

Great Dane Properties



&



Anderson-Barney
Real Estate Management Group LLC

Great Dane Properties & Anderson Barney
are pleased to present

The Shoppes at Baldwinsville



Newly Redeveloped Shopping Center
located at
197 Downer Street / Route 31
Baldwinsville, NY 13027

Commercial Real Estate Sales, Leasing & Management

Licensed in:
NY, NH, CT, MA, VT

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
Fax: 607/330-8300
jdraghi@greatdaneproperties.com
www.greatdaneproperties.com



The Shoppes at Baldwinsville



Downer Street is a main feeder road between the Village of Baldwinsville and Interstate 690 from Syracuse.

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Traffic Counts:

9,199 NYS Route 31 - AADT New York State Department of Transportation 2006

16,685 on Route 690 – AADT New York State Department of Transportation 2006

(The Shoppes at Baldwinsville are easily accessible from Route 48 and Interstate 690)

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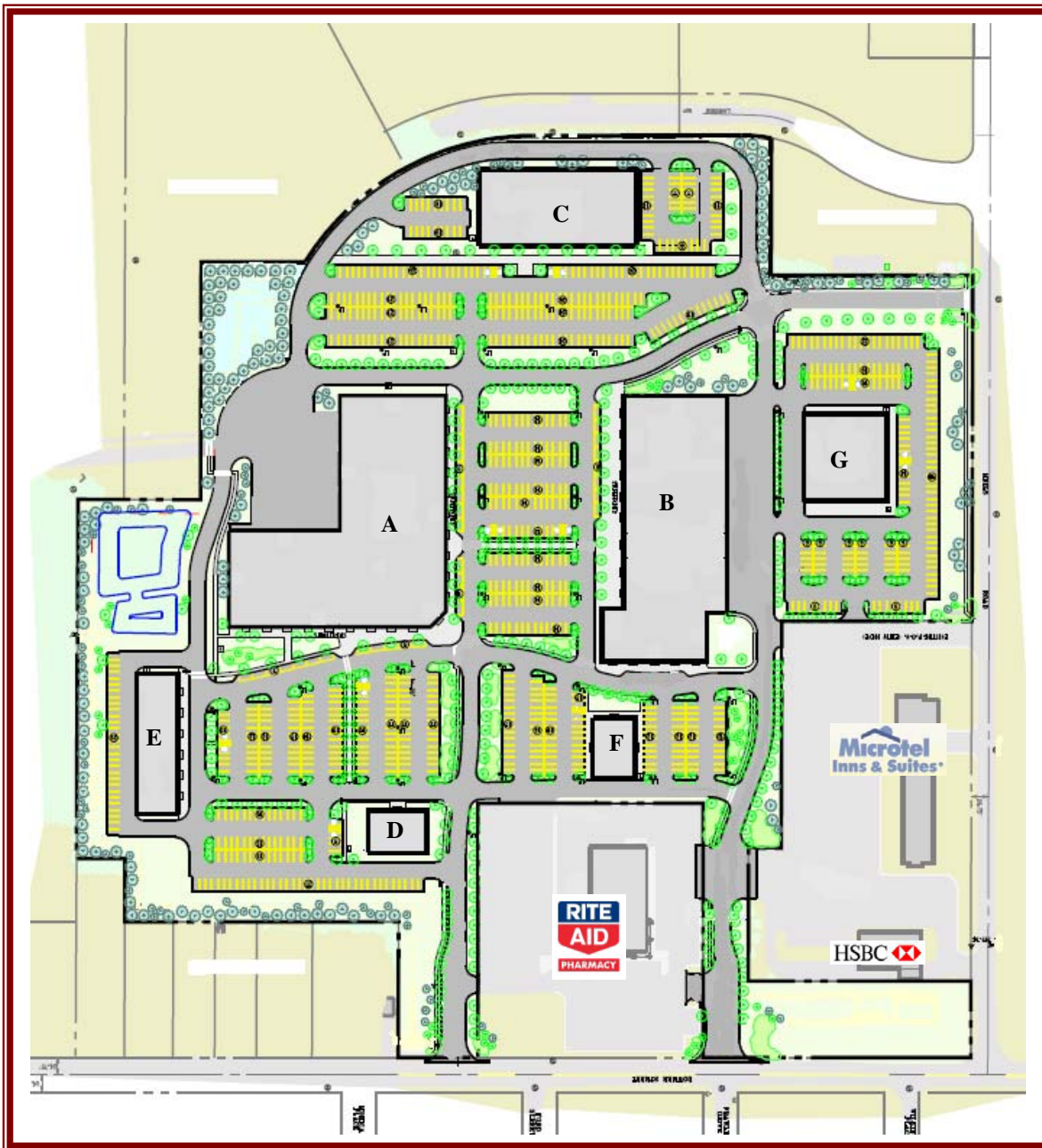
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Building A - Retail

70,882 sq ft
divisible to 2,166 sq ft

Building B - Retail

41,393 sq ft
divisible to 1,407 sq ft

Building C - Retail / Medical / Office Space

25,000 sq ft

Building D - Free standing Retail / Drive thru

5,000 sq ft

Building E - Free standing retail

12,000 sq ft

Building F - Free Standing Retail

5,000 sq ft

Building G - Free Standing Retail

15,000 sq ft

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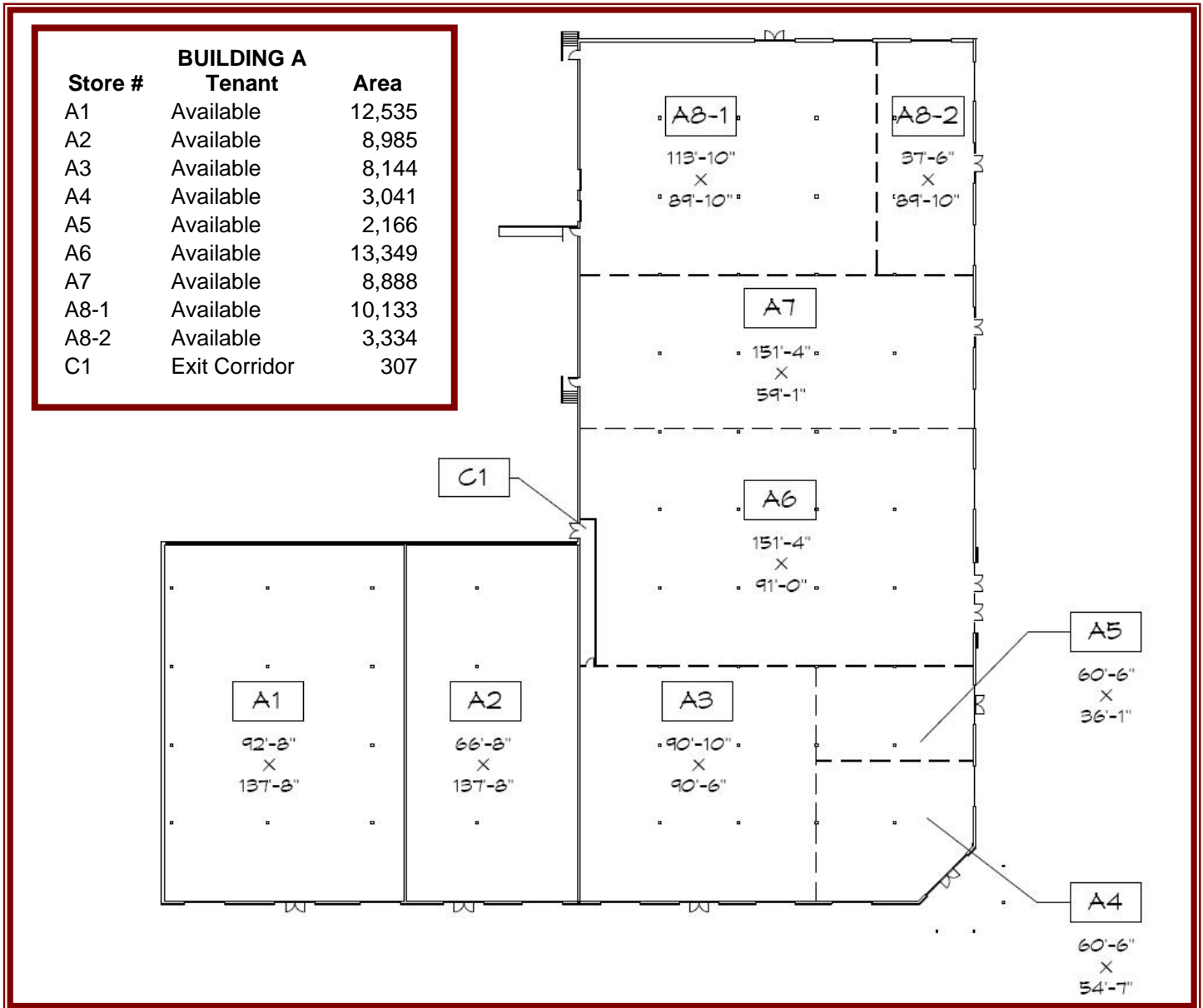
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Shoppes at Baldwinsville Building A



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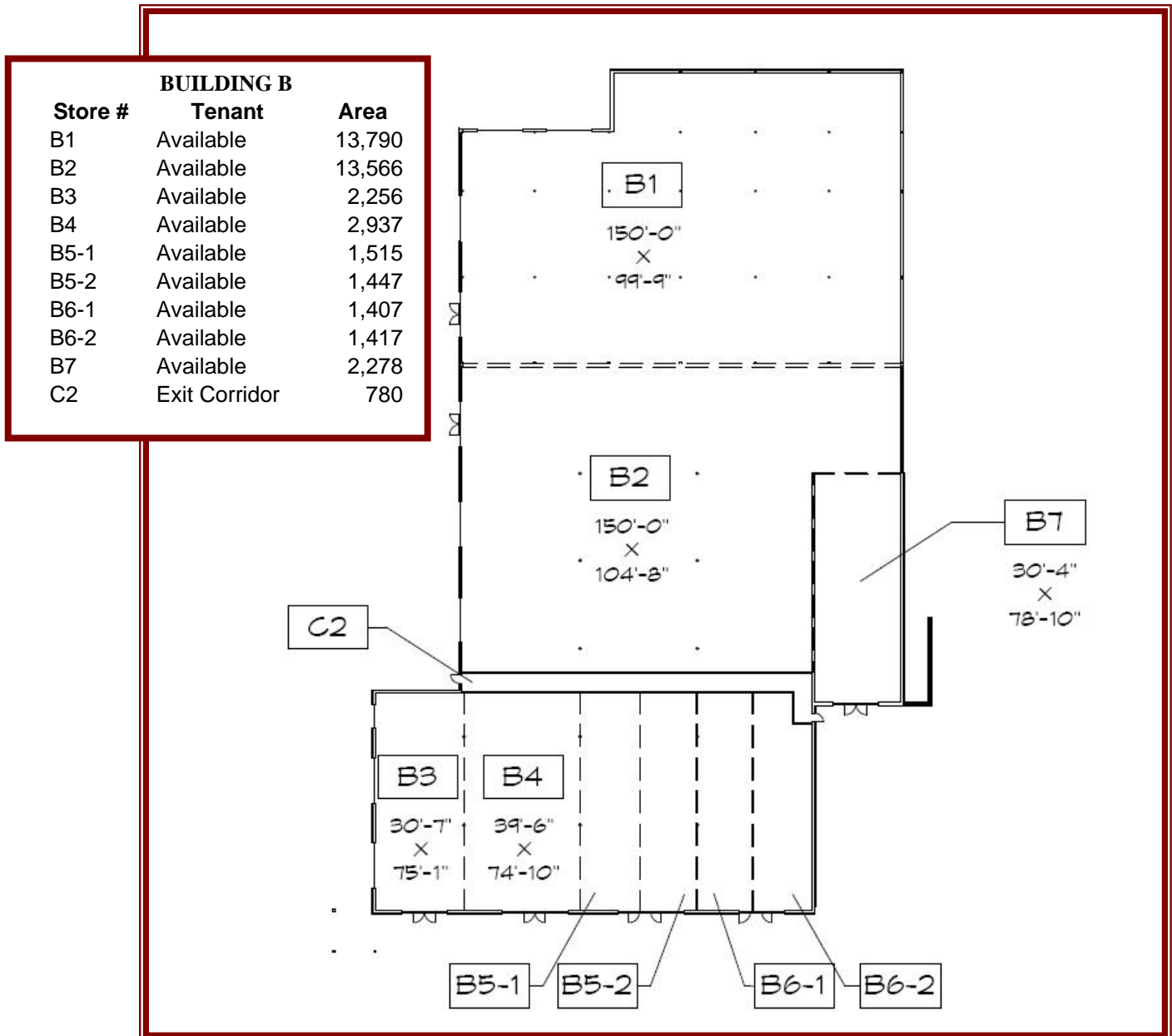
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Shoppes at Baldwinsville Building B



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Building C

25,000 sq ft retail / medical / office space



Building D

5,000 square feet – drive thru

Building E

12,000 square feet retail

Building F

5,000 square feet retail

Building G

15,000 square feet retail

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Property History:

The property was originally developed in the late 1960's for Allied Stores and Fays Drugs. The previous owners intentionally vacated the mall a few years ago in anticipation of a sale which was not finalized. The new owners are converting the mall to a strip center with outlying pads and free standing buildings.

This center is located on a main feeder road from the limited access highway Route 48 to the South side of the Village of Baldwinsville. The strength of the market is evidenced by the recent growth in retail along this corridor. New to the market in the last 6 years are Rite Aid, Movie Gallery, Hess, McDonalds and Dunkin Donuts.

Population increases in the area has spurred a construction boom in residential properties. Directly West of The Shoppes at Baldwinsville Ryan Homes/NYR is constructing new homes, and a new apartment complex is going in South of The Shoppes at Baldwinsville on Meigs Road.

The Shoppes at Baldwinsville location is easily accessible via Route 48 for residents of Fulton, Northern Baldwinsville, Radisson and Camillus; and these shoppers will no longer have to travel beyond The Shoppes at Baldwinsville.

The Shoppes at Baldwinsville is Developed and Managed by Anderson Barney Real Estate Management Group, LLC.; P.O. Box 2097, Syracuse, NY 13220 (315)-457-2872. The project redevelopment will begin spring of 2008 and will be completed in phases; Phase I is due for completion in the fall of 2008.

2007 Demographics

	3 mile	5 mile	7 mile
Population	19,772	37,614	75,193
Households	8,005	15,215	30,024
Avg. Household Income	\$64,876	\$67,941	\$66,582

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