



HIGHLY TRAFFICKED CORNER
8395-8417 OSWEGO RD & RT 31
BALDWINVILLE, NY 13027

KIMBROOK VILLAGE SQUARE



RETAIL SPACE FOR LEASE

Property Details

- **Suites 101 (1,870SF) & 110 (2,641SF) and Standalone 3,268 SF Building with Drive-Thru.**
- **Anchor Tenants: Top's Friendly Markets, Planet Fitness, Goodyear, & more**
- **47,740 cars per day traffic**
- **Recent makeover including: New Roof, LED Exterior Lighting, Newly paved and striped parking lot, etc.**
- **Located at the corner of Oswego Road and Rte 31. On-Site Parking (+/- 2800 spaces)**
- **Suite lease rate \$18.50 SF to \$23.50 SF Plus +++). Ask agent for Lease rate on 3,268 SF standalone Building.**

CONTACT US

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Suite 110



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Standalone 3



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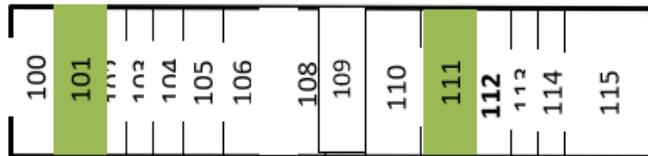
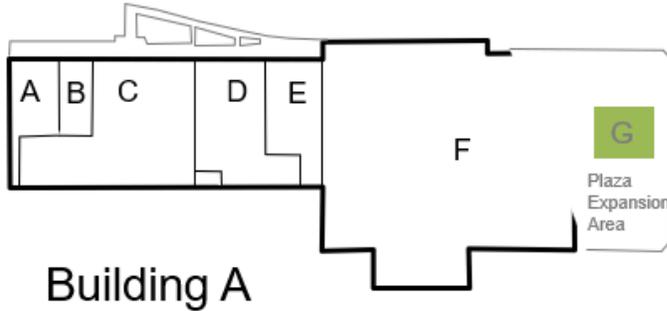
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KIMBROOK PLAZA



SA-2
Goodyear

SA-3
Available

The availability of specific spaces shown is subject to change & withdrawal without notice.

Standalone

Standalone Buildings		
Suite	SF	Tenant
SA-2	5,215	Good Year Tire
SA-3	3,268	Available

Building A

Suite	Tenant
A, B, C	Future Planet Fitness
D	Clay Oven
E	Moyers Corner Wines & Liquors
F	TOPS Market
G	AVAILABLE FOR FUTURE DEVELOPMENT
OP-1	LAND LEASE AVAILABLE

Building B

Suite	Tenant
100	Enterprise
101	AVAILABLE
102	315 Hive Boutique
103	Urban Pho
104	Clay
105	Malara Eye Care
106	
107	Barbershop
108	Nail Expo
109	Crumbi Cookie
110	Pinnacle Open MRI
111	AVAILABLE
112	Tox and Pout Aesthetics
113	Nutrition Fix
114	Super Kind Imports
115	I Love Kickboxing

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Kimbrook Village Square
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