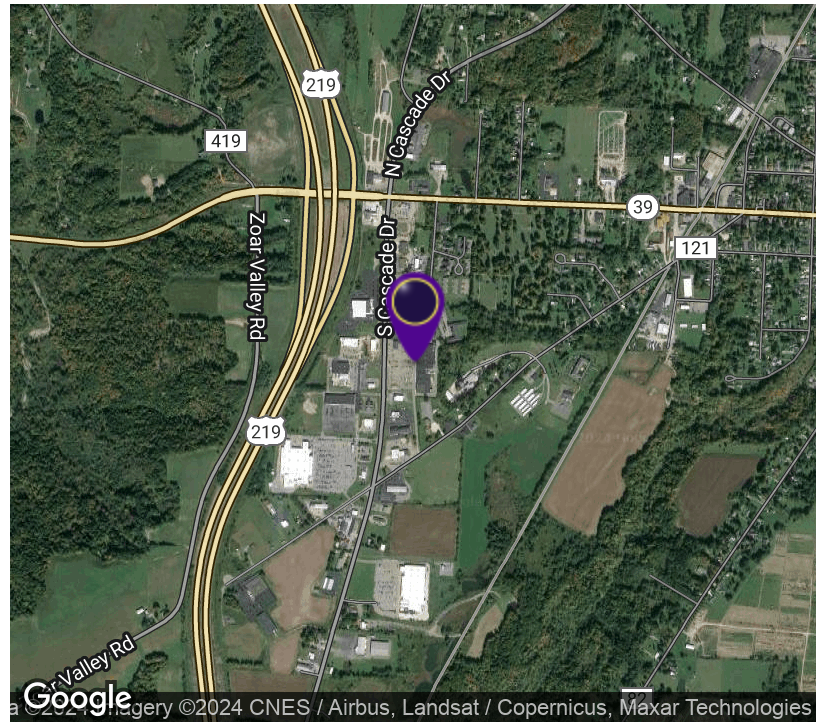


Tops Markets Springville Plaza & Restaurant

252 South Cascade Drive , Springville, NY 14141



OFFERING SUMMARY

Available SF:	2,135 +/- SF Up To 8,550 +/- SF
Lease Rate:	\$12 - \$15 SF/yr (NNN)
Lot Size:	9.0 Acres
Building Size:	105,656 SF
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Convenient Busy Location
- Adaptable for Restaurant, Retail, or Office Use
- Centrally Located to all of Western New York and Southern Ontario
- 3/4 Miles off of the 219 Expressway
- Open To Any Reasonable Offers
- Traffic Signal Access



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PROPERTY DETAILS & HIGHLIGHTS

Tops Markets Springville Plaza & Restaurant

252 South Cascade Drive , Springville, NY 14141

Property Name:	Tops Markets Springville Plaza & Restaurant
Property Address:	252 South Cascade Drive , Springville, NY 14141
Property Type:	Retail
Lot Size:	9.0 AC
Building Size:	105,656 SF
Zoning:	Commercial
Rail Access:	N/A

PROPERTY OVERVIEW

Tops Markets Springville Plaza currently has 8,550 +/- SF space adjacent in line to Tops Supermarket & an out parcels roughly 2,135 +/- SF, availability at a rental rate starting at \$15.00/SF NNN. Current tenants include Tops Markets, House of Television, Respiratory Services, Subway, TJ Maxx, Harbor Freight & Tools and Monroe Muffler. there is a population of 66,671 people with an average household income of \$58,682 within 10 miles of the shopping center. Space is ideal for a liquor store, restaurant, or any type of retail or office. Other retail stores located nearby include Lowe's, Walmart, Aldi Foods, Tim Horton's, Dunkin' Donuts, KFC/Taco Bell, Tractor Supply Company, Dollar Tree, and Maurices. Former Pizza Hut approximately 2,135 square feet located on the out parcel to this plaza is also available for lease. Space is ideal for multiple businesses. Open to any reasonable offers.

LOCATION OVERVIEW

Springville Plaza is located in Springville, NY, and is ideally positioned on South Cascade Drive & Waverly Street at the (Route 219) Springville on/off ramps. Across from Aldi Foods, Wal-Mart, and Tractor Supply Company.



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Site Plan
1"=100'

TOPS MARKETS PLAZA

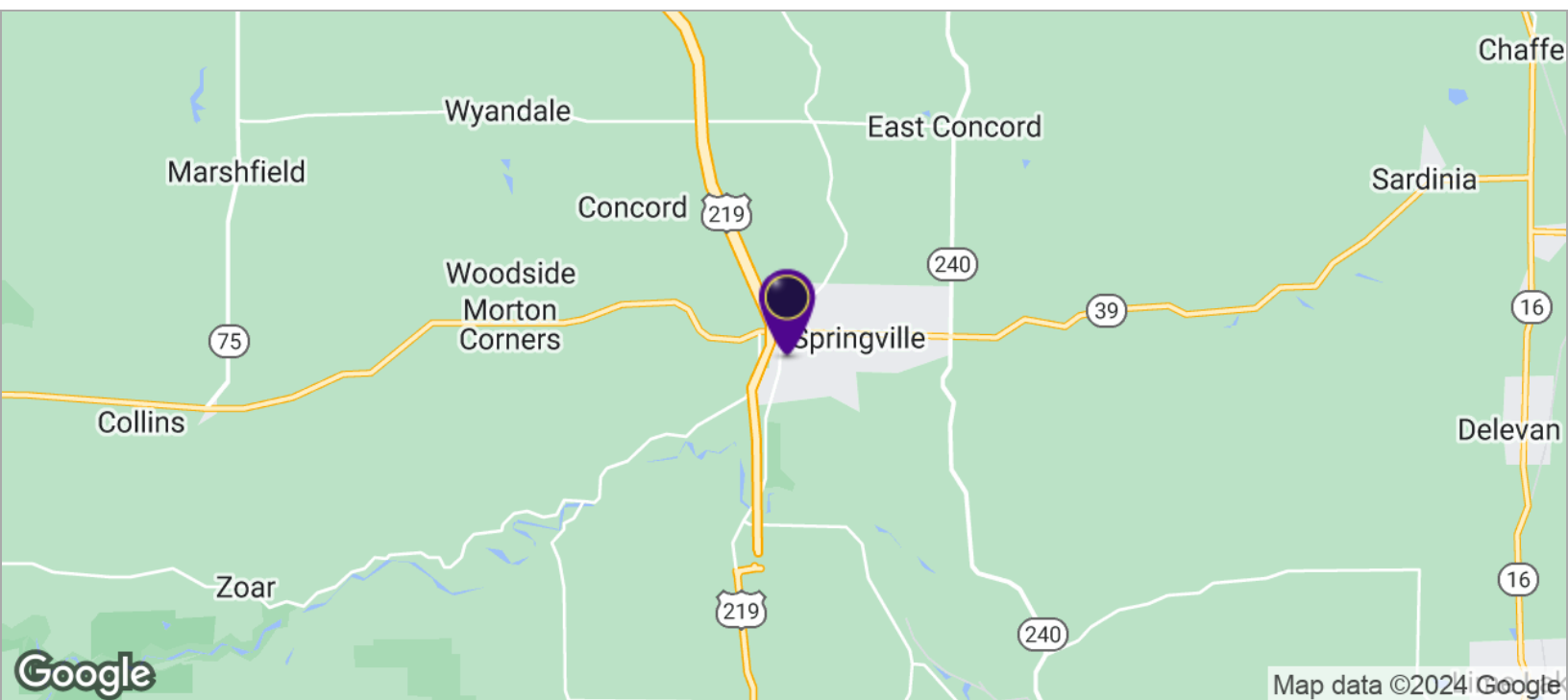
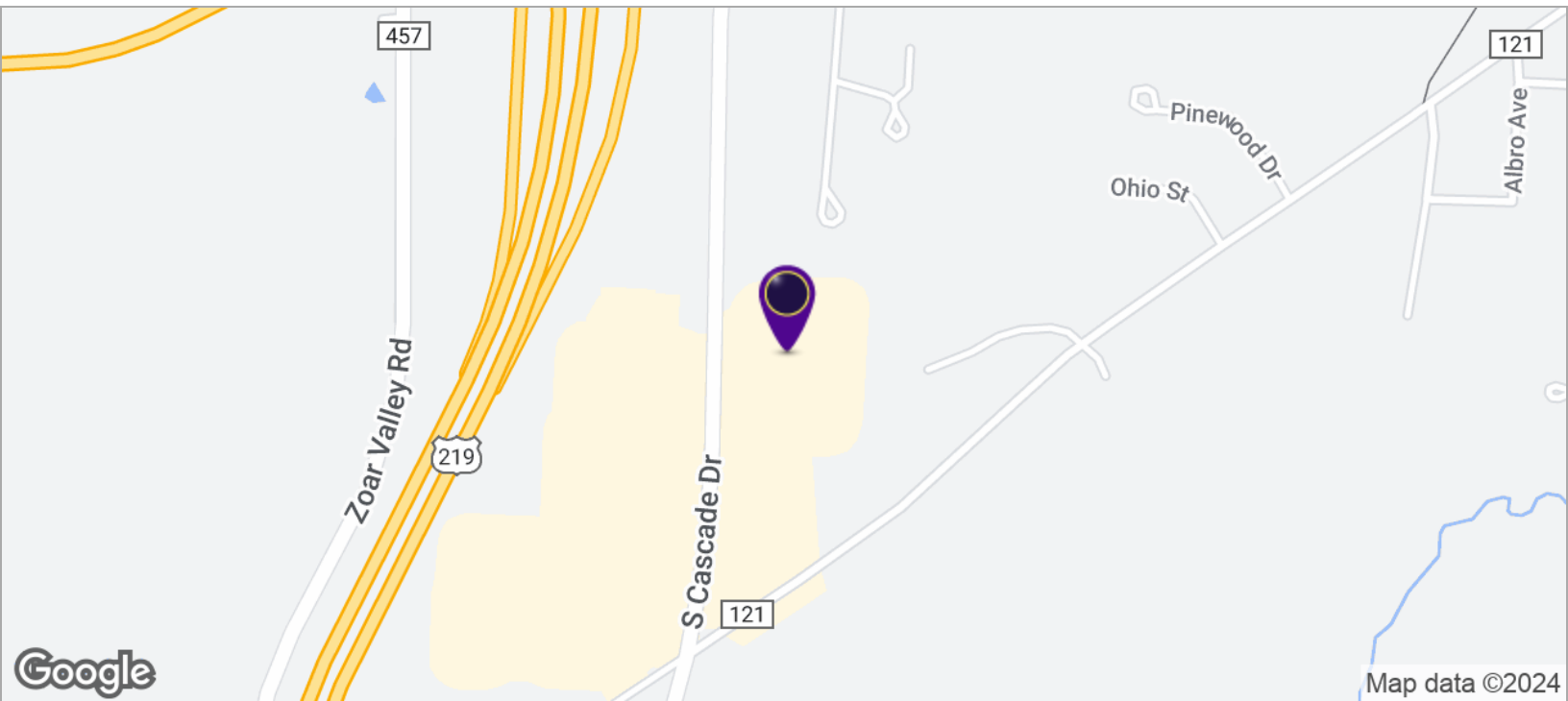
252 South Cascade Drive • Springville, NY 14141

Tenant Key

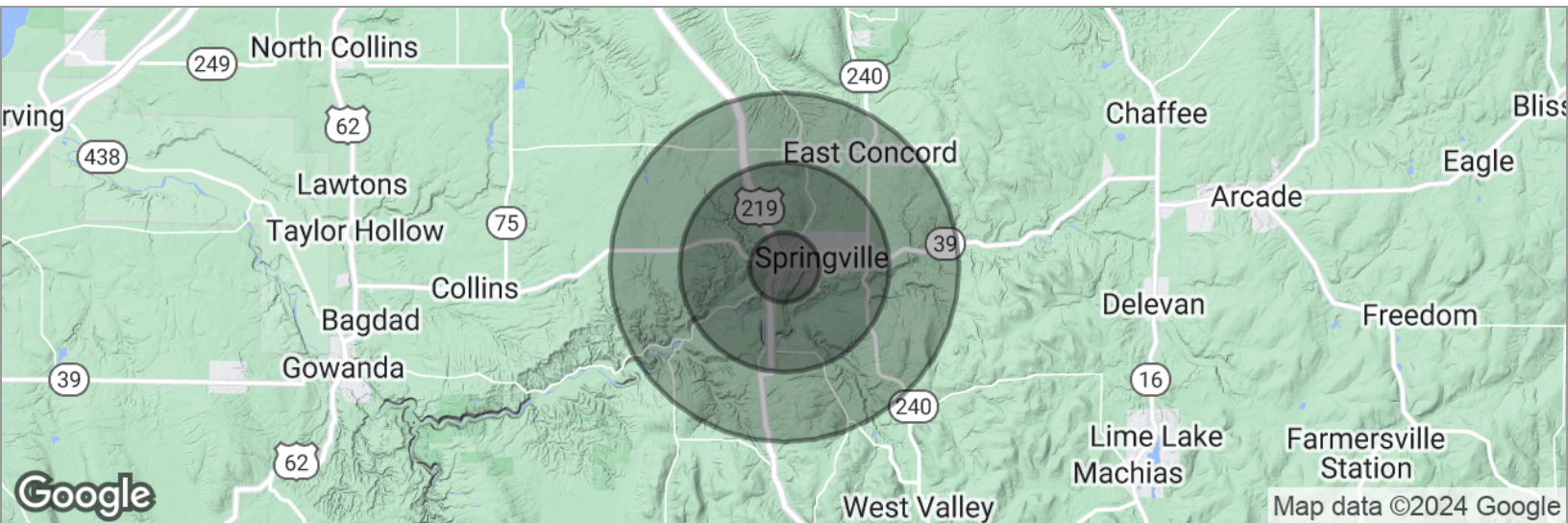
1. Monro Muffler.....	4,390 S.F.	5. Medical Supply.....	4,200 S.F.
2. Tops Markets.....	42,000 S.F.	6. Harbor Freight Tools.....	15,255 S.F.
3. Availble.....	8,550 S.F.	7. T.J. Maxx.....	21,567 S.F.
4. Subway.....	1,616 S.F.	8. Available.....	2,800 S.F.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,234	6,710	9,599
Median age	41.8	42.0	42.2
Median age (Male)	32.2	33.9	36.0
Median age (Female)	48.3	47.4	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	958	2,847	4,009
# of persons per HH	2.3	2.4	2.4
Average HH income	\$51,453	\$52,662	\$54,239
Average house value	\$134,580	\$133,595	\$131,173

* Demographic data derived from 2020 ACS - US Census