

TOPS PLAZA TONAWANDA

76-100 Niagara St
Tonawanda, NY 14150



RETAIL PROPERTY FOR LEASE



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



TOPS PLAZA TONAWANDA

76-100 Niagara St
Tonawanda, NY 14150



PROPERTY DESCRIPTION

97,000 SF power center that is anchored by Tops Grocery store. Signalized entrance way, ample parking and a large pylon. Big Demographics and strong co-tenants. Tonawanda is suburb of Buffalo. This center is located in the middle of the town with easy access and great visibility from the road. The available Pad Site is located next to Tops Gas with a drive thru

LOCATION DESCRIPTION

Tops Plaza Tonawanda is located in Niagara Street by Niagara River and Tonawanda Island. This shopping center is located in the town of Tonawanda, on the north side of the Buffalo, MSA. This is a bright, vibrant area, especially during warmer months with the plaza's proximity to the water. There's moderate density with the streets offering sidewalks, and a large number of single-family homes in the area. Nearby national retailers include McDonald's, Tim Horton's, Dollar General, Rite Aid, Citizen's Bank, Walgreens, M&T Bank, and 7-Eleven. There are also multiple local bars and restaurants on Main Street and along the river. This plaza is also next to the Niawanda Park, along with multiple marinas and boat clubs.

PROPERTY HIGHLIGHTS

- Signalized Entrance
- Pylon Signage
- Excellent visibility
- Over 33,000 AADT at intersection
- Strong co-tenants
- Bright, vibrant area

SPACES	LEASE RATE	SIZE (SF)
Pad Site	Negotiable	5,000
Inline Space	Negotiable	2,000
Inline Space	Negotiable	3,948

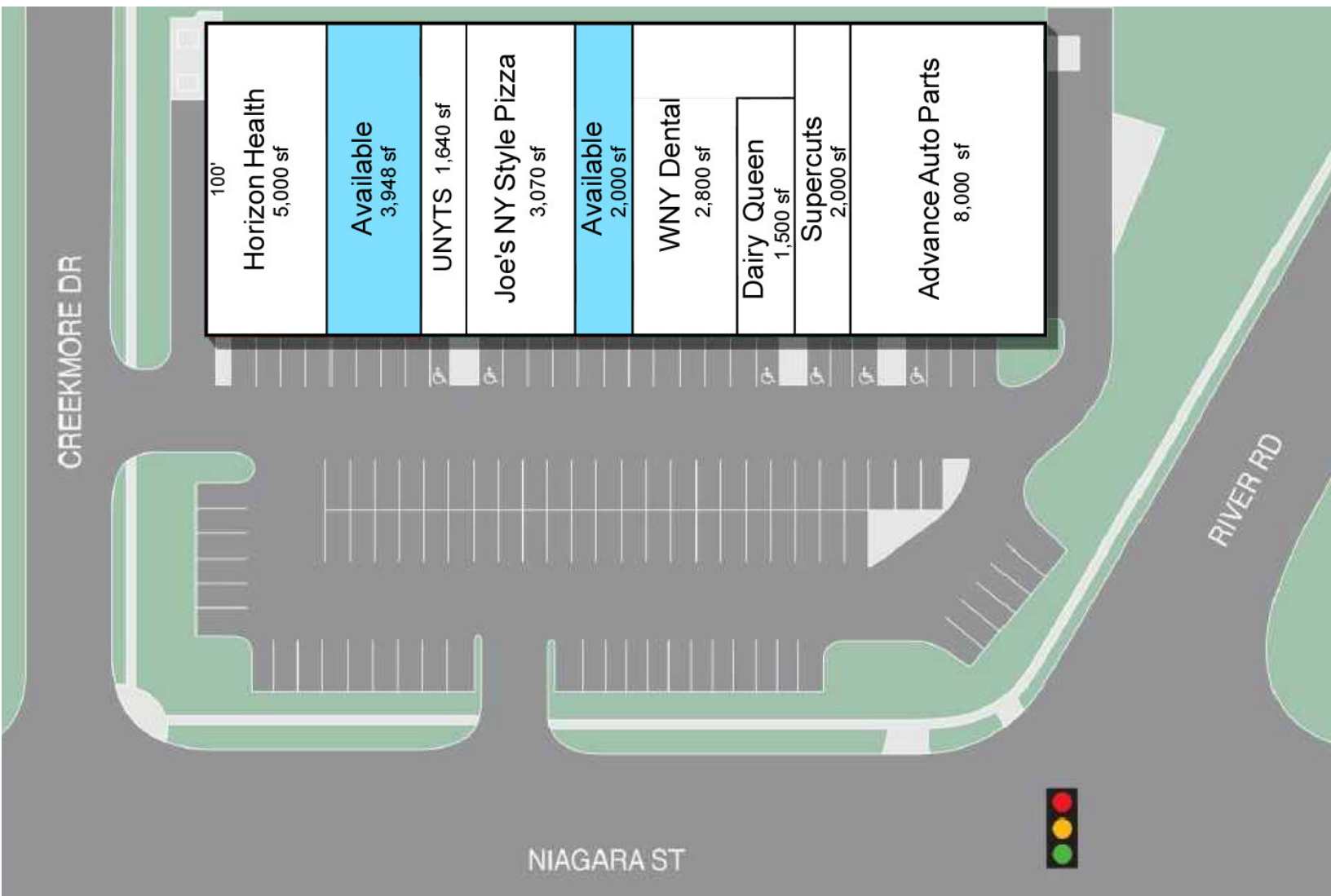


Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



TOPS PLAZA TONAWANDA

76-100 Niagara St
Tonawanda, NY 14150



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Pad Site	Available	5,000 SF	Ground Lease	Negotiable	-
Inline Space	Available	2,000 SF	To Be Determined	Negotiable	-
Inline Space	Available	3,948 SF	NNN	Negotiable	-



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



TOPS PLAZA TONAWANDA

76-100 Niagara St
Tonawanda, NY 14150



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



TOPS PLAZA TONAWANDA

76-100 Niagara St
Tonawanda, NY 14150



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



TOPS PLAZA TONAWANDA

76-100 Niagara St
Tonawanda, NY 14150



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



TOPS PLAZA TONAWANDA

76-100 Niagara St
Tonawanda, NY 14150



DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	11,647	34,758	69,485	86,005
2027 Projected Population	11,493	34,221	68,406	84,616
2020 Census Population	11,627	35,105	70,068	86,929
2010 Census Population	11,485	35,248	71,040	88,654
2022 Median Age	41.1	42.9	44.5	44.4
Households				
2022 Estimated Households	5,661	16,490	32,050	40,074
2027 Projected Households	5,619	16,308	31,711	39,673
2020 Census Households	5,654	16,659	32,324	40,506
2010 Census Households	5,405	16,210	31,793	40,072
Race and Ethnicity				
2022 Estimated White	87.0%	87.7%	87.5%	86.4%
2022 Estimated Black or African American	3.6%	3.4%	3.9%	4.3%
2022 Estimated Asian or Pacific Islander	1.1%	1.6%	1.7%	2.1%
2022 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%	0.4%
2022 Estimated Other Races	7.8%	6.8%	6.5%	6.7%
2022 Estimated Hispanic	5.3%	4.7%	4.5%	4.7%
Income				
2022 Estimated Average Household Income	\$57,534	\$67,826	\$74,780	\$75,041
2022 Estimated Median Household Income	\$51,289	\$57,132	\$63,110	\$62,057
2022 Estimated Per Capita Income	\$28,026	\$32,232	\$34,551	\$35,024
Education (Age 25+)				
2022 Estimated High School Graduate	34.0%	33.1%	30.8%	29.5%
2022 Estimated Some College	18.1%	18.3%	18.3%	18.2%
2022 Estimated Associates Degree Only	13.4%	13.7%	14.2%	13.4%
2022 Estimated Bachelors Degree Only	15.2%	16.4%	17.6%	19.1%
2022 Estimated Graduate Degree	9.0%	10.0%	11.9%	12.7%
2022 Estimated College Educated	55.7%	58.4%	62.0%	63.4%
Business				
2022 Estimated Total Businesses	489	1,096	1,945	2,624
2022 Estimated Total Employees	4,472	14,251	27,459	35,803
2022 Estimated Employee Population per Business	9.1	13.0	14.1	13.6
2022 Estimated Residential Population per Business	23.8	31.7	35.7	32.8



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934

