

FOR LEASE

2265 Downer Street
Baldwinsville, New York 13027



Pad Sites Available

River Mall



**Retail Spaces Available: 1,740± SF & up to 16,199± SF Available Now!
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, Haven Jiu Jitsu, Happy Garden, Recycling Center, Ebelings Pet Center, QQ Nails, Hall of Fame Barber Shop, Syracuse United Soccer and Home Outlet and Thrifty Shopper
- Very near the new apartment development The Landings at Meadowood boasting 243 new luxury apartment units

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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

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Current Tenants & Vacancies – Available Now for Occupancy!

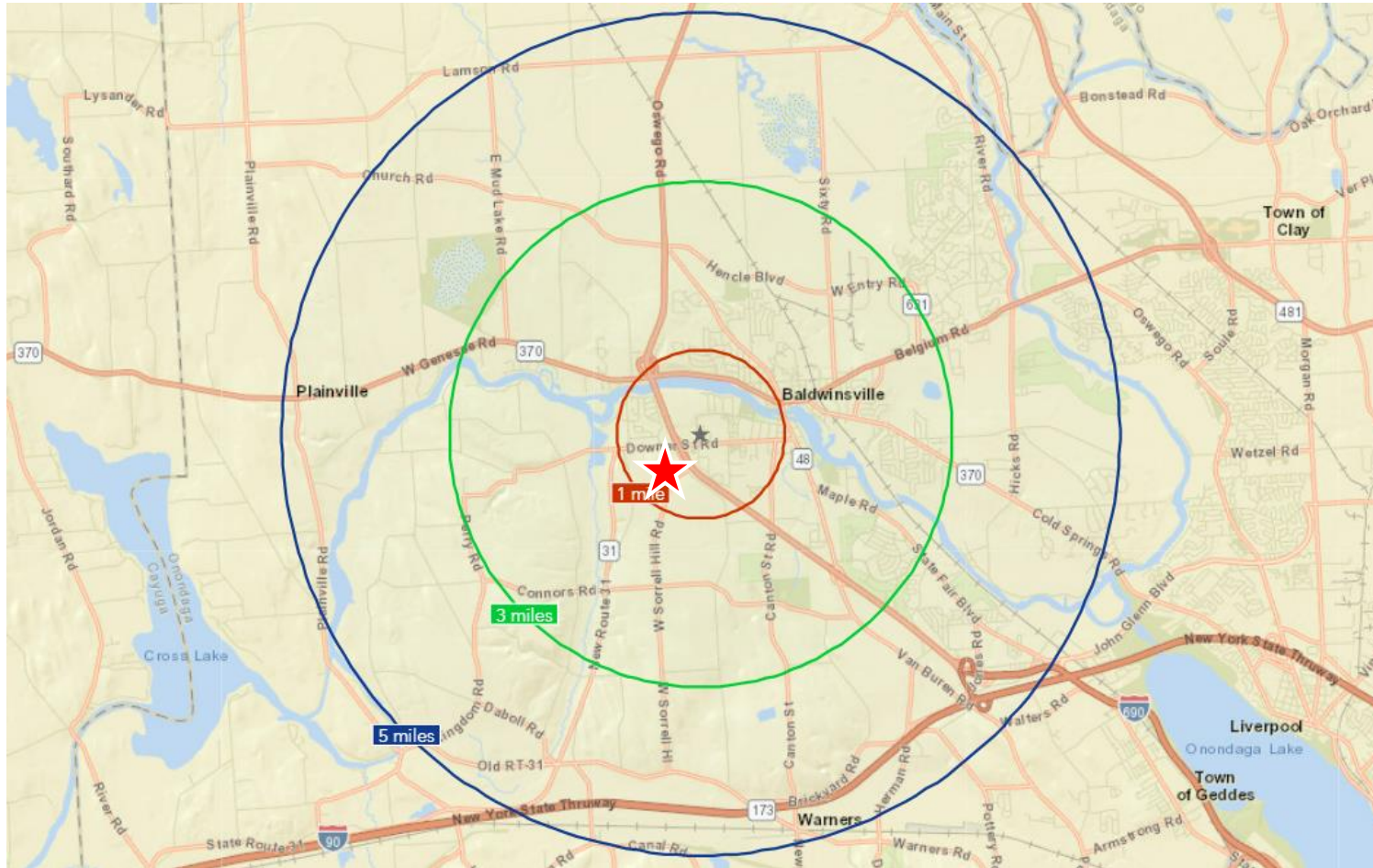


- Tenant Key**
- 1 – Tops
 - 2 – Butterfly Liquors
 - 3 – AVAILABLE – 1,740± SF**
 - 4 – QQ Nail Salon
 - 5 – Happy Garden
 - 6 – Haven Jiu Jitsu
 - 7 – Ebling's Pet Center
 - 8 – Bottle & Can Recycling Ctr.
 - 9 – Syracuse United Soccer
 - 10 – AVAILABLE – 6,000± SF**
 - 11 – AVAILABLE – 10,199± SF**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

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

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Demographic	1 Mile	3 Miles	5 Miles	Traffic Counts	
Population	5,501	19,986	37,360	Downer Street	9,093 AADT
Households	2,393	8,594	15,654	Route 690	19,565 AADT
Average H.H. Income	\$90,246	\$101,178	\$106,697	Source: NYS DOT 2019	
Daytime Employees	1,447	6,450	10,640		

Source: ESRI Business Analyst 2022