reflect today’s sophisticated corporate image.

CALL 716-632-7230 www.ZAEPFEL.com



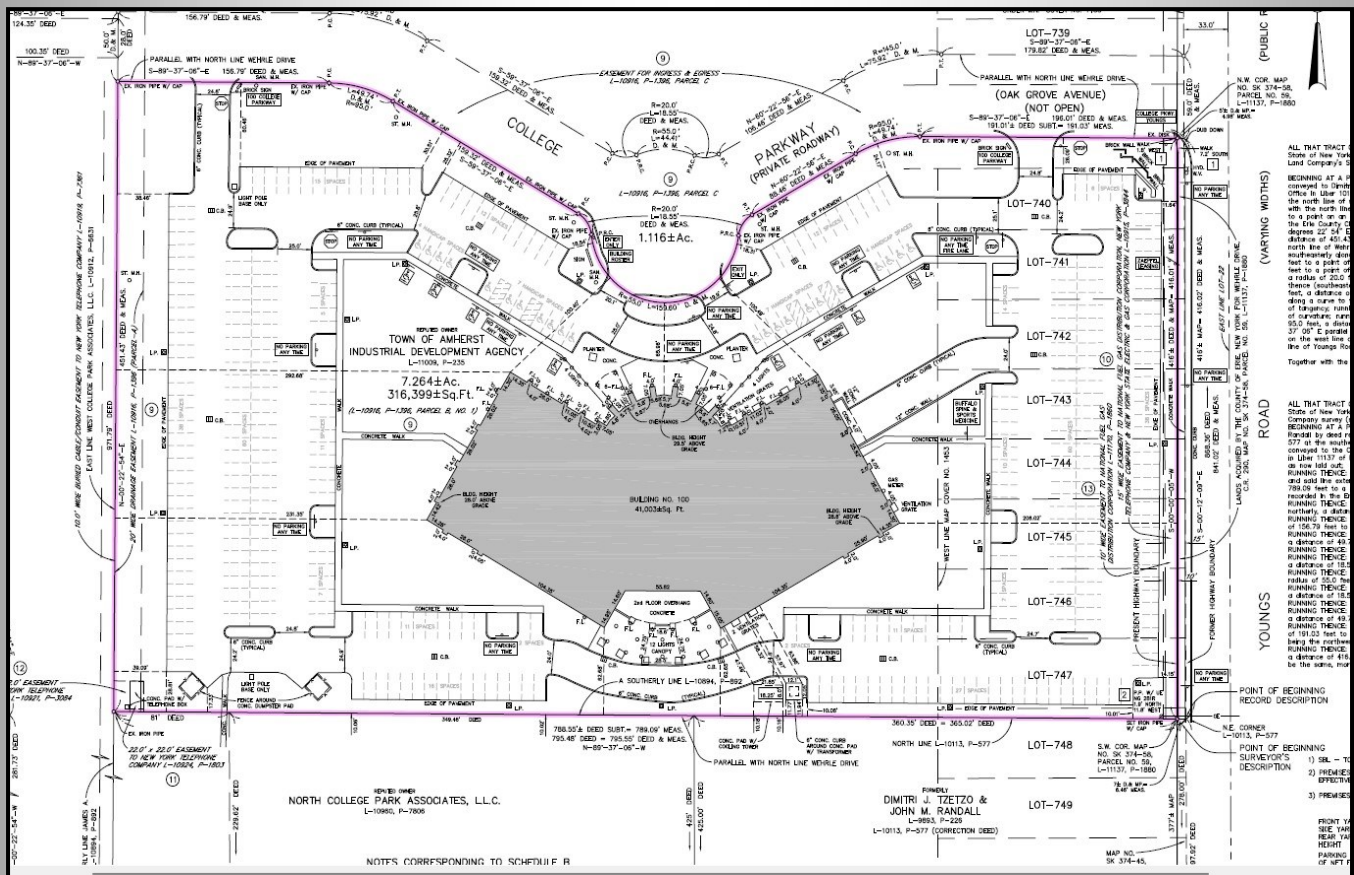
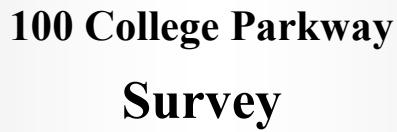
100 College Parkway SITE PLAN





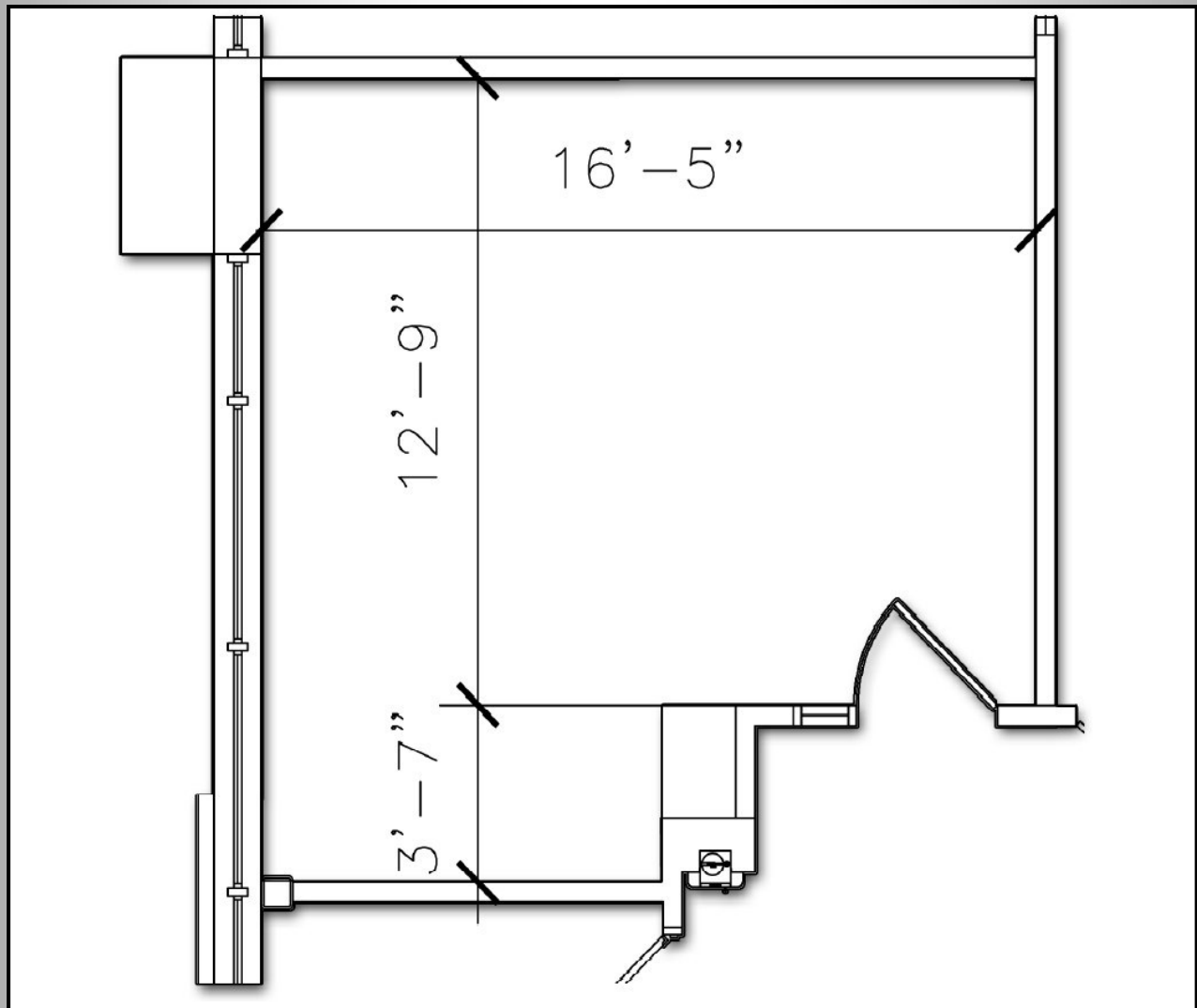
100 College Parkway
SITE PLAN







100 College Parkway
Floor Plan

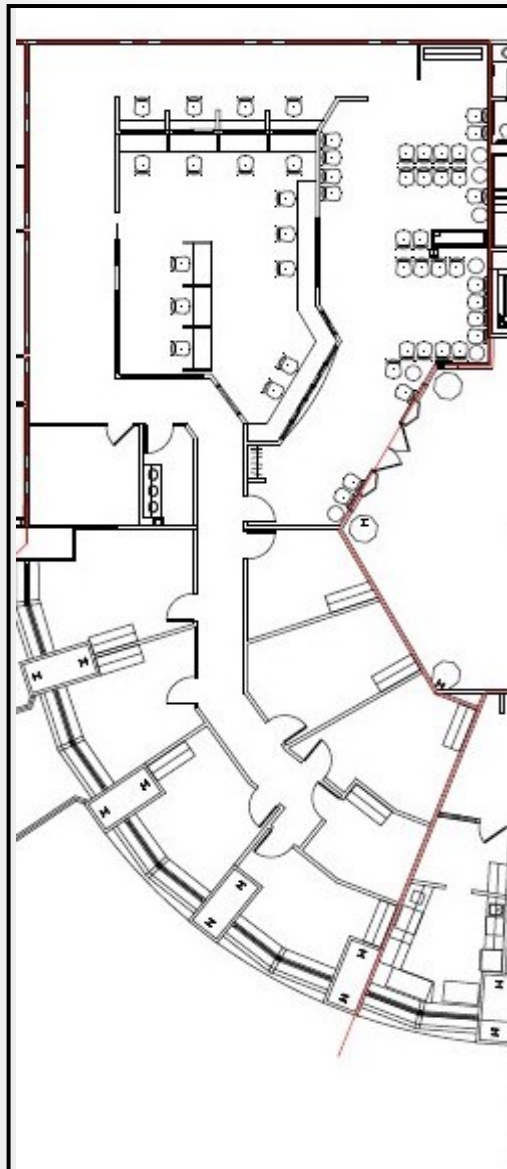


240 Useable Square Feet
Suite 200





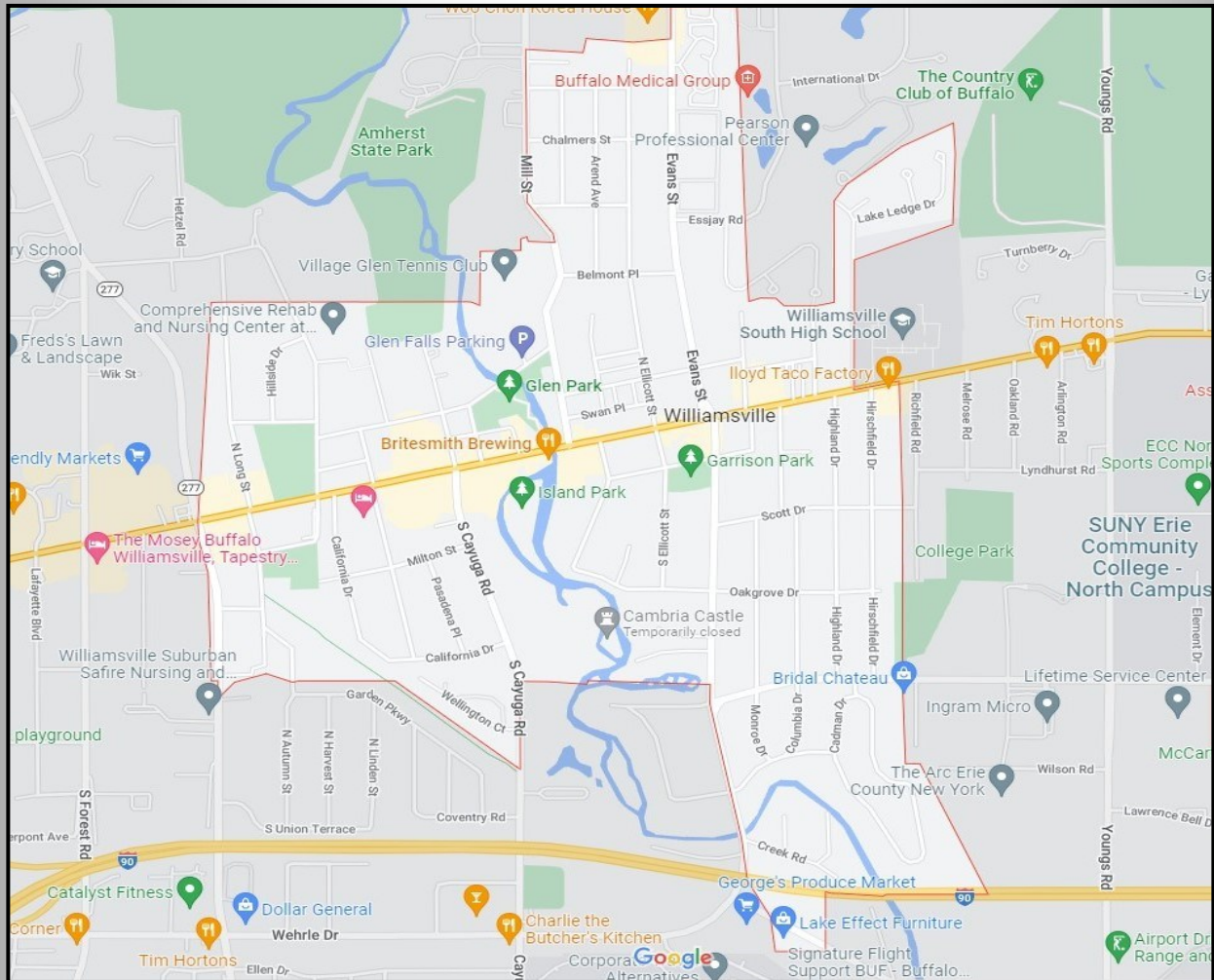
100 College Parkway
FLOOR PLAN



4,230 Useable Square Feet
Suite 295



VILLAGE OF WILLIAMSVILLE



Street Map



100 College Parkway
AERIAL VIEW





WILLIAMSVILLE DEMOGRAPHIC PROFILE 2022

POPULATION: 5,447 (14221)

HOUSEHOLDS

TOTAL HOUSEHOLDS: 2,364

FAMILY HOUSEHOLDS: 1,308

NON-FAMILY 1,056

EDUCATION:

NO HIGH SCHOOL: 26 0.62%

HIGH SCHOOL GRAD: 612 16.84%

SOME COLLEGE: 753 15.6%

ASSOCIATE DEGREE: 278 6.6%

BACHELOR'S DEGREE: 1,351 32.08%

GRADUATE DEGREE: 1,190 28.26%

INCOME BASED ON EDUCATION

OVERALL AVERAGE EARNINGS: \$48,306

HIGH SCHOOL: \$14,719 Average

SOME COLLEGE: \$36,930 Average

BACHELORS DEGREE: \$48,788 Average

GRADUATE DEGREE: \$76,605 Average

HOUSEHOLDS: \$75,323 Median

FAMILIES: \$99,444 Median

MARRIED FAMILIES: \$115,000 Median

EMPLOYMENT:

WHITE COLLAR: 91.19%

BLUE COLLAR: 8.81%



WILLIAMSVILLE DEMOGRAPHIC PROFILE 2022

MARITAL STATUS:

NEVER MARRIED:	31.51%
MARRIED:	45.18%
SEPARATED:	0.9%
WIDOWED:	9.06%
DIVORCED:	14.25%

TRANSPORTATION:

CAR:	2,328
BUS:	13
BICYCLE:	7
WALK:	95

HOME CONSTRUCTION BY DECADE:

BUILT BETWEEN 1970-1979	276
BUILT BETWEEN 1980-1989	98
BUILT BETWEEN 1990-1999	69
BUILT BETWEEN 2000-2009	11
BUILT 2010 OR LATER:	21

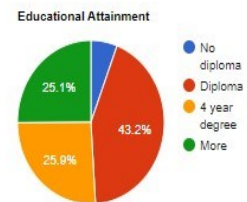
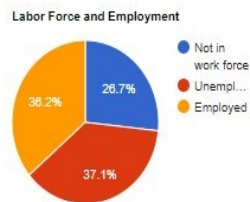
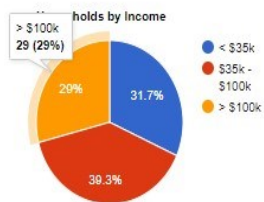
RESIDENTIAL REAL ESTATE

MEDIAN LIST PRICE:	\$339,900
MEDIAN SALE PRICE:	\$400,000
HOMES FOR SALE (2022):	233
MEDIAN PRICE PER SF:	\$177
HOMES FOR RENT:	24

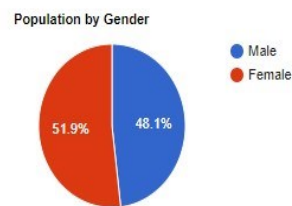
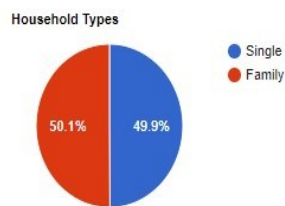
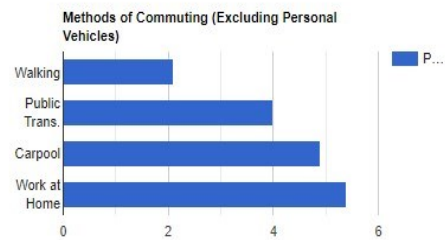
RENTAL RATES: \$900-\$2,700 PER MONTH



WILLIAMSVILLE NEW YORK NEIGHBORHOOD DEMOGRAPHICS



Income Statistics	Value in USD
Median Income	\$62,467
Mean Income	\$91,573
Per Capita Income	\$44,828



Total Households: 3205

Unit Stats	Number of Units
Housing Units	3,347
Vacant	4.20%
Owner Occupied	1,453
Renter Occupied	1,752
Units in Structure	3,347
Vacant Rental Units	2.30%

Total Population: 6658

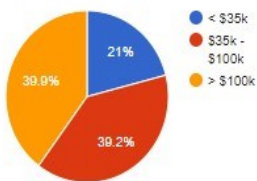
Value and Cost Stats	Value in USD
Median Rent	\$1,206
Median Owner Occ. Value	\$202,800
Median Monthly Owner Cost	\$1,406



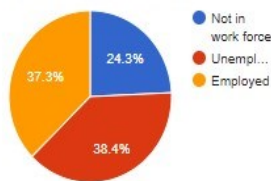
DEMOGRAPHICS

14221 ZIP CODE

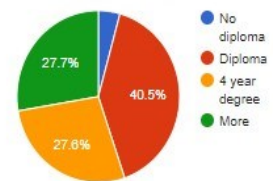
Households by Income



Labor Force and Employment



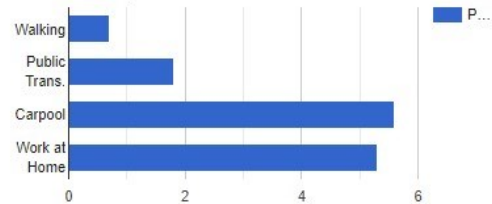
Educational Attainment



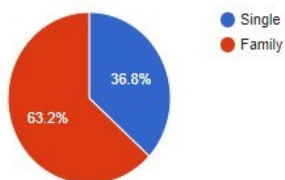
Income Statistics Value in USD

Median Income	\$80,558
Mean Income	\$109,591
Per Capita Income	\$46,925

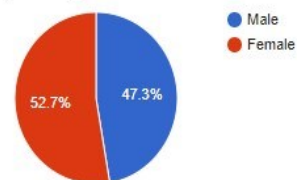
Methods of Commuting (Excluding Personal Vehicles)



Household Types



Population by Gender



Total Households: 22869

Unit Stats	Number of Units
Housing Units	23,904
Vacant	4.30%
Owner Occupied	17,074
Renter Occupied	5,795
Units in Structure	23,904
Vacant Rental Units	2.30%

Total Population: 54320

Value and Cost Stats	Value in USD
Median Rent	\$1,185
Median Owner Occ. Value	\$209,000
Median Monthly Owner Cost	\$1,612



BUSINESS DEMOGRAPHICS

14221 ZIP CODE

Utilities:	3
Construction:	115
Manufacturing and Wholesale:	131
Retail:	277
Transportation and Warehousing:	36
Information, Finance and Insurance:	300
Real Estate, Rental and Leasing:	99
General Services:	535
Management:	88
Administrative, Support, Waste Management:	202
Health Care and Social Assistance:	399
Arts, Entertainment, and Recreation:	51
Accommodation and Food Services:	227
Education:	40



AMENITIES

Andale Cantina	6850 Main Street	716-276-8456
Anderson's Frozen Custard	6075 Main Street	716-632-1416
Anchor Bar	6635 Transit Road	716-932-7228
Bar-Bill North	8326 Main Street	716-710-9464
Original Pancake House	5479 Main Street	716-634-5515
Creekview Restaurant	5629 Main Street	716-632-9373
Eagle House Restaurant	5578 Main Street	716-632-7669
Rizotto Italian Eatery & Sweetery	930 Maple Road	716-204-4455
Mighty Taco	6888 Transit Road	716-632-1072
Dandelions Restaurant	1340 North Forest Road	716-688-0203
Dibella's Old Fashion Sub	6970 Transit Road	716-565-0591
Chipotle Mexican Grill	8020 Transit Road	716-529-0918
Trattoria Aroma	5229 Main Street	716-631-2687
Giancarlos Sicilian Steakhouse	5110 Main Street	716-650-5566
Local Grill & Patio	8230 Wehrle Drive	716-529-3429
Pizza Plant Italian Pub	7770 Transit Road	716-632-0800
Santora's Phase II	1402 Millersport Highway	716-634-6000
Sorrentino's Pizzeria	5640 Main Street	716-633-2150
Rocco's Wood Fired Pizza	5433 Transit Road	716-247-5272
Charlie The Butcher's Kitchen	1065 Wehrle Drive	716-633-8330
BB.Q Chicken	1424 Millersport Highway	716-428-3458
Jenny's Ice Cream	78 East Spring Street	716-633-2424
Kabab & Curry	8445 Main Street	716-565-3822
Keglers sports Lounge	7850 Transit Road	716-632-3940
Bocce Club Pizzeria	1614 Hopkins Road	716-689-2345
Bagel Jay's	100 Plaza Drive	716-639-1000
Christopher's Family Restaurant	820 Maple Road	716-636-1056
Helen's Kitchen	4187 Transit Road	716-633-8129
Romeo & Juliet Café	5199 Sheridan Drive	716-839-4960
LA Nova Pizzeria	5151 Main Street	716-634-5151
The Rose Garden Restaurant	2753 Wehrle Drive	716-632-9871
Santora's	7800 Transit road	716-634-6000
Starbuck's	5165 Main Street	716-633-4387
Andiamo Bistro	545 West Klein Road	716-568-1111
Takeout Taxi	300 International Drive	716-631-2222
Thai Orchid Café	416 Evans Street	716-565-2094
Tim Horton's	1060 Wehrle Drive	716-626-9781
LA Porta's Pizzeria	485 West Klein Road	716-688-7740
Bamboo China Restaurant	5268 Main Street	716-633-5033



AMENITIES

SCHOOLS

Williamsville Central Schools
Sts Peter & Paul Catholic School
Christian Central Academy
Forest Elementary School
Maple West Elementary School
Mayfair Gardens Montessori
Maple East Elementary School
Country Parkway Elementary School
Heim Elementary School
St. Gregory the Great School
Heim Meddle School
Harris Hill Elementary School
Open Door Nursey School
Nativity of the Blessed Virgin Mary School
Williamsville North High School
Williamsville East High School

CHILD CARE

Childtime of Williamsville
Main Street Children's Academy
Corner House Nursery School
EduKids Childhood Education Center Williamsville
Audubon at College Park
LE3Inc.
Kids Korner
Pixie Village Preschool
The Learning Garden
Open Door Nursery School
Briarwood Child Care Center
Tracy Cicero Day Care Home
Mayfair Gardens Montessori
The Little Red Schoolhouse
MaryLou Rath Childcare Center
Just for Kids School Age Programs
Eastern Hills Preschool
Chai Early Childhood Center

PLACES OF WORSHIP

St. Paul's Evangelical Lutheran Church
Calvary Episcopal Church
North Presbyterian Church
Amherst Lutheran Church
Saints Peter & Paul Roman Catholic Church
Christian Science Churches
Sts Theodore Orthodox Church
Williamsville United Methodist
Eastern District Lutheran Church
Community of Grace Church
Faith United Church of Christ
Zion Dominion Global Ministries
Sisters of St. Francis
Amherst Presbyterian Church
St. John Lutheran Church
Unitarian Universalist Church of Amherst
Epic Church Buffalo
Amazing Christian Network
Truth & Love in Christ Church
Unity of Williamsville
Life Worship Church
Harris Hill United Methodist
Restoration Church
Nativity Blessed Virgin Mary Roman Catholic Church
Evangel Assembly of God
Christ Central Buffalo

POSTAL SERVICE

United States Postal Service
The UPS Store
FedEx

AIRPORT

Buffalo Niagara International Airport

APARTMENTS

Remmington Woods Apartments
Georgetown Apartments
Glen Park Apartments
Drexel Hill Apartments
Village Square Apartments
Asher Crossing Apartments
St. Mary's
The Glen at Sheridan Meadows
Coventry Luxury Apartments
Village Green Court
Clare Morris Apartments
Williamsville Commons
Williamsville Apartments
Avia Lofts at Maple Road
Fireside Luxury Apartments
Walnut Grove Apartment Homes
Country Club Manor Apartments
Park Creek Senior Apartments
Park Ridge Apartments
Jewish Federation Apartments
Forest Village Apartments Wind-song Place Apartments
Maplebrooke Townhomes
Amherst Manor Apartments
Williamsville Tower Condo
Victorian Manor
FayBrooke on Youngs
Renaissance Place Apartments
Sturbridge Village Apartments
Stone Gate Apartment Homes
Bowdoin Square
Dannybrook Apartments
The Tennyson Tread Apartments
Ayer Woods



AMENITIES

BANKING & FINANCIAL

Keybank
Evans Bank
M&T Bank
Citizens Bank
Bank of Buffalo
Financial Solutions
Mihelbergel Financial Services
Morgan Stanley Financial Advisors
Securities America
Fichter Wealth Management
Prudential Financial
Nicholle Overkamp
The Financial Guys
Western Division Federal Credit Union
Community Bank
Bank of America
Five Star
National Tax and Financial Services
Fahey Financial
The Radecke Group-Morgan Stanley
Ameriprise

HOTELS & MOTELS

Hampton Inn Williamsville
Fairbridge Inn Express
Budget Inn
The Mosey Buffalo Williamsville
Hawthorne Suite by Wyndham
Salvatore's Garden Place Hotel
Motel 6
Hospitality Inn
The Mosey Hotel
LaQuinta Inn by Wyndham
Courtyard by Marriott
Tru by Hilton

MEDICAL

Buffalo Medical Group
Buffalo Mental Health counseling
Kaba Health Care
Provision Health Home Care Services
Williamsville Wellness Center
Blackman Counseling & Consultation Services
Catholic Health Laboratory Services
Aurora Home Care
WellNow Urgent Care
Children's Rehab Services of WNY
Primary Care of Western New York
WNY Community Health Centers
Holistic Skin Care by Janine
Williamsville Primary Care Center
Good Samaritan Home Health Agency
Buffalo Spine and Sports Medicine
Diversified Hearing and Balance Centers
Pulmonary Group of Western New York
Blessios Medical
Chiropractic Care Dr. Trzaska
Diagnostic Imaging Associates
R&B Medical Group
Roswell
Buffalo Niagara Endodontics
America Homecare

TRANSPORTATION

LGM Transport
Holland
Elderwood Transportation
Williamsville Auto Transport
Mancuso Limousine of WNY

HEALTH & BEAUTY

Amedisys
Stretch Pilates
Mind & Body Family Health Center
Beauty FX
Excuria Salon and spa
H Full Service Salon
My Salon Suite of Williamsville
European Wax Center
Serendipity Salon & Day Spa
Beauty Bar on Main
The Main Attraction
Woodhouse Spa
The Bellezza Salon
C & S Performance
Burn Boot Camp
Free Time Fitness
9Round Fitness
Level Red Boxing
Fitness 19
Applied Fitness
Georgetown Fitness
F45 Training Williamsville
Planet Fitness
Wolf Den Strength & Fitness
Jada Blitz Fitness
I Am Yoga
Barre Centric
Core Connection Pilates and Fitness
Independent Health Family Branch YMCA
Dawn Martial Arts and Fitness Center
Stumpfs Gymnastics Center



AMENITIES

GENERAL SERVICES

Tops Markets
The Jacqueline Shoppe
Second Chic
Blush Williamsville
Target
Rove Boutique and Gifts
Village Artisans
RuthAnn Boutique
Blum's Buffalo
taylorK Boutique
Pumpkins Children's Clothing
Chicos
Tesori Consignment
Little Chic boutique
Walgreens
Clayton's Toys
Parkside Candy
Tony Walker & Co
Amy's Fine Jewelry
Bridal's by D
Strobel's Antiques
Rite Aid
Buffalo Gal Organics
Scanlon Jewelers
Dalia's Bridal
Ed Young's Hardware
Wegman's
T-Mobile
Starbucks
Stitch Witchery Embroidery & Silk Screening
The Home Depot
Petco
California Closets
Metro Mattress
Office Depot
Dave & Adam's
ALDI
Spot Coffee

AUTOMOTIVE

Premier Car Care
Miranda Auto Williamsville
Northtown Automotive
Monro Auto Service and Tire Centers
Hettig's Service
Scruggs Automotive Repair
United Auto Foreign Domestic & Diesel
Amherst Collision Services
West Herr
Jeep
Cappellino Cadillac Services
Lia Honda
Buck's Auto Parts & Service
Advance Auto Parts
Walmart Auto Care Centers
Mavis Discount Tire
Firestone Complete Auto Care
Delta Sonic Car Wash
Mercedes-Benz of Buffalo
Goodyear Auto Service
BJ's Tire Center
NAPA Auto Parts
A Amherst Glass
N & N Car Detailing
Speed Daemon Detailing
Dadswell;s Harris Hill Auto Service
CARSTAR Eastern Hills
Autobahn Body Werks
Transitowne Collision Williamsville
Cleve-Hill Auto & Tire
Gerber Collision & Glass
Dunn Tire
Dave Smith Ford
Custom Radio
Basil
Towne
Robo Self Serve

RECREATION

Epic Sports & fun Center
Williamsville Youth Center Academy
Island Park
Clearfield Recreation Center
Glen Park
North Forest Pool
Northtown Center Arena at Amherst
Garrison Park
ECC North Sports Complex
Rally Niagara Badminton & Pickleball
Mathewson McCarthy Baseball
Park County Club
Amherst Soccer at the Village Glen
Goldfish Swim School Williamsville
Williamsville branch Library
The Warrior Factory of Buffalo
Great Baehre Conservation Park
Glen Falls
Audubon Golf Course Par 3
Bison Billiards
Transit Lanes
Regal Transit Center
Eastern Hills Mall Cinema
Airport Driving Range and Pro Shop
The Dome
Village Glen Tennis Club
Miller Tennis Center
The country Club of Buffalo



ZAEPFEL DEVELOPMENT CO., INC., is a Williamsville based design-build, general contracting, property management and development firm founded in 1974 by Jim Zaepfel. Today Jim, his son Greg, and an experienced staff handle all aspects of the company's project portfolio. With over 30 years of experience, Zaepfel Development stands among the top five commercial real estate development firms in Western New York and has developed almost five million square feet of properties. Strong in design engineering, the company has assembled a quality construction, development, and property management team.

The company's project portfolio includes virtually every area of the market comprised of both New construction and renovation projects for the commercial, industrial, educational, and institutional sectors. Zaepfel Development's projects have extended into Rochester and Corning, New York and have been as distant as Alabama and Michigan. The company's tenant roster includes such nationally and internationally recognized names as Northrop Grumman Systems Corporation, AT&T, EDS, Bureau Veritas, Northwestern Mutual, Roswell Park Cancer Institute, Wilson Farms Corporation, and Airborne Freight/DHL. Major construction projects have included West Valley Nuclear, Wegman's Corporate Headquarters, Corning Glass Corporate Offices, K-Mart, and many other Western New York notables.

Over the past several decades, Zaepfel Development Co. has realized constant, steady growth and has firmly established its solid reputation. Zaepfel Development's Ingram Micro project, the most recent major expansion of Ingram Micro's Eastern Operations Headquarters, a 150,000 square foot award-winning building, was completed in 1998. The Ingram Micro office building was honored as **"Office Building of the Year"** by the Upstate Chapter of the National Association of Office and Industrial Properties and contributed to College Park's designation as **Office Park of the Year** for Year 2000 Mid-Atlantic Region Building Owner's and Manager's Association (BOMA).

Over the past several years the company has focused efforts on the development of two major projects, the tremendously successful 52-acre Northpointe Commerce Park and the almost 50-acre College Park Office Park, in addition to numerous free standing projects such as the retrofit of a Walden Avenue manufacturing property to a telecommunications switch station for AT&T. Soundly managed and well capitalized, the firm maintains a high bonding capacity. Zaepfel Development's reputation, experience, and strength have allowed the firm to successfully undertake some of the most respected clients and important construction projects in the area.