

FOR SALE OR LEASE

GROCERY ANCHORED OUTPARCEL

Building Features

Shopping Center GLA 116,903 ± Sq. Ft.

Availability (3 Spaces) .3,315 ± Sq. Ft.
5,620 ± Sq. Ft. Pad Site } Can be combined
10,751 ± Sq. Ft }

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

Retail For Lease In Grocery Anchored Plaza


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

Traffic Count

Portage Road 9,459 AADT

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1000 Portage Road
Niagara Falls, New York**



Aerial

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