

Big Flats Consumer Square

830 Country Route 64
Big Flats, NY 14814



PROPERTY DESCRIPTION

Inline and pad site spaces available for NNN lease. Former Fridays Pad Site is available for NNN lease, or redevelopment with a NNN BTS or Ground Lease. 60,000 SF Big Box space (former Grocer) available for lease.

LOCATION DESCRIPTION

Big Flats Consumer Square is a 574,000 SF retail center with two signalized entrances, with one right at the on/off ramps for I-86. This shopping center is anchored by Tops, Sam's Club, and Hobby Lobby. Offering unmatched visibility and access, the available property has prime location within the center with excellent visibility from both directions on County Road 64.

Located at the signalized intersection of Route 64 across from Arnot Mall, Big Flats Consumer Square is at one of the busiest intersections in the Southern Tier. Adjacent to Big Flats Consumer Square, this property is located in the center of a large retail corridor. Retailers in the area include Lowe's, Target, Harbor Freight, Barnes & Noble, Petco, Michaels, Kohl's, Walmart, ALDI, and Dick's Sporting Goods, as well as numerous fast food/casual dining restaurants including Five Guys, Applebee's, Taco Bell, Popeye's, Panera, Olive Garden, Red Lobster, and Outback Steakhouse.

PROPERTY HIGHLIGHTS

- Big Flats Consumer Square is a 574,215 SF retail property located in Chemung County at I-86 & Chambers Rd.
- Located near Arnot Mall, the area's only enclosed shopping mall.
- Located near the corporate headquarters of manufacturer Corning Inc.
- Features excellent visibility and access from I-86 and NY State Route 64.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,715 - 65,340 SF
Building Size:	574,215 SF



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LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	1,715 - 65,340 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 10	Available	2,058 SF	NNN	Negotiable	-
Suite 19	Available	33,195 SF	NNN	Negotiable	-
Suite 19F	Available	24,983 SF	NNN	Negotiable	-
Suite 19B	Available	4,246 SF	NNN	Negotiable	-
Suite 20	Available	3,919 SF	NNN	Negotiable	-
Suite 20A	Available	1,715 SF	NNN	Negotiable	-
Suite 22	Available	5,642 SF	NNN	Negotiable	-
Suite 25	Available	2,750 SF	NNN	Negotiable	-
Suite 26	Available	8,000 SF	NNN	Negotiable	-
Suite 28A	Available	10,000 SF	NNN	Negotiable	-
Former Fridays Pad Site	Available	1.5 Acres	Ground Lease	Negotiable	5,000 SF Building for NNN Lease Redevelopment with NNN BTS or Ground Lease
Suite 12	Available	7,910 SF	NNN	Negotiable	-
BTS Inline Space	Available	10,000 SF	NNN	Negotiable	BTS NNN Space located between Harbor Freight and Sportsman's Warehouse



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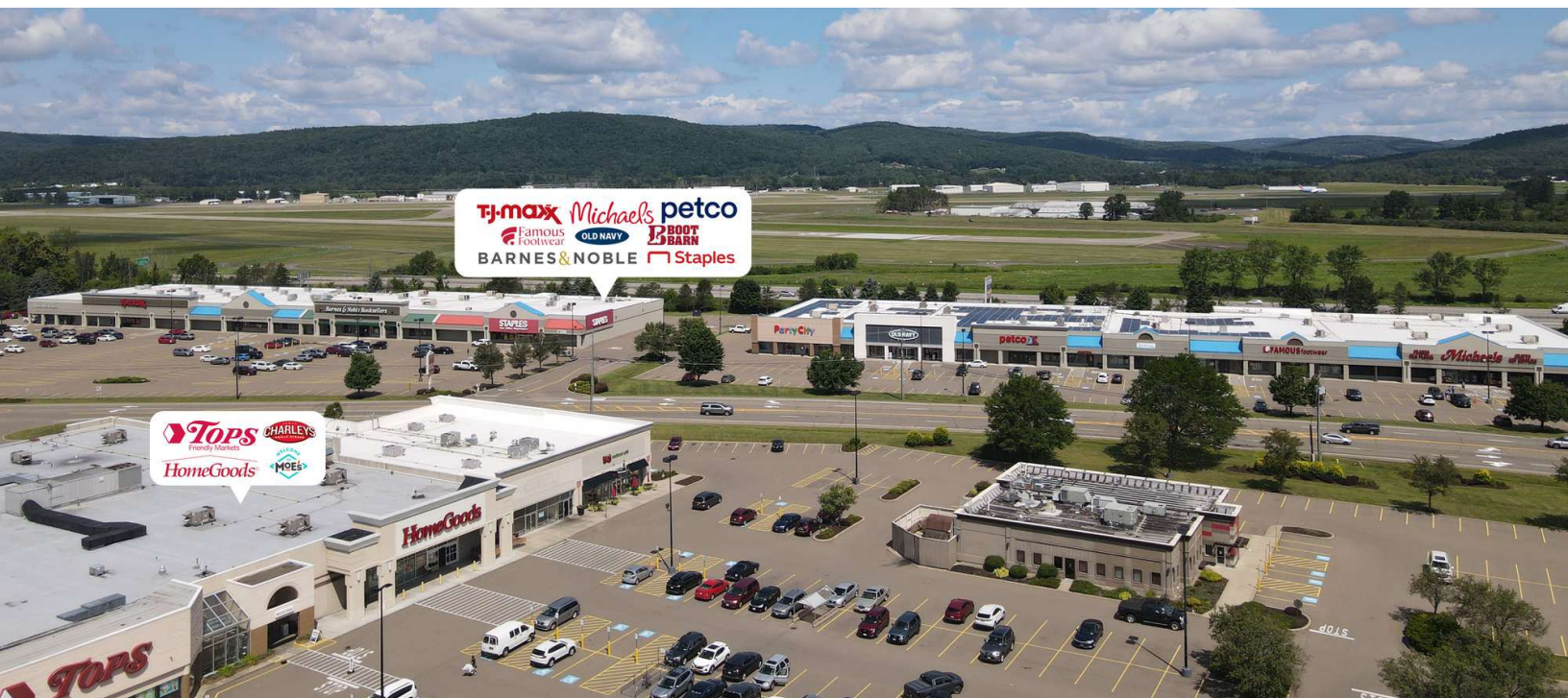
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DEMOGRAPHICS	5 MI	10 MI	15 MI	20 MIN
Population				
2024 Estimated Population	34,148	90,933	117,064	76,291
2029 Projected Population	32,954	88,321	113,968	74,112
2020 Census Population	35,769	94,513	122,339	78,735
2010 Census Population	36,559	99,180	127,459	82,680
2024 Median Age	42.8	41.1	41.9	40.4
Households				
2024 Estimated Households	14,544	39,465	50,611	33,554
2029 Projected Households	14,086	38,423	49,193	32,673
2020 Census Households	14,917	40,089	51,774	33,877
2010 Census Households	14,657	40,223	51,644	34,079
Race and Ethnicity				
2024 Estimated White	86.2%	86.7%	88.0%	85.8%
2024 Estimated Black or African American	5.8%	6.0%	5.0%	6.6%
2024 Estimated Asian or Pacific Islander	2.8%	1.8%	2.1%	2.0%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2024 Estimated Other Races	4.9%	5.3%	4.7%	5.5%
2024 Estimated Hispanic	3.2%	3.3%	2.9%	3.4%
Income				
2024 Estimated Average Household Income	\$101,057	\$92,489	\$94,188	\$89,125
2024 Estimated Median Household Income	\$71,420	\$65,989	\$67,159	\$62,519
2024 Estimated Per Capita Income	\$43,144	\$40,296	\$40,866	\$39,367
Education (Age 25+)				
2024 Estimated High School Graduate	30.6%	31.5%	32.3%	31.2%
2024 Estimated Some College	18.6%	17.4%	17.4%	17.5%
2024 Estimated Associates Degree Only	13.7%	13.9%	14.0%	13.5%
2024 Estimated Bachelors Degree Only	16.4%	15.1%	14.5%	15.2%
2024 Estimated Graduate Degree	12.3%	13.6%	13.6%	13.5%
2024 Estimated College Educated	61.0%	60.0%	59.5%	59.7%
Business				
2024 Estimated Total Businesses	1,249	2,681	3,218	2,614
2024 Estimated Total Employees	19,881	38,023	45,235	37,847
2024 Estimated Employee Population per Business	15.9	14.2	14.1	14.5
2024 Estimated Residential Population per Business	27.3	33.9	36.4	29.2



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