

FOR LEASE

1000 Portage Road
Niagara Falls, New York 14301



Retail Space Available In Tops Plaza

Features

Total Size	116,903 ± Sq. Ft.	
Spaces Available (4)	1,585 ± Sq. Ft. 3,315 ± Sq. Ft. 5,620 ± Sq. Ft. Pad Site	Can be combined

Property Highlights

- Strong grocery anchored shopping center with Tops Friendly Markets & Gas
- Highly visible pylon signage
- Easily accessible at 2 signalized intersections
- Ample parking
- Shopping center is in great condition and well maintained
- Outparcel pad site available
- Dense residential area
- Adjacent to NFTA Bus Terminal
- Proximate to Niagara Falls Memorial Hospital
- Ideal for wide variety of retail including beauty supplies, fitness center, pet supplies, beverage center, medical, dispensary, restaurant/fast food

Demographic	1 Mile	3 Miles	5 Miles
Population	14,083	34,840	56,425
Average H.H. Income	\$40,339	\$53,997	\$64,468

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Retail For Lease In Grocery Anchored Plaza



Traffic Counts

Portage Road 9,459 AADT

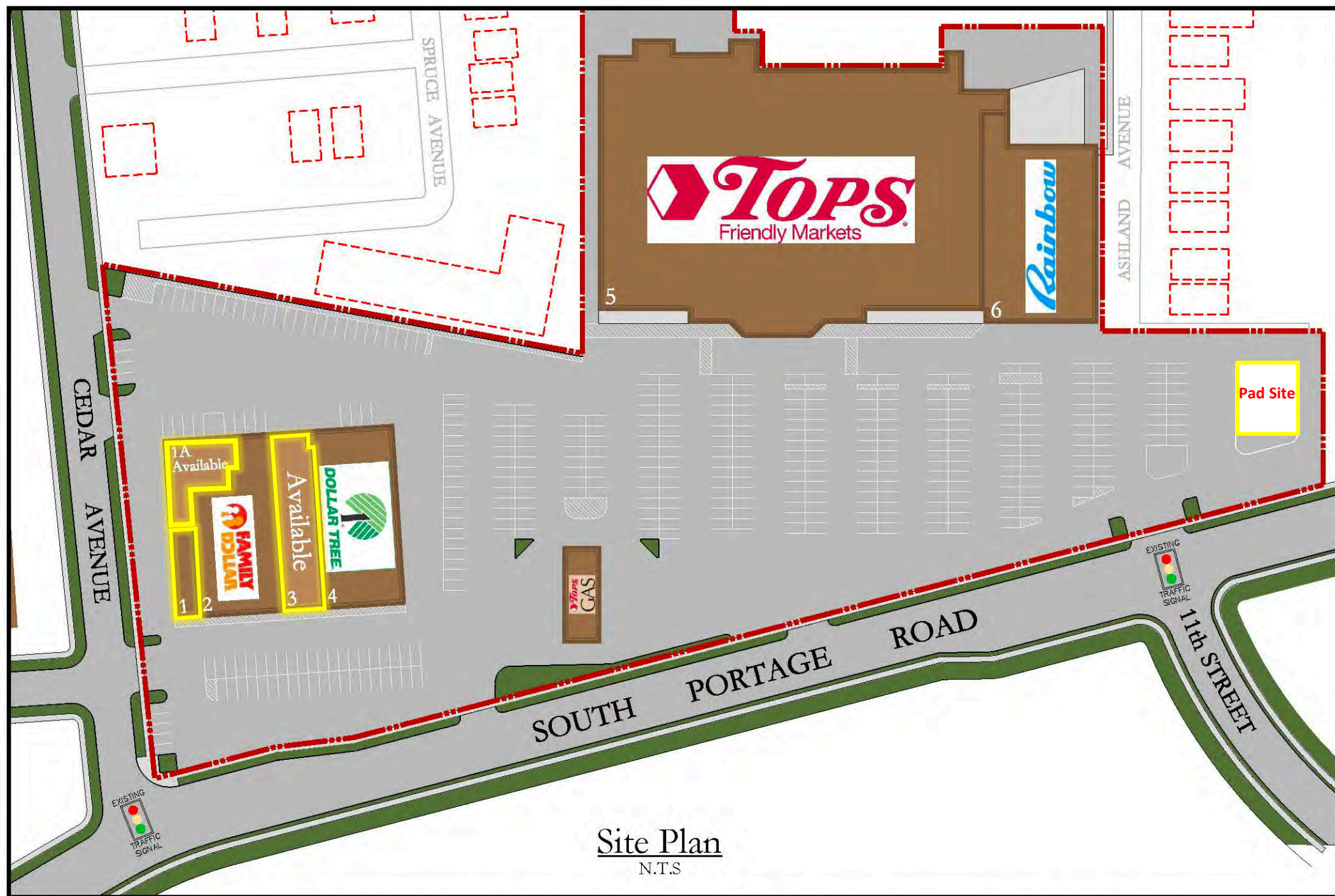
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1000 Portage Road | Niagara Falls, NY



Aerial



Site Plan
N.T.S

TOPS MARKETS PLAZA

1000 South Portage Road • Niagara Falls, NY 14301

Tenant Key

1. Healthcare.....	1,585 s.f.	4. Dollar Tree.....	11,030s.f.
1A. Available.....	3,315 s.f.	5. Tops Markets.....	73,000 s.f.
2. Family Dollar.....	9,410 s.f.	6. Rainbow.....	13,205 s.f.
3. Available.....	5,260 s.f.		