

# Imagine The Possibilities

6495 Transit Road  Bowmansville (Buffalo), New York 14026  716/684-9000 Phone  716/684-9098 Fax

## ***Available for Sub-Lease***



**2265 Downer Street  
In Front of River Mall Plaza  
Baldwinsville (Syracuse), New York**

### **SITE INFORMATION**

- 11,348 Square Foot of Freestanding space with Drive Thru
- Great Visibility
- Sublease thru March 8, 2018
- Asking Rent: \$7.75 per sq.ft. net  
Net Charges: \$4.70+/- per sq.ft.
- Percentage Rent - 2% over Gross minimum rent
- Over 70 parking places
- Area retailers/restaurants include River Mall Plaza which is anchored by P&C Foods and Family Dollar with a Bargain Outlet Liquor Store and a Chinese Restaurant

### **DEMOGRAPHICS\***

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
<b>Population</b>	17,427	33,197	70,461
<b>Average HH Income</b>	\$58,931	\$63,487	\$63,567

\*ScanUS 2003 Estimates

### **TRAFFIC COUNTS\***

Approximately 21,200 Vehicles travel in this area on a daily basis - 2006 AADT

\*Average Annual Daily Traffic May 2006 Onondaga County Traffic Volumes & Classification Map



For More Information  
Please Contact  
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