

FOR LEASE

TJ MAXX PLAZA Sheridan Dr. at Niagara Falls Blvd. Amherst (Buffalo), New York

Site Information

- 296,370 Square Foot Power Center surrounded by major shopping centers, office parks and restaurants
- Over 2 million sq ft of retail and restaurants within 2 miles of this site including the 904,000 sq ft Boulevard Mall, an enclosed super regional mall anchored by Sears, JCPenney, Macy's, and Michaels
- Shopping Center Tenants: Toys R Us, TJ Maxx, Avenue, Old Country Buffet and Ultimate Electronics (opening May 2010).
- Strong sales from existing plaza tenants
- Minutes to State University of New York at Buffalo
- AVAILABLE SPACE:

50,921 sf (189' x 272' 9")	13,458 sf (90' x 150')
49,743 sf (182.4' x 272' 9")	5,250 sf (35' x 150')
1,115 sf (35' x 31.10')	
- Call for Rental Rates, Net Charges: \$3.19+/- per square foot

Demographics*

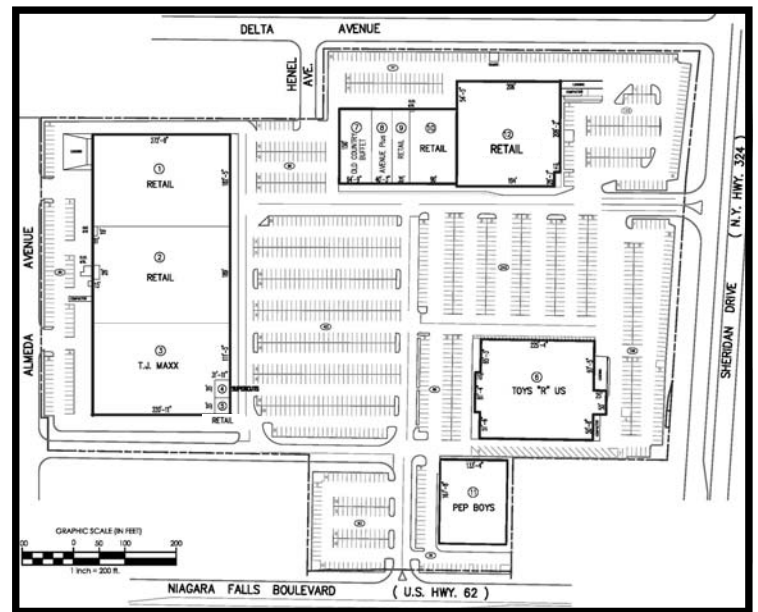
	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population:	17,252	62,838	151,391
Avg. Household Income:	\$49,388	\$55,056	\$54,425

*ScanUS 2003 Estimates

Traffic Counts*

Niagara Falls Blvd. north of Sheridan Dr.	35,105 AADT
Niagara Falls Blvd. south of Sheridan Dr.	22,647 AADT
Sheridan Drive west of Niagara Falls Blvd.	32,041 AADT
Sheridan Drive east of Niagara Falls Blvd.	32,292 AADT

*Traffic Counts 2006 - NYSDOT Traffic Data Viewer



**For more information, please contact
Penny D. Cipolla
(716) 684-9000 x 216**