

FOR LEASE**2265 Downer Street****Baldwinsville, New York 13027**

Pad Sites Available

RIVER MALL

Retail Spaces Available For Lease: 1,740± SF, 6,000± SF & 8,640± SF Available Now!
Can Accommodate 30,000± 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, Auto Zone, Taco Bell, Microtel, Subway and Dunkin
- Current tenants in center include Tops (and Tops Gas), Powerhouse Gym, Butterfly Liquors, Aura Studio Beauty Bar, Haven Jiu Jitsu, Happy Garden, Recycling Center, Ebelings Pet Center, QQ Nails, Hall of Fame Barber Shop, Home Outlet and Thrifty Shopper
- Very near the new apartment development *The Landings at Meadowood* boasting 243 new luxury apartment units



30,000± SF Storefront can be made available

For more information, please contact:

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Space can be combined with adjacent spaces for 30,000± SF!



Space available next to Tops



Tops Gas Pumps



Freestanding building within shopping center

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1,800± SF leased to Aura Studios



Thrifty Shopper



Inline Spaces



Home Outlet

Current Tenants & Vacancies – Available Now for Occupancy!



Spaces that can be made available!
30,000± SF Box



Tenant Key

- 1 – Tops
- 2 – Butterfly Liquors
- 3 – **AVAILABLE – 1,740± SF**
- 4 – QQ Nail Salon
- 5 – Happy Garden
- 6 – Haven Jiu Jitsu
- 7 – Ebeling's Pet Center
- 8 – Bottle & Can Recycling Ctr.
- 9 – **AVAILABLE – 8,640± SF**
- 10 – **AVAILABLE – 6,000± SF**
- 11 – **AVAILABLE – 10,199± SF**
- 12 – Home Outlet
- 13 – Thrifty Shopper
- 14 – Powerhouse Gym
- 15 – Hall of Fame Barber
- 16 – Aura Studios Beauty Bar

Spaces 9, 10 and 11 can be combined for a total of 25,000± SF

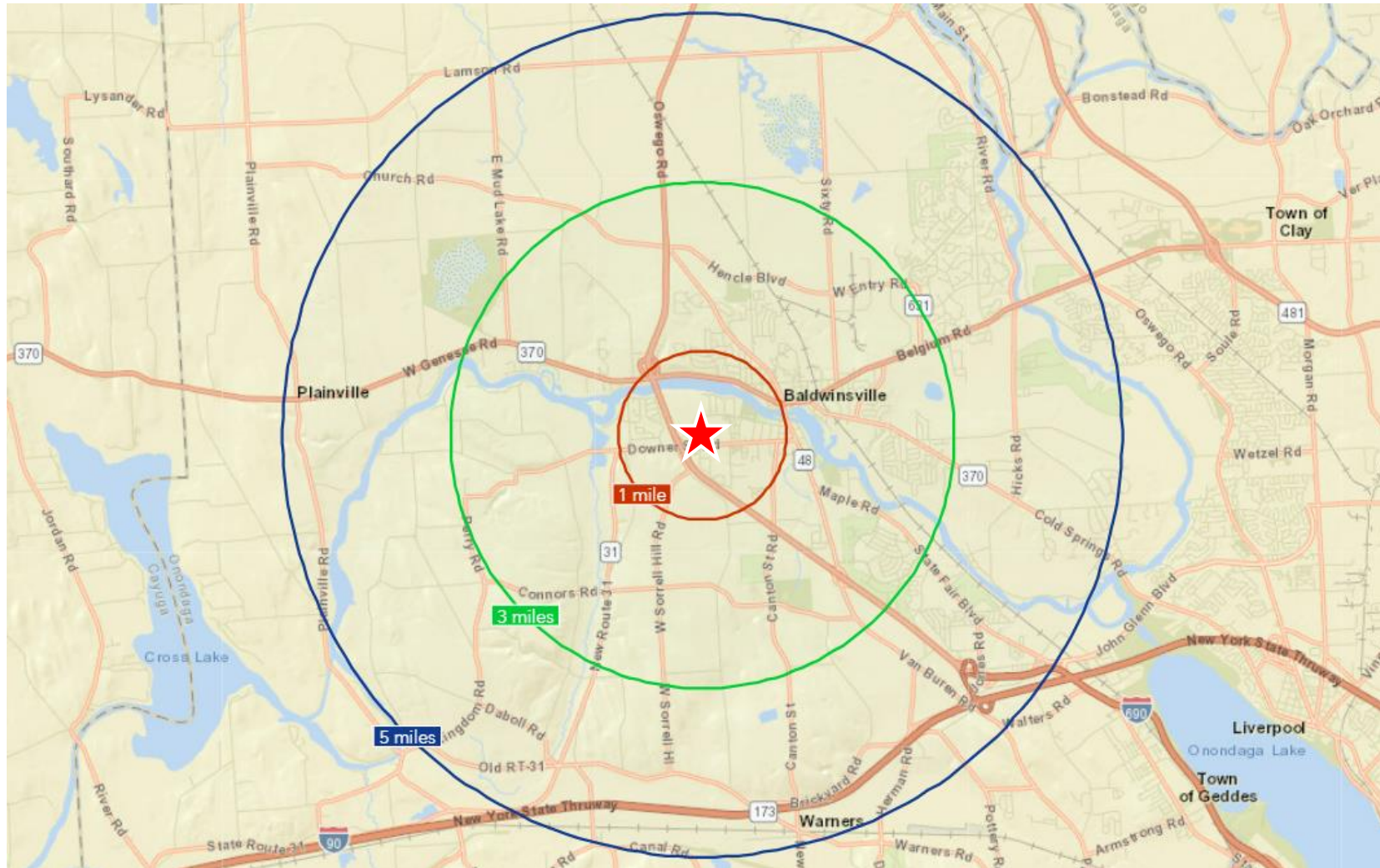
Spaces 7, 8, 9, 10 and 11 can be combined for a total of 30,000± SF

Also Available to Build:
10,000± SF Daycare/Medical
10,000± SF Restaurant

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| Demographic | 1 Miles | 3 Miles | 5 Miles |
|------------------------------------|----------|-----------|-----------|
| Population | 5,501 | 19,986 | 37,360 |
| Households | 2,393 | 8,594 | 15,654 |
| Average Income | \$90,246 | \$101,178 | \$106,697 |
| Daytime Employees | 1,447 | 6,450 | 10,640 |
| Source: ESRI Business Analyst 2022 | | | |

| Traffic Counts | |
|----------------------|-------------|
| Downer Street | 9,093 AADT |
| Route 690 | 19,565 AADT |
| Source: NYS DOT 2019 | |