

For LEASE

Tops Plaza

3825-3875 Union Rd Cheektowaga, NY 14225



- Located in a densely populated suburb of Buffalo, Cheektowaga, Tops Plaza is a 151,357 SF center boasting 97.8% occupancy and is anchored by Tops Markets, which has been in place for 27 years, Metro Mattress, Dollar Tree, Advance Auto Parts and Rent A Center.

- In fact, tenants representing 78% of the Center's total square footage have been in place for more than 10 years, a sign of the strength and appeal of the Center to the local trade area.

- Although Wegmans is located less than one mile down the road from Tops Plaza, both grocers have been in place for more than 20 years and have successfully co-existed by carving out individual market share.

- Tops Plaza is located at the intersection of Union Road and George Urban Boulevard, two roadways that provide access to major thoroughfares and is home to a large retail corridor including the Walden Galleria, an enclosed mega mall located across the street from Tops Plaza.

- Other retailers located in this corridor include Harbor Freight Tools, Rite Aid Pharmacy, Marshalls, OfficeMax and Sam's Club, among others.



Demographics	3 Miles	5 Miles	10 Miles
Population	95,339	291,625	763,140
Households	42,840	127,195	331,857
Ave HH Income	\$85,310	\$90,679	\$97,586

Demographics Source: SitesUSA (ReGis) 2023 Estimates



Michael A. Smith - Michael@LLDEnterprises.com
Director of Leasing / Licensed Real Estate Salesperson
585-244-3575 ext. 310

415 Park Avenue - Rochester, NY 14607

WWW.LLDENTERPRISES.COM

TENANT INDEX

1	TOPS MARKETS.....	78,000 SF
2	ADVANCE AUTO PARTS.....	10,949 SF
3	DOLLAR TREE.....	14,098 SF
4	AVAILABLE.....	1,314 SF
5	GREEN BOYS SMOKE SHOP.....	1,200 SF
6	GREEN BOYS SMOKE SHOP.....	1,957 SF
8	VILLAGE LAUNDRY.....	1,200 SF
9	AVAILABLE.....	1,140 SF
10	AVAILABLE.....	2,800 SF
11	NEXT LEVEL BOOTCAMP/FITNESS.....	7,282 SF
12	RENT A CENTER.....	3,500 SF
12a	AVAILABLE.....	3,600 SF
14	WINE SELLAR.....	8,645 SF
14a	SUPERCUTS.....	1,260 SF
15	UPS STORE.....	1,630 SF
16	AVAILABLE.....	3,097 SF
16b	VISIONWORKS.....	3,200 SF
16c	BEBE NAILS.....	1,400 SF
17	METRO MATTRESS.....	5,000 SF

Legend

- Available
- Approved Outparcel



UNION ROAD (NYS RTE. 277)



GEORGE URBAN BLVD.

TOPS PLAZA CHEEKTOWAGA

3825-3875 Union Road • Cheektowaga, NY 14225



415 Park Avenue • Rochester, NY 14607
585.244.3575 • www.LLDEnterprises.com