



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

K I M B R O O K V I L L E G E S Q U A R E



R E T A I L S P A C E F O R L E A S E

## 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



**315.299.6292**



[theiconcompanies.com](http://theiconcompanies.com)



**Joe Zavaglia**



**315.876.2033**



[gzavaglia@theiconcompanies.com](mailto:gzavaglia@theiconcompanies.com)



**Joe Desiderio**



**315.741.0304**



[jdesiderio@theiconcompanies.com](mailto:jdesiderio@theiconcompanies.com)



**CONTACT US**



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## Suite 110



**CONTACT US**



**315.299.6292**



[theiconcompanies.com](http://theiconcompanies.com)



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[gzavaglia@theiconcompanies.com](mailto:gzavaglia@theiconcompanies.com)



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## Standalone 3



**CONTACT US**



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[theiconcompanies.com](http://theiconcompanies.com)



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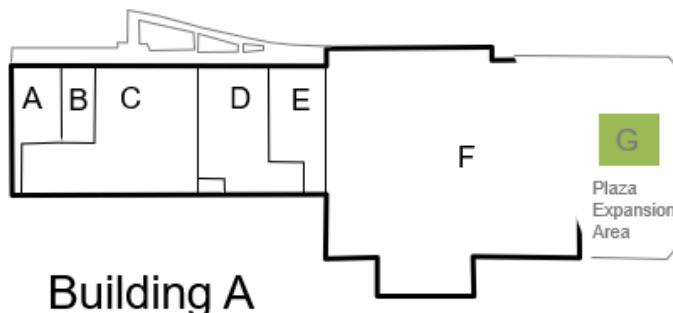


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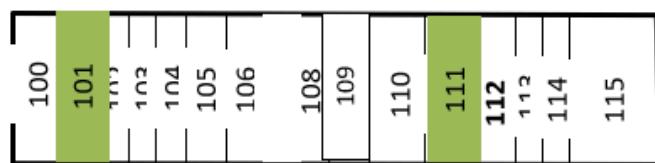


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## KIMBROOK PLAZA



Building A



Building B

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	Crumbl 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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