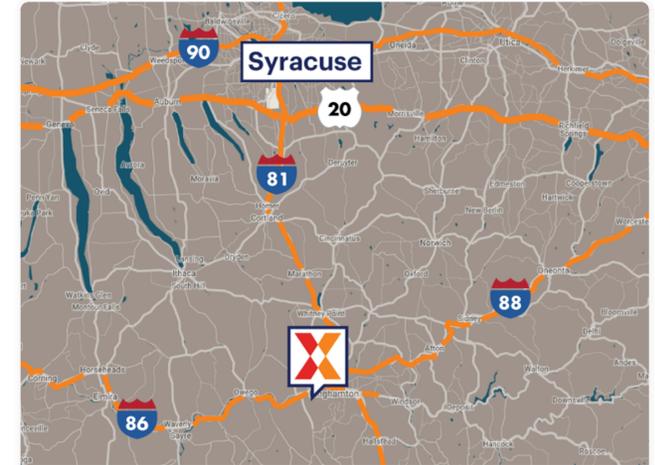
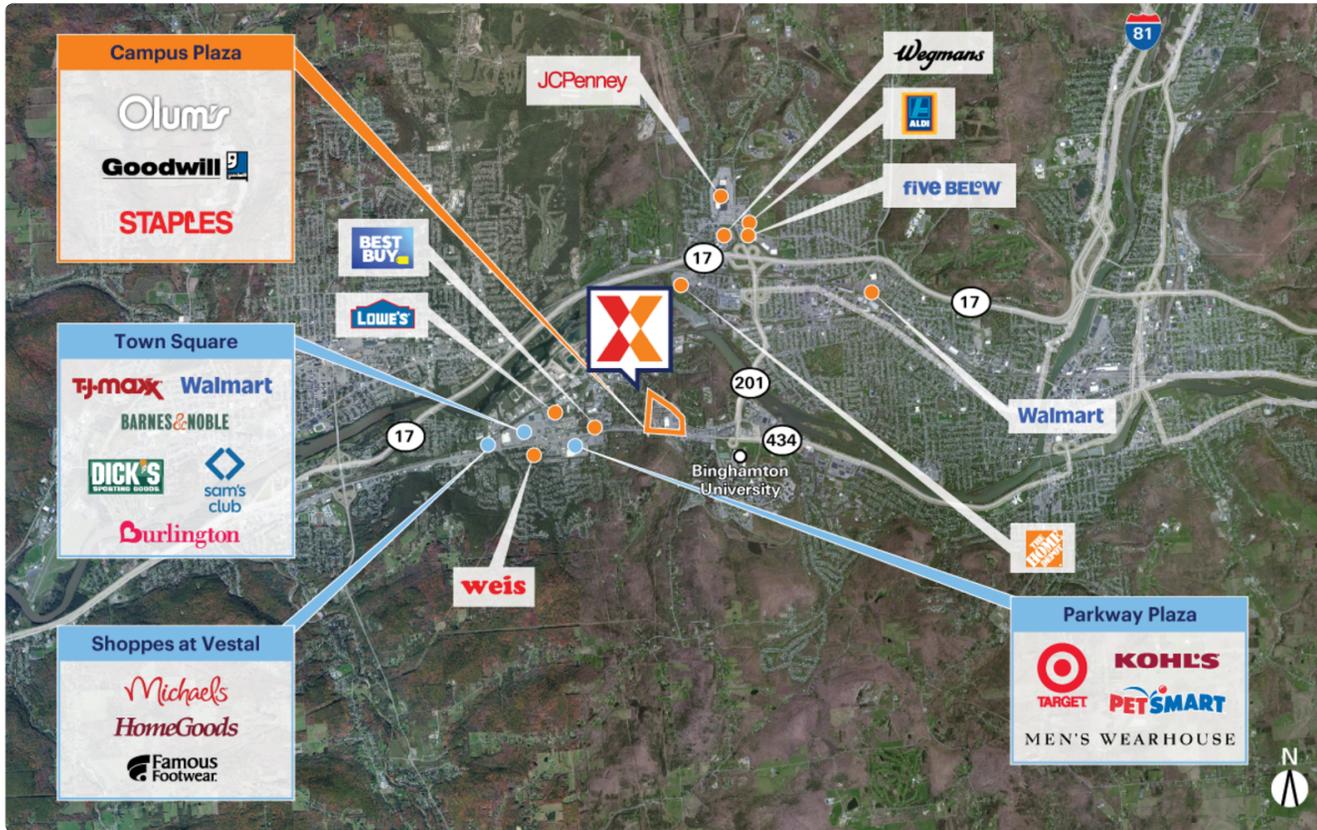


Campus Plaza

3701 Vestal Parkway East | Vestal, NY 13850

Broome County | Binghamton, NY | 160,744 Sq Ft

42.0978, -75.9832



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|----------|----------|
| Population | 4,329 | 59,776 | 123,339 |
| Daytime Pop. | 16,711 | 82,692 | 160,483 |
| Households | 1,068 | 22,734 | 50,793 |
| Income | \$159,607 | \$94,901 | \$89,705 |

Source: Synergos Technologies, Inc. 2024

Anchored by Olum's Furniture & Appliance with national retailers including Goodwill, Staples, Applebee's & AAA

Strong daytime population of 82,600+ within 3 miles

Located within 1.5 miles of SUNY Binghamton University with a student enrollment of 16,050+ (NCES 2024)

High visibility on Vestal Pkwy from 38,000+ vehicles daily with regional access via Rt 201 to Rte 17/86 (Kalibrate 2025)



Campus Plaza

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Broome County Binghamton, NY 160,744 Sq Ft

42.0978, -75.9832



Available Spaces

8 777 Sq Ft [360°](#) 15 4,232 Sq Ft [360°](#)

Current Tenants Space size listed in square feet

| | | |
|-------|--------------------------------|--------|
| 1 | Olum's | 82,542 |
| 2 | Staples | 25,075 |
| 3 | Goodwill | 9,820 |
| 4 | Dollar Tree | 13,205 |
| 6A | Zoom Tan | 2,825 |
| 7 | Armed Forces Recruiting | 4,314 |
| 9 | AAA Insurance | 5,000 |
| 10 | Caffe 'del Corso | 2,052 |
| 12 | Golden Nails | 1,244 |
| 13 | Empower Federal Credit Union | 1,933 |
| 14 | Rasoi Bowls & More Indian Cuis | 2,496 |
| A | Applebee's | 5,229 |
| NAP01 | Laser Center of NY | 0 |

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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