

# 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 125,000 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, 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	45,054	125,133	427,005
Households	19,721	55,954	193,019
Ave HH Income	\$92,678	\$80,590	\$69,686

Demographics Source: SitesUSA (ReGis) 2019 Estimates



Michael A. Smith - Michael@LLDEnterprises.com  
585-244-3575 ext. 310

415 Park Avenue - Rochester, NY 14607

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1	TOPS MARKETS	57,000 SF	13	EXPERIMAC	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	PETSAVER	5,100 SF	15	TIM HORTON'S/ WENDY'S	5,438 SF
5	AVAILABLE	3,400 SF	16	FIVE STAR BANK	3,500 SF
6	SUPERCUTS	1,500 SF	17	WELLOW URGENT CARE	6,310 SF
7a	ANGEL'S NAILS	1,500 SF	18	GREAT CLIPS	1,406 SF
7d	AVAILABLE	1,500 SF	19	AVAILABLE	1,566 SF
7	ZOUP	3,000 SF	U1	LOWE'S	112,115 SF
7b	I LOVE KICK BOXING	3,300 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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Available

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