

For LEASE

Tops Plaza

3190 Niagara Falls Blvd Amherst, NY 14228



- Located in a wealthy suburb of Buffalo and is situated on Niagara Falls Blvd, which is one of the most heavily traveled roads in the area. This location has huge traffic counts with 31,910 cars on Niagara Falls Blvd and over 12,000 on East Robinson Road.
- Strategically located in the heart of Amherst with plenty of daytime population, an abundance of nearby homes, and it is a short distance from the University of Buffalo (UB). UB has the largest enrollment of students in Western New York.
- This 146,642 SF center is anchored by an 82,897 SF Tops Markets. It includes a diverse mix of both national and regional tenants including Dollar Tree, M&T Bank and Supercuts. Freestanding Starbucks with a drive thru.
- This center also enjoys an easement with the adjacent shopping center that is anchored by a well performing Wegmans and Kohl's.
- The Boulevard Mall, which is a regional draw, is located approximately two miles south of the center and going north into Niagara Falls is the outlet mall which is an exceptional regional draw and brings in shoppers from Western New York and Canada.



Demographics	3 Miles	5 Miles	10 Miles
Population	68,633	172,326	606,047
Households	29,107	73,849	261,348
Ave HH Income	\$92,410	\$108,536	\$100,969

Demographics Source: SitesUSA (ReGis) 2023 Estimates
Traffic Counts AADT NYSDOT 2019 published data



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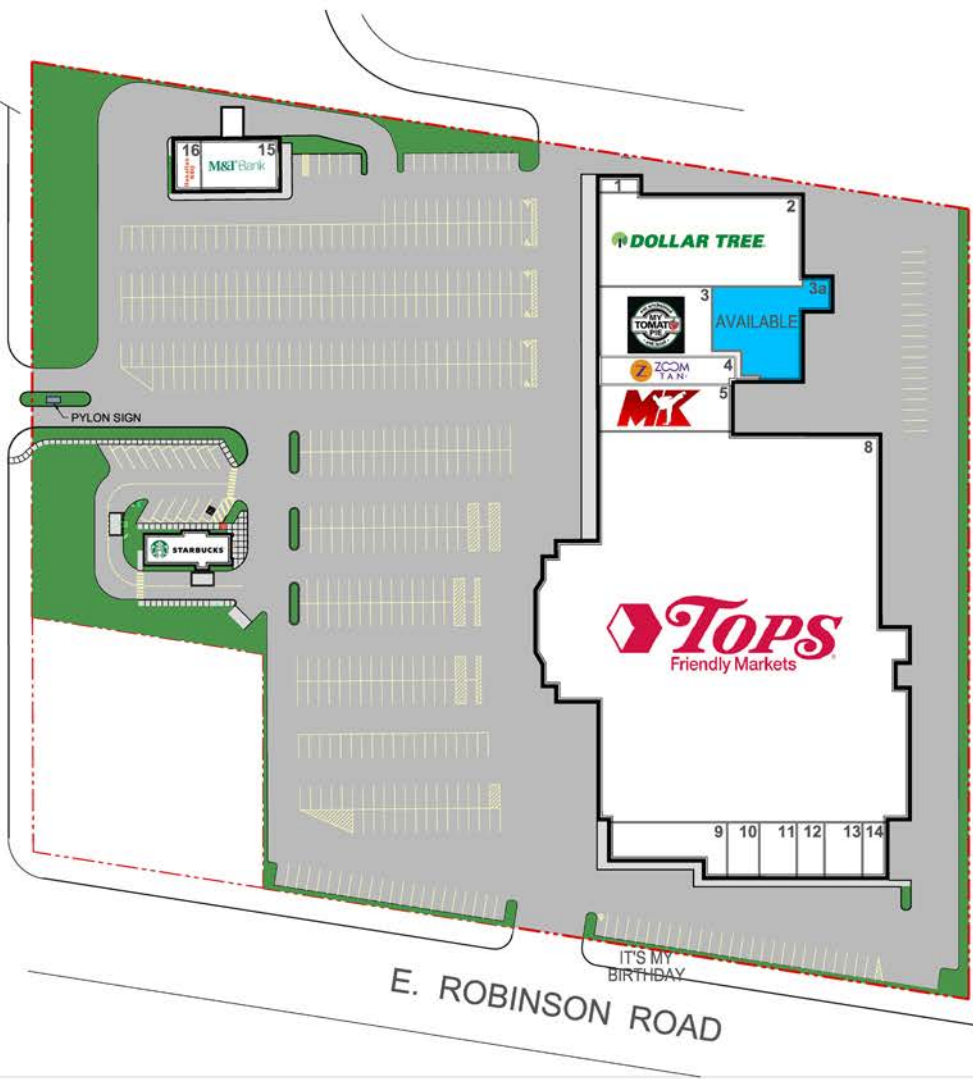


NIAGARA FALLS BLVD

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TENANT INDEX

1. XPO NAILS.....	580 SF
2. DOLLAR TREE.....	14,400 SF
3. MY TOMATO PIE.....	6,288 SF
3a. AVAILABLE.....	6,916 SF
4. ZOOMTAN.....	2,910 SF
5. MASTER KHECHEN'S MARTIAL ARTS.....	4,860 SF
8. TOPS MARKETS.....	82,897 SF
9. SUBURBAN DISCOUNT LIQUOR.....	4,000 SF
10. THE UPS STORE.....	1,375 SF
11. SUPERCUTS.....	1,616 SF
12. JACKSON HEWITT.....	1,225 SF
13. BOWMAN CHIROPRACTIC.....	1,651 SF
14. GOLDEN WOK.....	1,200 SF
15. M & T BANK.....	3,500 SF
16. HAWAIIAN BBQ.....	1,500 SF
17. WELLNOW URGENT CARE.....	6,500 SF
18. MVP PHYSICAL THERAPY.....	2,000 SF
18a. STORAGE.....	1,003 SF
19. IT'S MY BIRTHDAY.....	2,855 SF



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Available

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