


FOR LEASE

GROCERY-ANCHORED SUITES AVAILABLE

Property Highlights

- Premier plaza in the center of North Tonawanda's densely populated residential area
- Located at the intersection of Meadow Drive and Payne Avenue, attracting high traffic and visibility
- Next to North Tonawanda Middle School and High School
- The grocery-anchored center has a diverse mix of tenants including Tops, McDonalds, Tim Horton's, Pizza Hut, Dollar tree and more
- Ample on-site parking
- Strong demographics and traffic counts
- Ideal for: a wide variety of retail users, restaurants, fitness centers, professional medical, wellness, office users, and more

Traffic Counts

Meadow Drive	10,282 AADT
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Payne Avenue	10,325 AADT
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Source: GBNRTC

Demographic

	1 Mile	3 Miles	5 Miles
Population	11,859	51,403	129,159
Average H.H. Income	\$82,917	\$88,534	\$93,655

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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Mid-City Plaza Availabilities

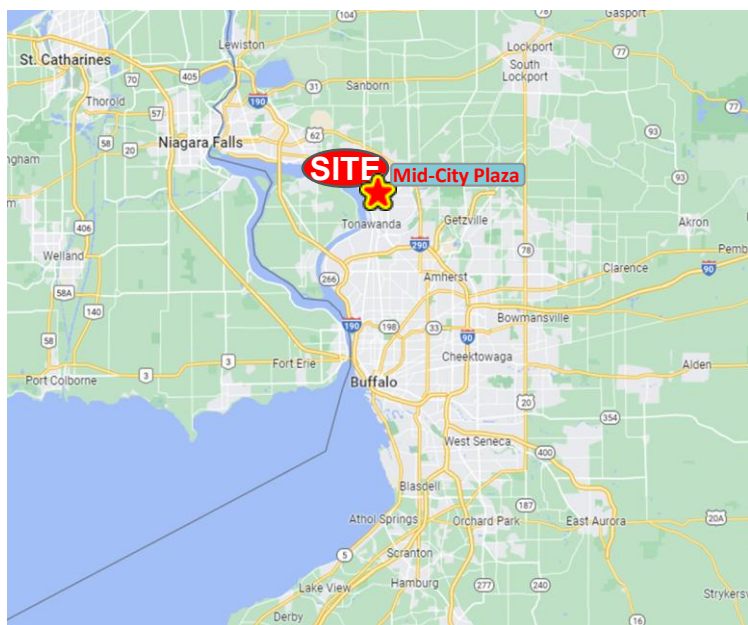
Suite 22	8,160 ± Sq. Ft.
Suite 28	8,000 ± Sq. Ft.
Suite 30	9,088 ± Sq. Ft.
Suite 32	1,950 ± Sq. Ft.
Suite 42	2,937 ± Sq. Ft.
Suite 62	3,200 ± Sq. Ft.
Suite 64	4,713 ± Sq. Ft.
Suite 68	3,482 ± Sq. Ft.



210,081 ± SF
Plaza

41,530 ± SF
Available

24.73 ± Acres
Lot Size



Location Map



Aerial