

TOPS-ANCHORED SHOPPING CENTER — AVON, NY

Tops Plaza – Avon

270 E Main St · Avon, NY 14414 · Livingston County

A 1,664 SF inline space available in the fully-leased, dominant grocery-anchored shopping center in Avon — the largest and best grocery store in the surrounding area, with a massive extended draw. Co-tenants include Tops Friendly Markets, High Nail Salon, Zoom Tan, Upstate Bottle Return, Fueled Fitness, and Mark's Pizzeria. Taco Bell and O'Reilly Auto Parts are scheduled to open in 2026 on the two outparcels flanking the entrance.

1,664 SF INLINE SPACE
AVAILABLE NOW

13,014 AADT ON
EAST MAIN ST

2026 TACO BELL & O'REILLY
OUTPARCELS OPENING



01

Signalized entrance & pylon signage

02

Dominant, fully-leased shopping center

03

Shopping center in excellent condition

04

Less than 2 miles from I-390

FEATURED AVAILABILITY

1st Floor Suite 3B — Office / Retail

A turnkey professional-services office space in the fully-leased, dominant Tops-anchored center.

1,664 SF

AVAILABLE NOW

LEASE TYPE
NNN

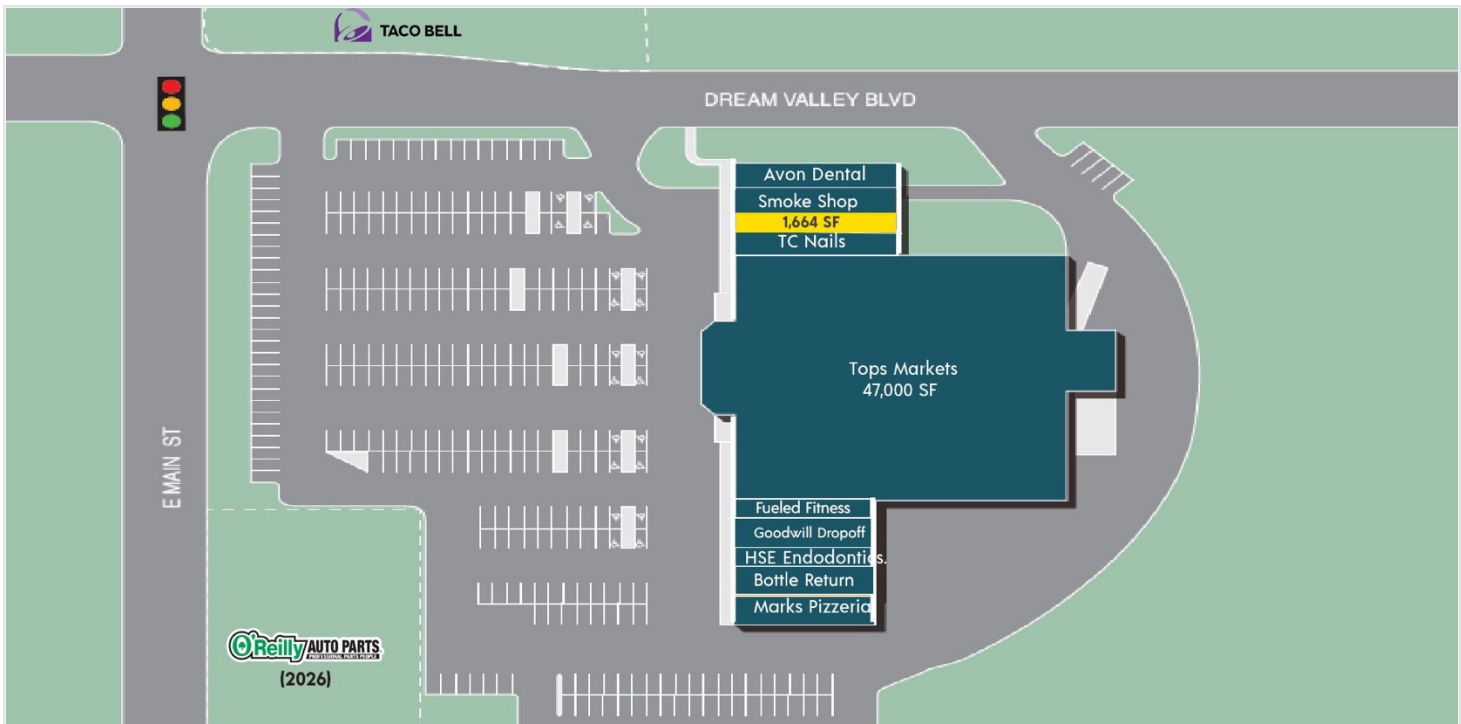
LEASE RATE
Negotiable

LEASE TERM
Negotiable

AVAILABLE SPACES & SITE PLAN

Turnkey Office / Retail Suite

A single 1,664 SF suite is available at Tops Plaza on an NNN basis — a turnkey professional-services office space in a fully-leased, dominant shopping center.



Site plan. The available 1,664 SF suite is highlighted at the north end of the inline building, between Avon Dental / Smoke Shop and TC Nails, adjacent to the 47,000 SF Tops Markets. O'Reilly Auto Parts is scheduled to open on the outparcel in 2026. Not to scale.

SUITE	LEASE TYPE	LEASE RATE	DESCRIPTION	SIZE
1st Floor Suite 3B Turnkey professional services office	NNN	Negotiable	Office / Retail	1,664 SF

CO-TENANTS

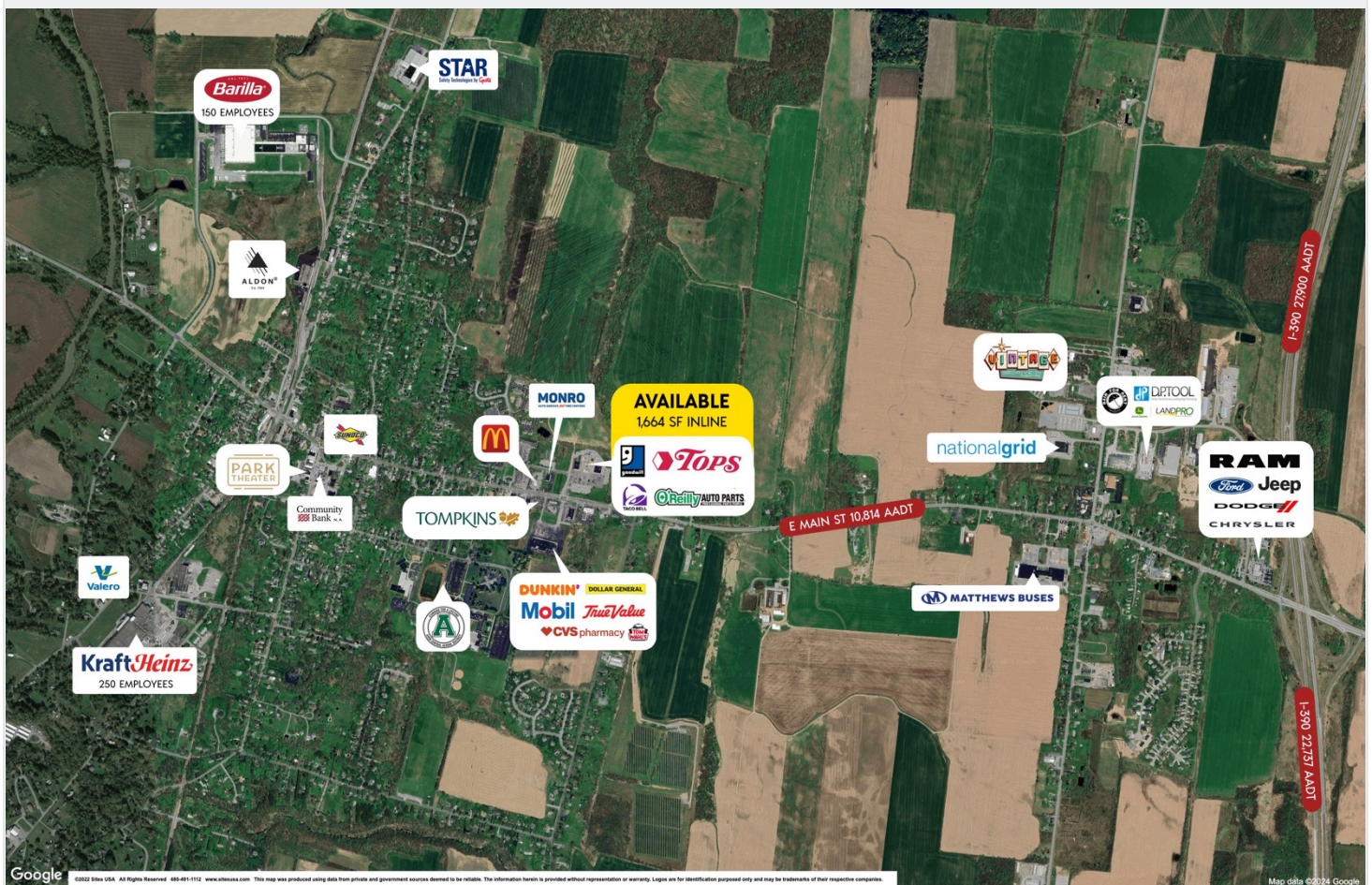
Tops Friendly Markets	Fueled Fitness
High Nail Salon	Mark's Pizzeria
Zoom Tan	Taco Bell — 2026
Upstate Bottle Return	O'Reilly Auto Parts — 2026

PROPERTY HIGHLIGHTS

ENTRANCE	Signalized
SIGNAGE	Pylon Available
CONDITION	Excellent
MARKET POSITION	Dominant in Area

TRADE AREA AERIAL

Southern Rochester MSA



Trade-area aerial. Avon sits in the southern half of the Rochester MSA on Routes 5 and 20, less than two miles from I-390. Regional employers include Barilla (150 employees) and Kraft Heinz (250 employees); nearby national tenants include Community Bank, Tompkins, Valero, and the Vintage Drive-In Theatre.

SITE AERIAL

The Plaza & Its Co-Tenants



Site aerial. The available 1,664 SF inline space sits beside Tops Friendly Markets, with Taco Bell and O'Reilly Auto Parts scheduled to open in 2026 on the outparcels flanking the entrance. Nearby retailers include McDonald's, Dunkin', Monro, and CVS Pharmacy. E Main St carries 10,909 AADT at the site.

DEMOGRAPHICS — 2026 ESTIMATES

A Stable Rochester MSA Trade Area

Estimated population, income, education, and workforce by radius from 270 E Main St — a steady, established base across Avon and the surrounding southern Rochester MSA.

	17,916	\$111.9K	67.5%	5,009
	POPULATION 7-MILE RADIUS	AVG HH INCOME 5-MILE RADIUS	COLLEGE EDUCATED 7-MILE RADIUS	TOTAL EMPLOYEES 7-MILE RADIUS
2026 ESTIMATE	3 MI	5 MI	7 MI	10 MIN
Population	6,082	8,381	17,916	20,632
Households	2,631	3,576	7,593	8,879
Median Age	42.7	42.8	43.2	43.6
Avg HH Income	\$108,281	\$111,855	\$110,555	\$111,931
Median HH Income	\$77,991	\$81,400	\$85,219	\$87,087
Per Capita Income	\$46,931	\$47,816	\$46,981	\$48,293
College Educated (25+)	64.4%	64.8%	67.5%	68.3%
Total Businesses	222	286	527	689
Total Employees	2,126	2,701	5,009	6,722

Source: Sites USA, 2026 estimates (2010–2020 Census base with 2031 projections). Ring radii measured from 270 E Main St. College Educated (25+) is the sum of Some College, Associate's, Bachelor's, and Graduate degree attainment.