

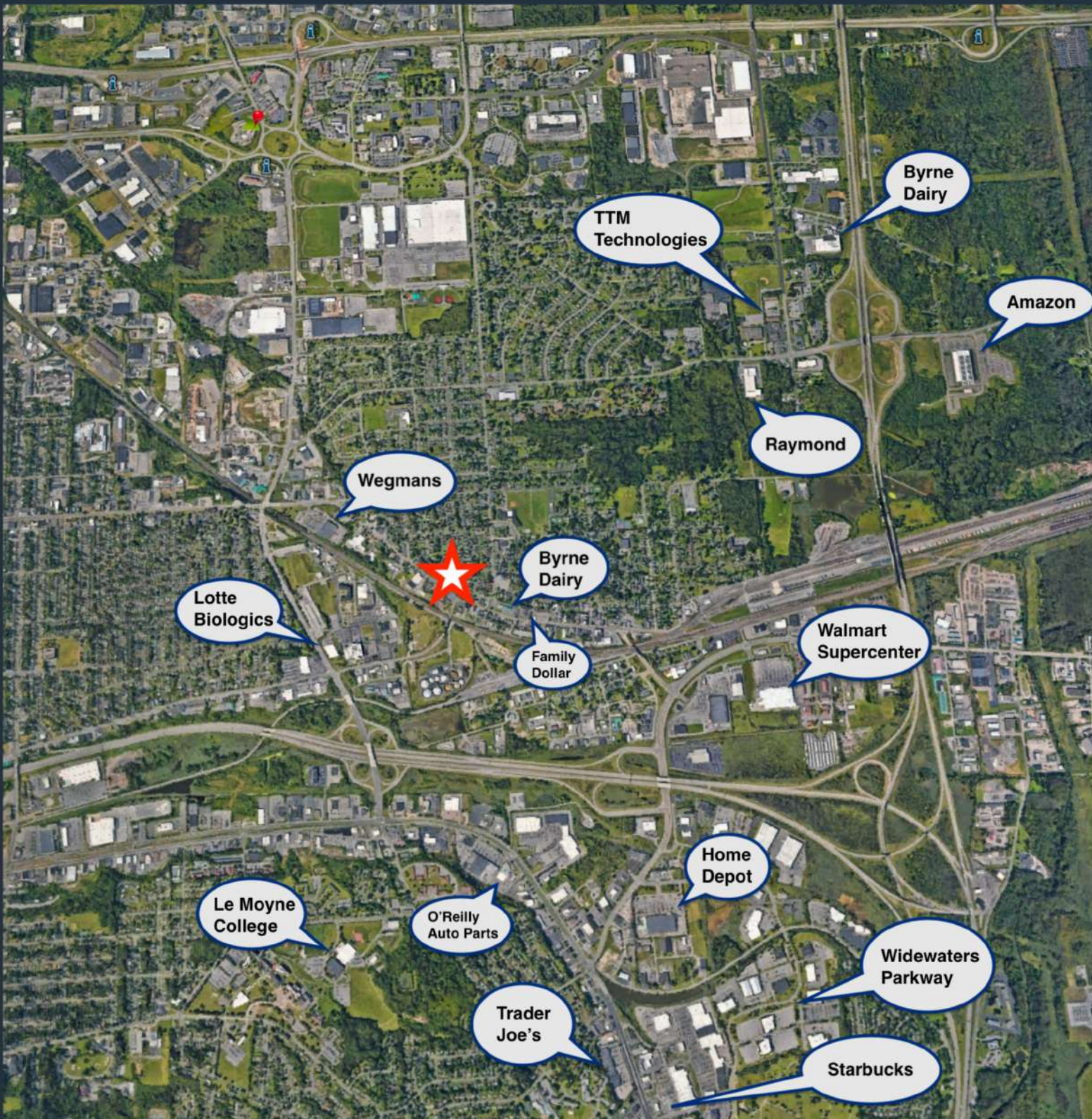
FOR LEASE



Property Highlights

- 40,000/SF Multi-level Neighborhood Shopping Center
- Zoning: "Main Street" - Allows Retail, Office and Light Manufacturing
- Ceiling Heights range from 11'8" to 13'1"
- Ample parking (50+)
- Immediate accessibility to major transportation routes: <1-mile to I-690 East/West; 2-miles to I-90 East/West
- Located at a signalized intersection: 6,381 VPD (NYSDoT)
- Planned Capital Expenditures include new facade and parking lot

Demographics	1-mi	2-mi	3-mi
Population:	5.9k	29k	65k
Households:	2.8k	13k	28k
Median Income:	52k	57k	64k



Main Street Zone

Permitted Uses

- Clubs
- Cultural Uses
- Day Care
- Food Shops
- Funeral Homes
- Gymnasiums
- Offices
- Parking
- Public Parks
- Public Services
- Restaurants
- Theaters
- Vacant Land
- Water Storage

Conditional Uses

- Amusement Centers
- Apartment Houses
- Communication Transmitters
- Home Occupations
- Pet Care
- Residences
- Retail - except that no single store shall be greater than 20,000/SF

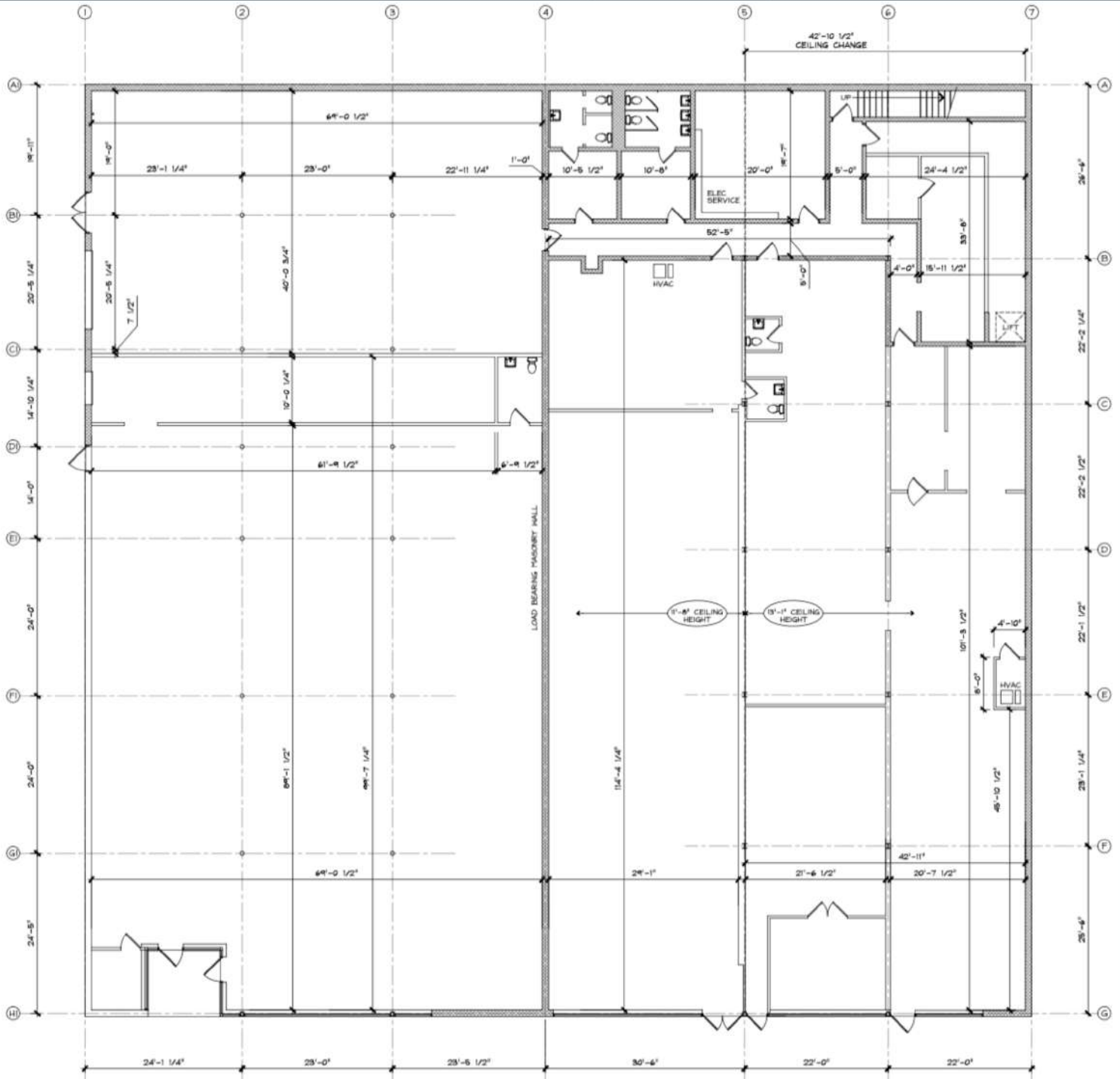
Special Permits

- Bars
- Fuel Stations
- Hospitals
- Hotels
- Vehicle Shops
- Zoos

Other Uses

- Bed-and-Breakfasts
- Churches
- Continuing Care
- Private Parks
- Schools
- Service Providers
- Light Manufacturing

Floor Plan (1st Floor)



1 FIRST FLOOR
ECI 1/8" = 1'-0"

