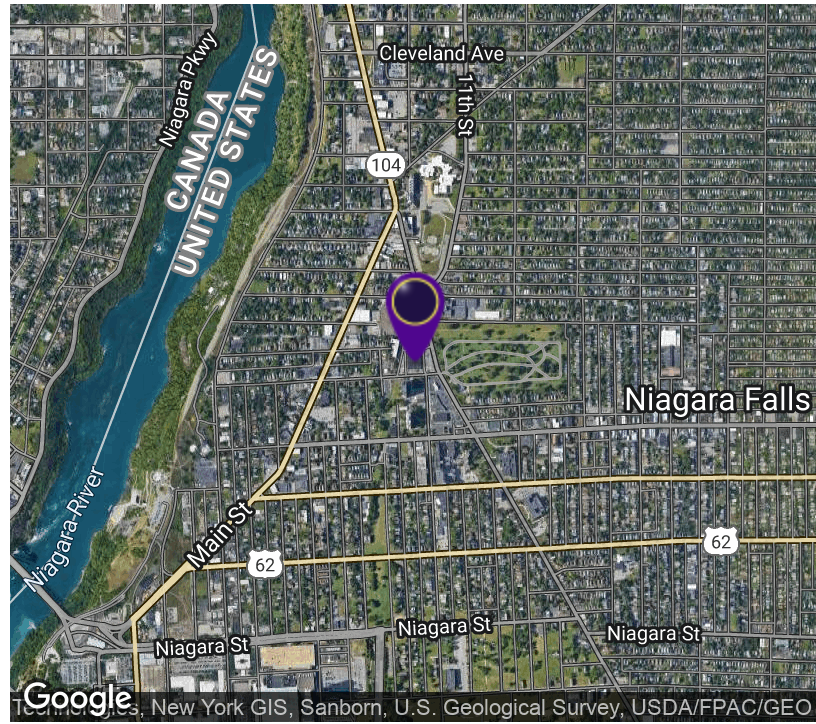


# Tops Plaza-Niagara Falls

810 Portage Road, Niagara Falls, NY 14301



## OFFERING SUMMARY

Available SF:	4,695 +/- SF
Lease Rate:	\$9.75 - 15.75 SF/yr (NNN)
Lot Size:	8.2 Acres
Year Built:	1991
Building Size:	116,670 SF
Zoning:	C-1
Submarket:	Niagara Falls

## PROPERTY OVERVIEW

Former Verizon cellular retail space available in the Tops Supermarkets Plaza in Niagara Falls. Current Tenants include Tops Supermarket, Family Dollar, Rainbow Shops, Dots, United Healthcare and Tim Hortons. Can accommodate a build to suit 2,000+/-SF up to 3,500+/- SF drive-thru adjacent to the Dollar Tree store and next to Tops Supermarket. CAM charges and taxes \$3.87 per square foot. Space is ideal for a liquor store, various retailers, and / or office users.

Site is in close proximity to Niagara Falls Hospital, Walgreens, City of Niagara Falls Municipal Building Seneca Niagara Casino, Hotels, Burger King and other locally-owned restaurants and retail establishments.

## LOCATION OVERVIEW

Located on Portage Road, between Pine Avenue and Main Street in downtown Niagara Falls, NY.

## PROPERTY HIGHLIGHTS

- Great Location
- Highly Visible
- Grocery Store Anchor
- Traffic Light Access
- Plenty of Parking
- Reasonably Priced



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Tops Plaza-Niagara Falls

810 Portage Road, Niagara Falls, NY 14301

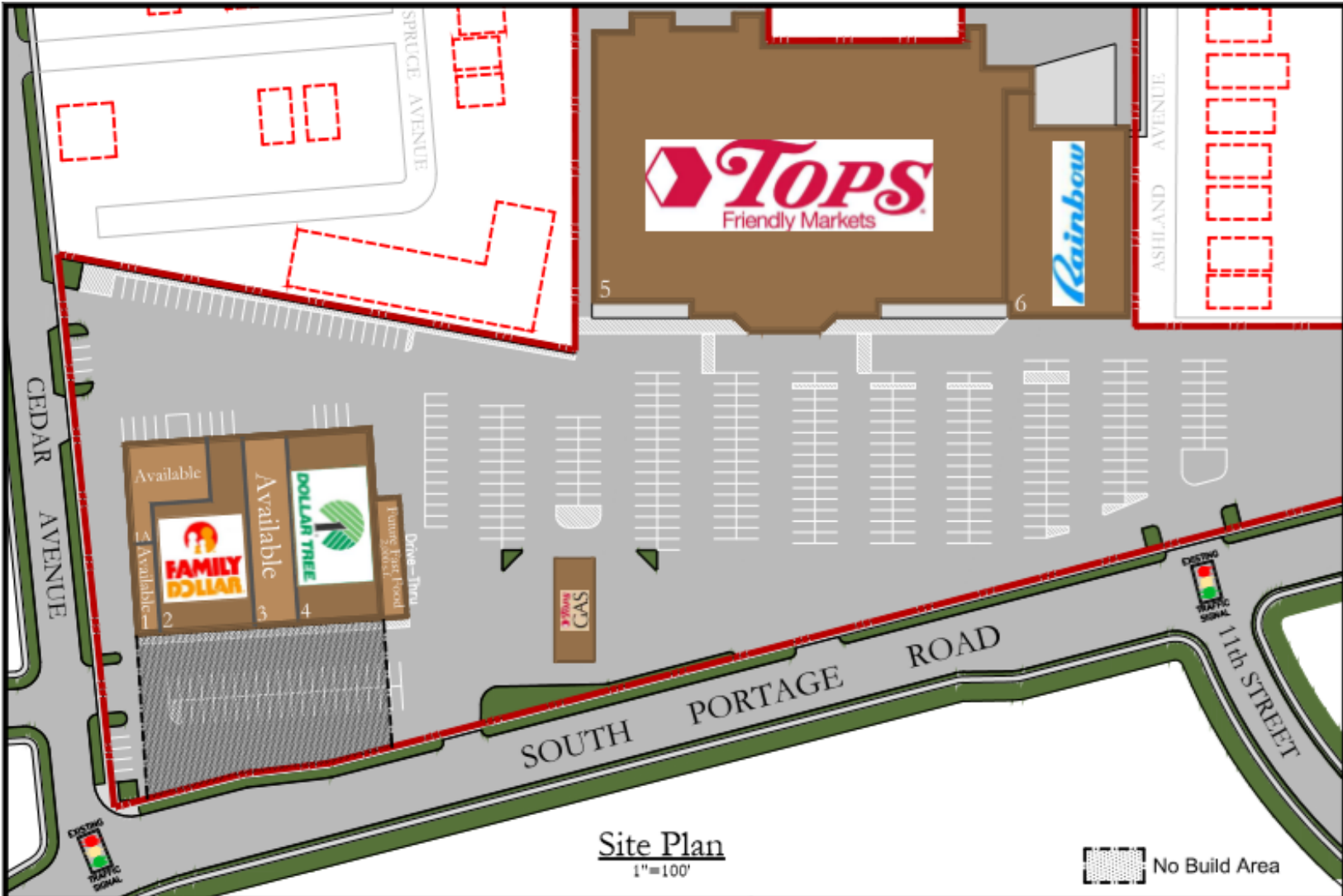


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## TOPS MARKETS PLAZA

1000 South Portage Road - Niagara Falls, NY 14301

Tenant Key	
1. Available.....	1,500 s.f.
1A. Available.....	3,700 s.f.
2. Family Dollar.....	9,200 s.f.
3. Available.....	4,695 s.f.
4. Dollar Tree.....	10,751 s.f.
5. Tops Markets.....	73,000 s.f.
6. Rainbow.....	13,205 s.f.

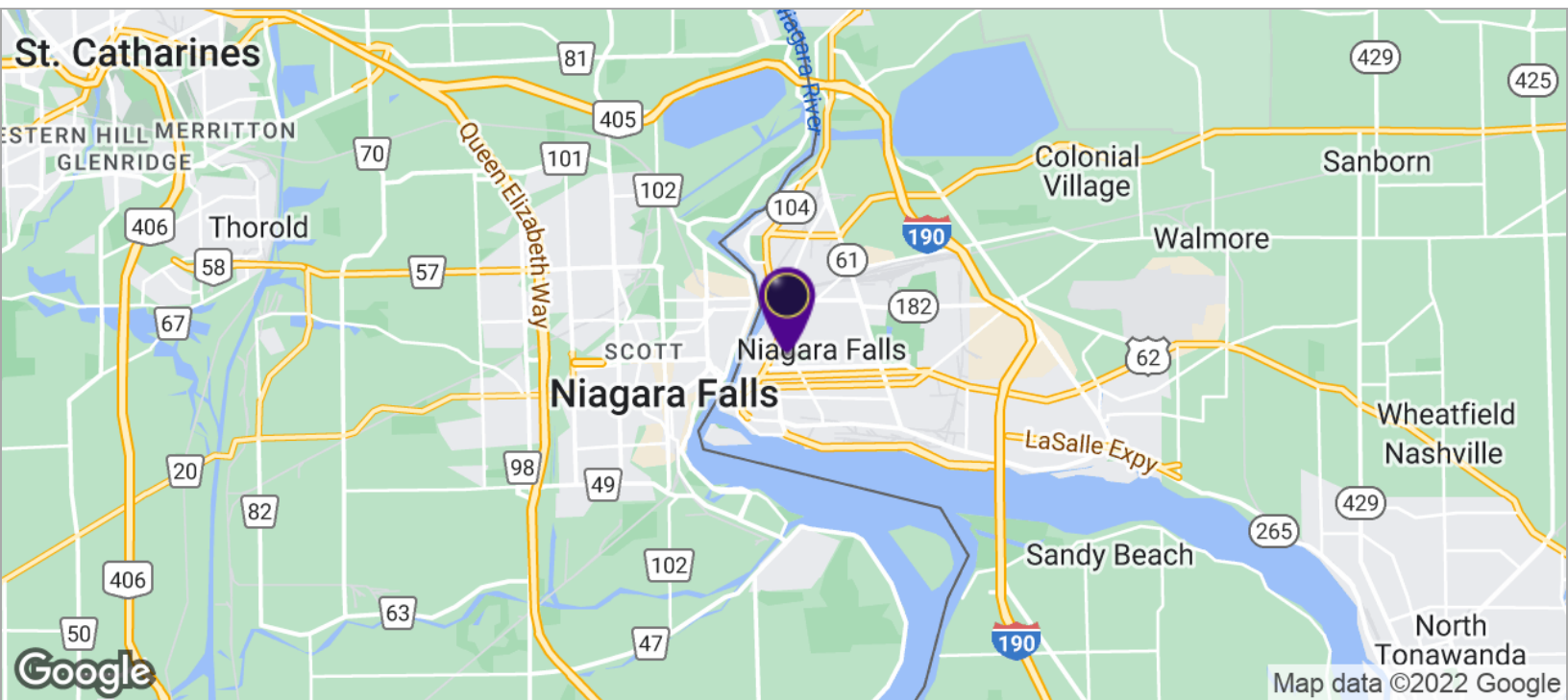
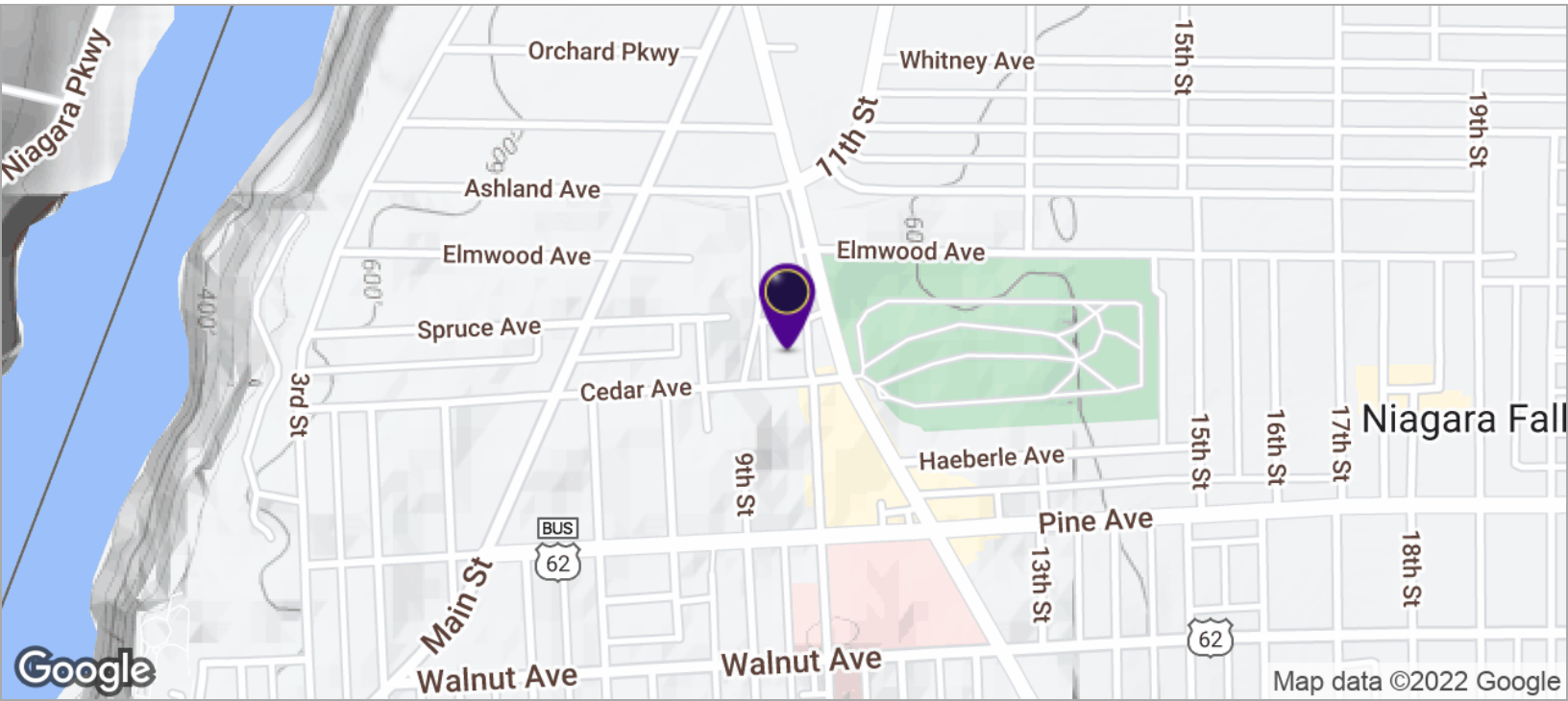


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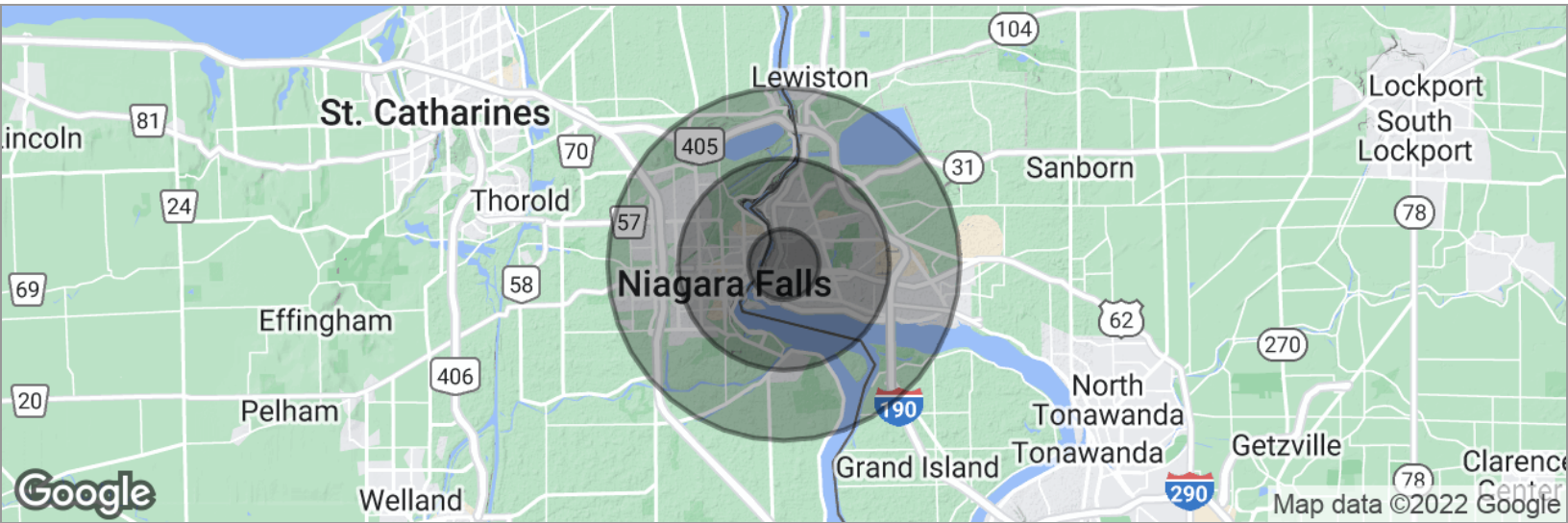


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,815	44,578	63,789
Median age	40.4	37.8	38.8
Median age (Male)	35.8	34.0	35.5
Median age (Female)	42.8	39.9	40.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,744	19,579	27,533
# of persons per HH	2.2	2.3	2.3
Average HH income	\$33,032	\$40,313	\$44,638
Average house value	\$54,267	\$80,261	\$91,210

**ETHNICITY (%)**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	1.8%	2.9%	3.1%

**RACE (%)**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	57.4%	64.0%	72.6%
Black	37.2%	30.7%	22.4%
Asian	0.8%	0.8%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.6%	1.0%	1.0%
Other	0.2%	0.2%	0.5%

\* Demographic data derived from 2020 ACS - US Census



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