

# TOPS PLAZA-HAMLIN

1796-1808 Lake Road  
Hamlin, NY 14464



## PROPERTY DESCRIPTION

Tops Plaza is a 61,000 SF power center that is anchored by Tops Supermarket in Hamlin, NY, roughly 20 minutes west of Rochester, NY. Located in the center of town, the plaza has a signalized entrance, ample parking, and a large pylon with excellent visibility from the street. With dedicated turning lanes in both directions, access is a breeze. The existing co-tenants are strong performers that bring additional traffic into the plaza, and Tops has a gas station that helps to cement this plaza as the primary retail center for the surrounding residential area.

With both inline spaces on either side of Tops and an out-parcel by the entrance, there are opportunities for any retail concept at Tops Plaza in Hamlin.

## LOCATION DESCRIPTION

Located on the northwest side of the Rochester MSA, Tops Plaza Hamlin is at the crossroads of Lake Road and Hamlin Center Road. Nearby retailers include Dollar General, Mark's Pizzeria, Krony's Pizza, Hamlin Pizza Shack, The Farmer's Table restaurant,

## PROPERTY HIGHLIGHTS

- Signalized entrance
- Ample parking
- Large pylon sign
- Main shopping center for town of Hamlin

SPACES	LEASE RATE	SIZE (SF)
1A	Negotiable	1,450
1B	Negotiable	1,500
2	Negotiable	4,368
5	Negotiable	1,800
6	Negotiable	1,350
Outparcel	Negotiable	27,443



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,350 - 27,443 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1A	Available	1,450 SF	NNN	Negotiable	-
1B	Available	1,500 SF	NNN	Negotiable	-
2	Available	4,368 SF	NNN	Negotiable	-
5	Available	1,800 SF	NNN	Negotiable	-
6	Available	1,350 SF	NNN	Negotiable	-
Outparcel	Available	27,443 SF	NNN	Negotiable	-



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Population				
<b>2023 Estimated Population</b>	<b>2,849</b>	<b>5,464</b>	<b>7,109</b>	<b>12,238</b>
2028 Projected Population	2,831	5,438	7,083	12,145
2020 Census Population	2,759	5,474	7,118	12,138
2010 Census Population	2,857	5,715	7,410	12,486
<b>2023 Median Age</b>	<b>37.1</b>	<b>38.4</b>	<b>39.2</b>	<b>40.2</b>
Households				
<b>2023 Estimated Households</b>	<b>1,099</b>	<b>2,196</b>	<b>2,841</b>	<b>4,799</b>
2028 Projected Households	1,092	2,183	2,824	4,744
2020 Census Households	1,051	2,175	2,813	4,700
2010 Census Households	1,035	2,108	2,733	4,576
Race and Ethnicity				
2023 Estimated White	88.6%	89.5%	90.2%	90.5%
2023 Estimated Black or African American	4.4%	3.6%	3.2%	2.9%
2023 Estimated Asian or Pacific Islander	0.4%	0.4%	0.5%	0.7%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2023 Estimated Other Races	6.4%	6.3%	6.0%	5.7%
2023 Estimated Hispanic	6.0%	5.8%	5.4%	4.9%
Income				
2023 Estimated Average Household Income	\$106,854	\$96,425	\$99,965	\$103,890
<b>2023 Estimated Median Household Income</b>	<b>\$72,802</b>	<b>\$69,858</b>	<b>\$74,320</b>	<b>\$77,174</b>
2023 Estimated Per Capita Income	\$41,608	\$39,064	\$40,191	\$40,898
Education (Age 25+)				
2023 Estimated High School Graduate	25.0%	27.4%	27.3%	27.4%
2023 Estimated Some College	18.5%	18.2%	18.0%	15.8%
2023 Estimated Associates Degree Only	20.8%	19.4%	18.5%	16.9%
2023 Estimated Bachelors Degree Only	19.9%	18.3%	18.4%	19.1%
2023 Estimated Graduate Degree	8.6%	9.5%	10.9%	14.5%
<b>2023 Estimated College Educated</b>	<b>0.678</b>	<b>0.654</b>	<b>0.658</b>	<b>0.663</b>
Business				
2023 Estimated Total Businesses	45	68	87	187
<b>2023 Estimated Total Employees</b>	<b>432</b>	<b>576</b>	<b>704</b>	<b>1,499</b>
2023 Estimated Employee Population per Business	9.6	8.5	8.1	8.0
2023 Estimated Residential Population per Business	63.2	80.9	81.5	65.4



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