

FOR LEASE



Property Highlights:

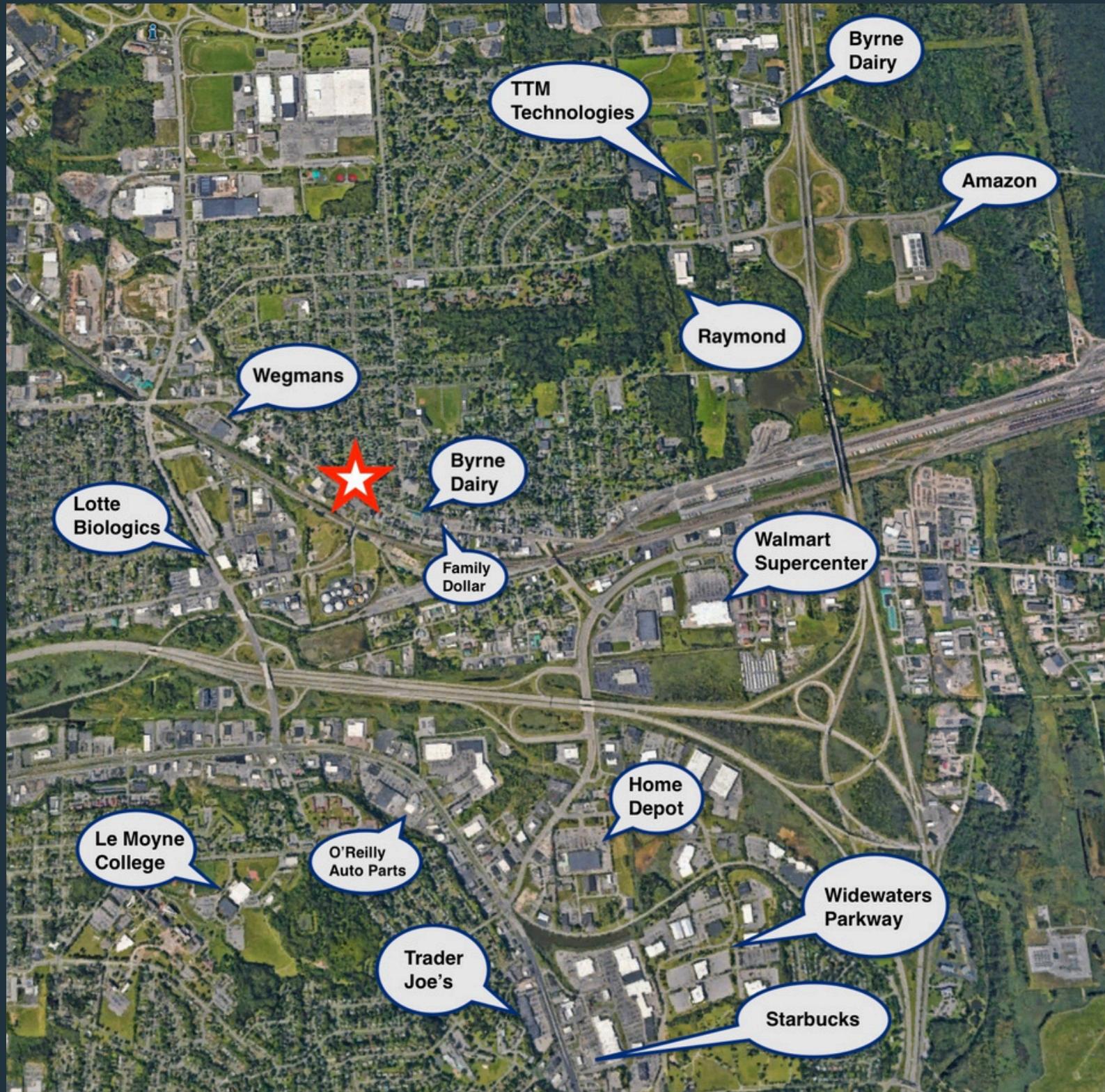
- 40,000/SF Multi-level Neighborhood Shopping Center
- Zoning: "Main Street" - Allows Retail, Office and Light Manufacturing
- Ceiling Heights range from 11'8" to 13'1"
- Ample parking (100+)
- Immediate accessibility to major transportation routes: <1-mile to I-690 East/West; 2-miles to I-90 East/West
- Located at a signalized intersection: 6,381 VPD (NYSDOT)
- Newly paved main parking lot; with planned capital expenditures including a new facade and paving on the Highland Ave lot.

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

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Main Street Zone

Permitted Uses	Conditional Uses	Special Permits	Other Uses
<ul style="list-style-type: none">• Clubs• Cultural Uses• Day Care• Food Shops• Funeral Homes• Gymsnasiums• Offices• Parking• Public Parks• Public Services• Restaurants• Theaters• Vacant Land• Water Storage	<ul style="list-style-type: none">• Amusement Centers• Apartment Houses• Communication Transmitters• Home Occupations• Pet Care• Residences• Retail - except that no single store shall be greater than 20,000/SF	<ul style="list-style-type: none">• Bars• Fuel Stations• Hospitals• Hotels• Vehicle Shops• Zoos	<ul style="list-style-type: none">• Bed-and-Breakfasts• Churches• Continuing Care• Private Parks• Schools• Service Providers• Light Manufacturing

Floor Plan (1st Floor)

