

1308 Vestal Pky E Vestal

New York, NJ 13850



METRO REALTY

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PROPERTY DESCRIPTION

The Shoppes at Pierce Hill is an upscale specialty center located on Vestal Parkway East (SR 434) approx. three-fourths of mile east of Main Street in Vestal (seven miles west of Binghamton), NY, and strategically located in close proximity to the intersection of Interstate Highways I-81, I-88, and future Interstate 86. Dense demographics with 92,314 people within a 5 mile radius and \$65,855 average HH income. Excellent visibility with combined traffic counts of 29,619 VPD.

Tenants: Aveda, Verizon Wireless and LOFT. 3 Additional available spaces are located in the heart of the existing retail area that serves this immediate market but given nature of the area's tenants, draws customers from a far broader trade area estimated to be as far as 30-40 miles.

The following are major retailers in the marketplace, with most all being on Vestal Parkway. Less than one mile from the subject properties are The Shoppes at Vestal anchored by HomeGoods, Old Navy, Michael's Famous Footwear, Olive Garden, Red Lobster and Bath and Body Works. Located less than two miles from subject properties are Town Square Mall, anchored by Wal-Mart Supercenter, Sam's Club, Lowe's, Dick's Sporting Go.



SPACE B

Rental Rate	Upon request
Space Available	2,700 SF
Space Type	Retail (Other)
Date Available	Immediate

SPACE D

Rental Rate	Upon request
Space Available	5,620 SF
Space Type	Retail (Other)
Date Available	Immediate

***All square footages are approximate*

For more information or inspection; please contact exclusive agent:

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