

For LEASE

Crossroads Centre

3201-3227 Southwestern Blvd Orchard Park, NY 14127



- Crossroads Centre, located at 3201-3227 Southwestern Boulevard in Orchard Park, New York, is a Tops Market anchored center with a Lowe's shadow anchor.
- Crossroads Centre is the dominant center in one of the wealthiest suburbs of southeastern Buffalo, Orchard Park, and is well-known throughout the area as being the home to high income residents.
- The property is located on Southwestern Boulevard (US Route 20), just 3.5 miles east of the New York State Thruway (I-90) and 12 miles southeast of downtown Buffalo.
- Within a five mile radius of the Property, the population is approximately 124,000+ and is expected to continue to grow.
- In addition to Tops, the 167,805 SF center has a diverse mix of national retailers such as Supercuts, Pet Supplies Plus, The UPS Store, Moe's Southwest Grill and Wendy's/Tim Horton's as well as several local retailers.



Demographics	3 Miles	5 Miles	10 Miles
Population	46,835	129,451	438,507
Households	19,651	55,741	191,343
Ave HH Income	\$99,829	\$85,951	\$75,753

Demographics Source: SitesUSA (ReGis) 2021 Estimates
Traffic Counts AADT NYSDOT 2019 published data



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TENANT INDEX

1	TOPS MARKETS.....	57,000 SF	13	BLU TUSK TECH.....	2,200 SF
2	AVAILABLE.....	36,000 SF	14	MOE'S SOUTHWEST GRILL.....	2,400 SF
3	COLONIAL WINE & SPIRITS.....	18,585 SF	14a	PIE-O-MINE & GREENS.....	2,400 SF
4	PET SUPPLIES PLUS.....	8,462 SF	15	TIM HORTON'S/ WENDY'S.....	5,438 SF
6	SUPERCUTS.....	1,500 SF	16	FIVE STAR BANK.....	3,500 SF
7a	ANGEL'S NAILS.....	1,500 SF	17	WELLOW URGENT CARE.....	6,310 SF
7d	POP PARTY SUPPLY.....	1,500 SF	18	GREAT CLIPS.....	1,406 SF
7	ZOUP.....	3,000 SF	19	AVAILABLE.....	1,566 SF
7b	AVAILABLE.....	3,300 SF	U1	LOWE'S.....	112,115 SF
8	POP PARTY SUPPLY.....	4,200 SF			
9	THE UPS STORE.....	1,800 SF			
10	INDEPENDENT HEALTH.....	3,500 SF			
12	WATSON'S FINE CHOCOLATES.....	1,500 SF			



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