

# 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 34,000 cars on Niagara Falls Blvd and over 16,000 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 coming in 2020.
- 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	66,393	171,532	586,013
Households	29,084	74,875	259,849
Ave HH Income	\$70,248	\$79,460	\$74,525

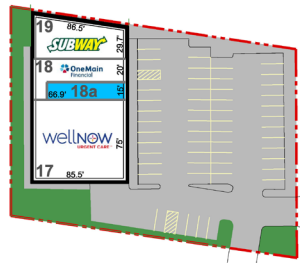
Demographics Source: SitesUSA (ReGis) 2019 Estimates  
Traffic Counts AADT NYSDOT 2016 published data



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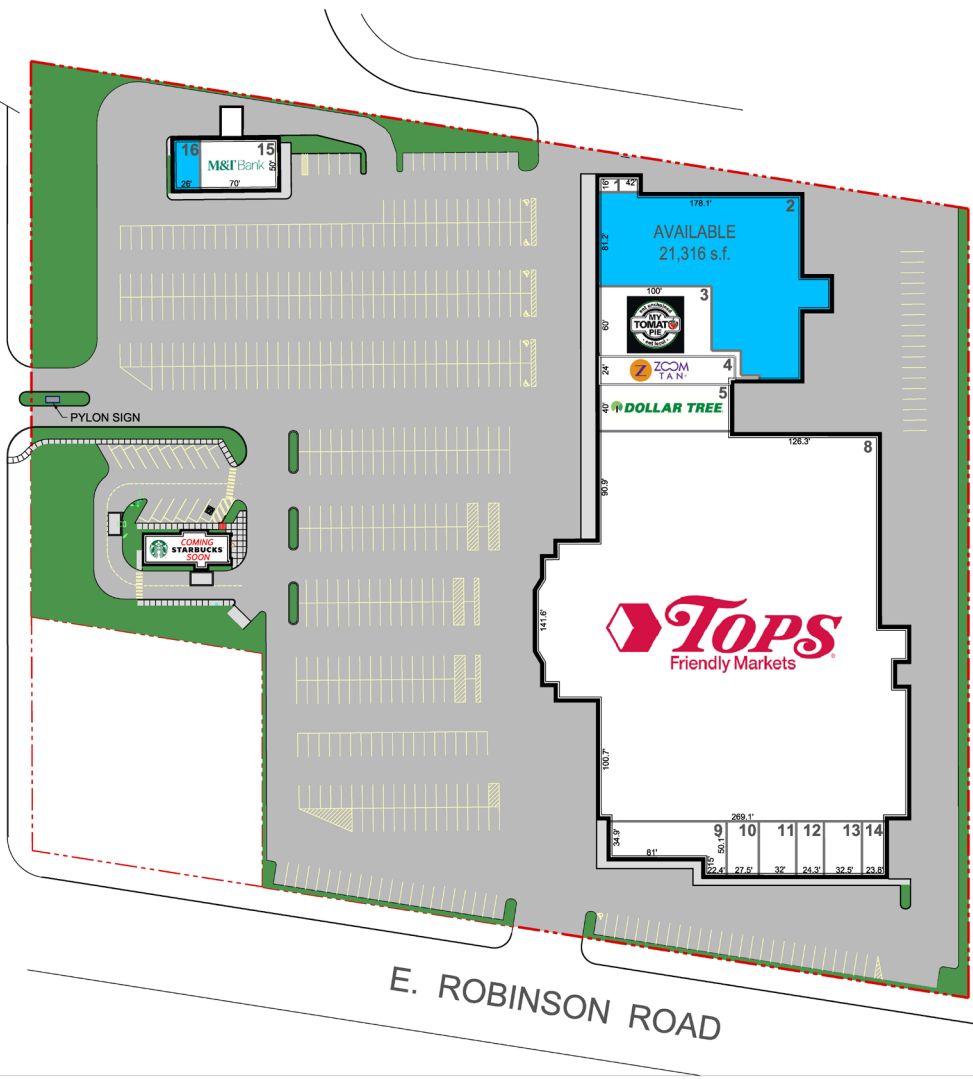
415 Park Avenue - Rochester, NY 14607

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NIAGARA FALLS BLVD

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TENANT INDEX

1	XPO NAILS	580 SF
2	AVAILABLE	21,316 SF
3	MY TOMATO PIE	6,288 SF
4	ZOOMTAN	2,910 SF
5	DOLLAR TREE	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	AVAILABLE	1,500 SF
17	WELLNOW URGENT CARE	6,500 SF
18	ONEMAIN FINANCIAL	2,000 SF
18a	AVAILABLE	1,003 SF
19	SUBWAY	2,855 SF



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