



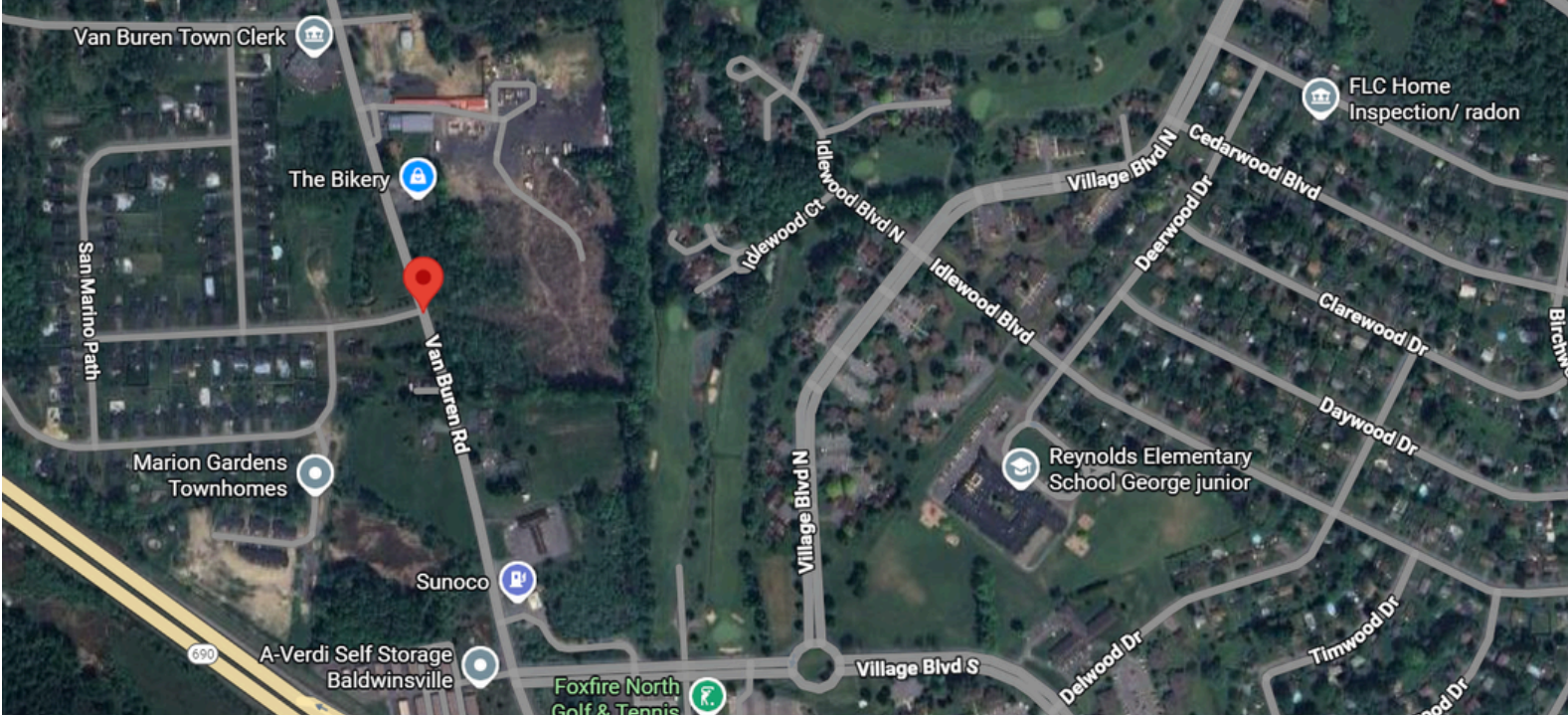
COMMERCIAL SPACE FOR LEASE

PRIME LOCATION



10,000 SQ FT ON VAN BUREN ROAD, BALDWINVILLE, NY

- Excellent fit for national specialty retailers, bank branches, fast casual dining, and service uses.
- Supported by major community programs: Waterfront Revitalization, \$10M NYS Housing Grant, Senior Center Development Grant, Updated Town Land Use Plan
- Build-to-Suit: fully customizable to your business needs



COMMERCIAL SPACE FOR LEASE

BALDWINSVILLE, NY

Minutes from the Micron mega-project, projected to bring 50,000+ jobs

Expanding new housing developments

Strong suburban income base supporting the corridor

Rapidly growing residential neighborhoods

Lower occupancy and entry costs compared to larger metro markets

Population: 7,898

Median Household Income: \$80,104

High visibility location | Traffic Count: 6,857 AADT



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