

**FOR LEASE**

**2265 Downer Street/Route 31**

Baldwinsville, New York 13027

# Pad Sites Available

**RIVER MALL**



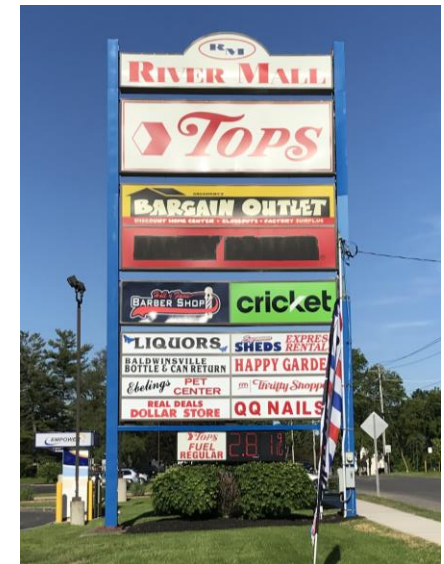
**Retail Spaces Available For Lease: 1,800± SF, 6,866± SF, 7,000± SF & 8,640± SF Available Now!  
Can Accommodate 25,000± SF Inline or 10,000± SF BTS Pad Sites**

## Property Highlights

- Strong grocery anchored shopping center with Tops Grocery & Gas
- Great tenant mix
- Very visible pylon sign
- Near population center
- Attractive façade
- At signalized intersection
- Curb cuts on two streets
- Plenty of parking
- Great shopping traffic

## Area Highlights

- Immediate access and visibility to I-690 with exit ramp.
- High traffic at Route 31 (Downer Street) and I-690 interchange.
- Neighboring retailers include Aldi, Speedway, Family Dollar, Walgreens, McDonald's, Pizza Hut, Auto Zone, Microtel and Dunkin
- Current tenants in center include Tops, Powerhouse Gym, Butterfly Liquors, Happy Garden, Recycling Center, Ebelings Pet Center, QQ Nails, Hall of Fame Barber Shop Bargain Outlet and Thrifty Shopper. Tops also has gas on the property.
- Very near the new apartment development The Landings at Meadowood boasting 243 new luxury apartment units



For more information, please contact:

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**Freestanding building within shopping center**



**Space Available next to Tops**



**Tops Gas Pumps**



**Outparcel facing Downer Street – 1,800± SF Available**

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**River Mall –  
Current Tenants &  
Vacancies – Available  
Now for Occupancy!**



**Tenant Key**

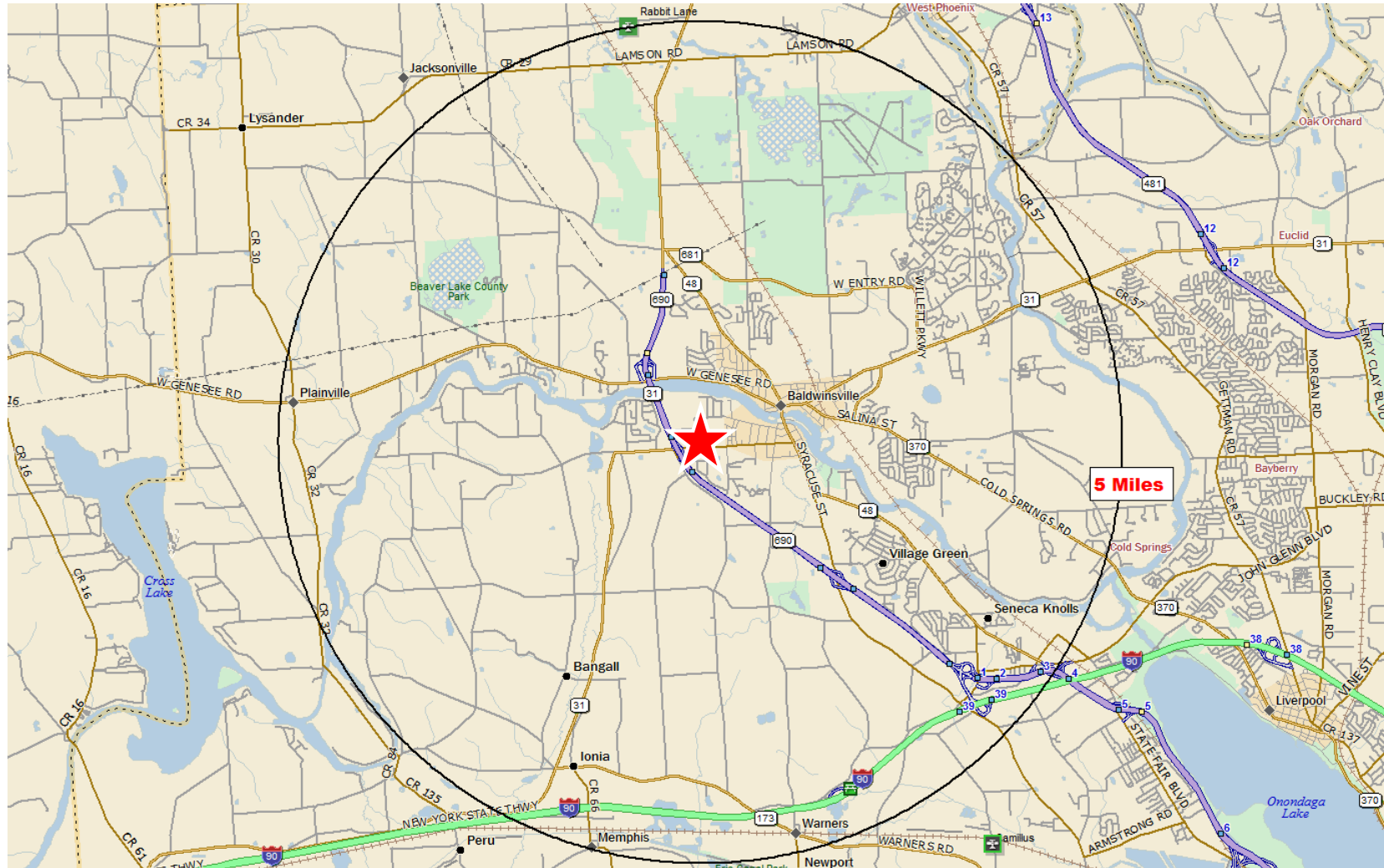
- 1 – Tops
- 2 – **AVAILABLE – 7,000± SF**
- 3 – Butterfly Liquors
- 4 – QQ Nail Salon
- 5 – Happy Garden
- 6 – **AVAILABLE – 6,866± SF**
- 7 – Ebeling's Pet Center
- 8 – Bottle & Can Recycling Ctr.
- 9 – **AVAILABLE – 8,640± SF**
- 10 – **AVAILABLE – 6,000± SF**
- 11 – Real Deals Dollar Store
- 12 – Bargain Outlet
- 13 – Thrifty Shopper
- 14 – Power House Gym
- 15 – Hall of Fame Barber
- 16 – **AVAILABLE – 1,800± SF**



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Demographic	1 Miles	3 Miles	5 Miles
Population	4,515	18,720	36,313
Households	2,011	7,791	14,930
Average Income	\$63,781	\$83,294	\$93,252
Daytime Employees	1,218	6,097	11,548
Source: ESRI Business Analyst 2018			

Traffic Counts	
Downer Street/Route 31	8,504 AADT
Interstate 690	21,195 AADT
Source: NYS DOT 2016	