

For LEASE

Crossroads Centre

3201-3227 Southwestern Blvd Orchard Park, NY 14127



- Crossroads Centre, located at 3201-3227 Southwestern Boulevard in Orchard Park, New York, is a Tops Market anchored center with a Lowe's shadow anchor.
- Crossroads Centre is the dominant center in one of the wealthiest suburbs of southeastern Buffalo, Orchard Park, and is well-known throughout the area as being the home to high income residents.
- The property is located on Southwestern Boulevard (US Route 20), just 3.5 miles east of the New York State Thruway (I-90) and 12 miles southeast of downtown Buffalo.
- Within a five mile radius of the Property, the population is approximately 124,000+ and is expected to continue to grow.
- In addition to Tops, the 167,805 SF center has a diverse mix of national retailers such as Supercuts, Pet Supplies Plus, The UPS Store, Moe's Southwest Grill and Wendy's/Tim Horton's as well as several local retailers.



Demographics	3 Miles	5 Miles	10 Miles
Population	44,744	124,314	423,995
Households	19,650	55,841	192,499
Ave HH Income	\$98,303	\$84,403	\$73,573

Demographics Source: SitesUSA (ReGis) 2020 Estimates
Traffic Counts AADT NYSDOT 2019 published data



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TENANT INDEX

1	TOPS MARKETS	57,000 SF	13	EXPERIMAC	2,200 SF
2	AVAILABLE	36,000 SF	14	MOE'S SOUTHWEST GRILL	2,400 SF
3	COLONIAL WINE & SPIRITS	18,585 SF	14a	PIE-O-MINE & GREENS	2,400 SF
4	PET SUPPLIES PLUS	8,462 SF	15	TIM HORTON'S/ WENDY'S	5,438 SF
6	SUPERCUTS	1,500 SF	16	FIVE STAR BANK	3,500 SF
7a	ANGEL'S NAILS	1,500 SF	17	WELLOW URGENT CARE	6,310 SF
7d	POP PARTY SUPPLY	1,500 SF	18	GREAT CLIPS	1,406 SF
7	ZOUP	3,000 SF	19	AVAILABLE	1,566 SF
7b	I LOVE KICK BOXING	3,300 SF	U1	LOWE'S	112,115 SF
8	POP PARTY SUPPLY	4,200 SF			
9	THE UPS STORE	1,800 SF			
10	INDEPENDENT HEALTH	3,500 SF			
12	WATSON'S FINE CHOCOLATES	1,500 SF			



Legend

- Available
- Approved Outparcel

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