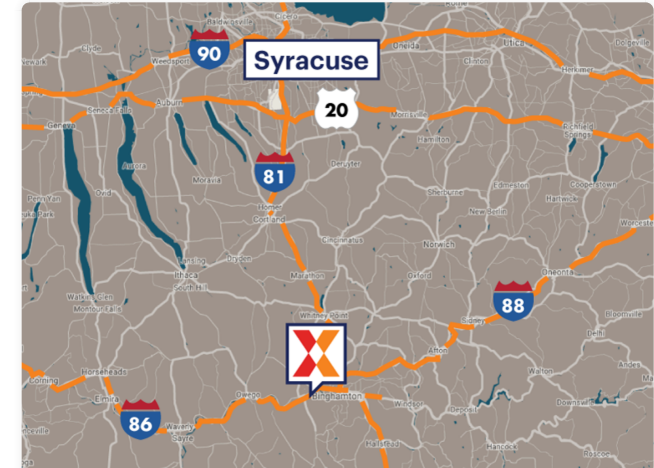


Shoppes at Vestal

2317 Vestal Parkway East | Vestal, NY 13850

42.0949, -76.0159

Broome County Binghamton, NY 92,328 Sq Ft



Demographics	1 Mile	3 Miles	5 Miles
Population	5,334	48,543	103,865
Daytime Pop.	6,845	72,272	120,629
Households	2,222	19,521	42,176
Income	\$110,505	\$97,016	\$94,814

Source: Synergos Technologies, Inc. 2024

Benefit from traffic draw of strong national retailers including Michaels, HomeGoods, Old Navy, Bath & Body Works, Kay Jewelers and Famous Footwear

Within 1 mile of 3 Brixmor shopping centers, Town Square, Vestal Exchange and Parkway Plaza, generating 14.2M annual visits (Placer.ai 2025)

High visibility from 29,000 vehicles daily on Vestal Parkway East, with regional access provided by the Southern Tier Expressway/Rte 17/86 via Vestal Road (Kalibrate 2025)

Located within 2.5 miles of SUNY Binghamton University with a student enrollment of 16,050+ (NCES 2024)

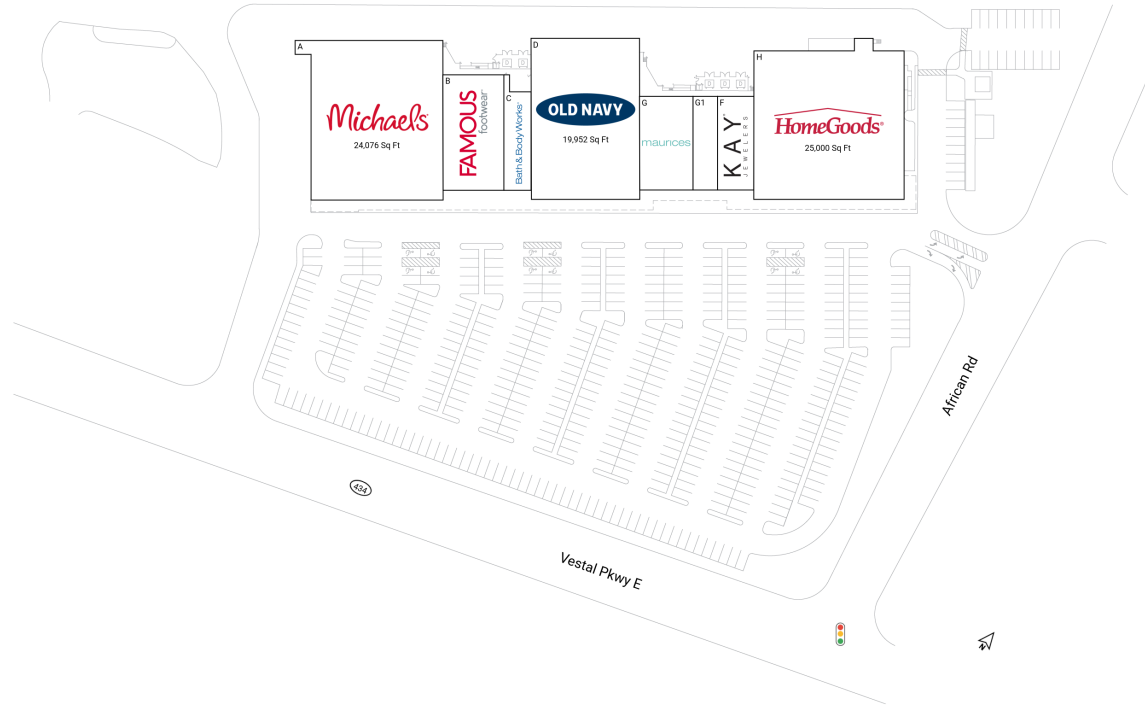


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Current Tenants Space size listed in square feet

A	Michaels	24,076
B	Famous Footwear	8,000
C	Bath & Body Works	3,000
D	Old Navy	19,952
F	Kay Jewelers	4,000
G	maurices	5,678
G1	Gertrude Hawk Chocolates	2,622
H	HomeGoods	25,000

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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