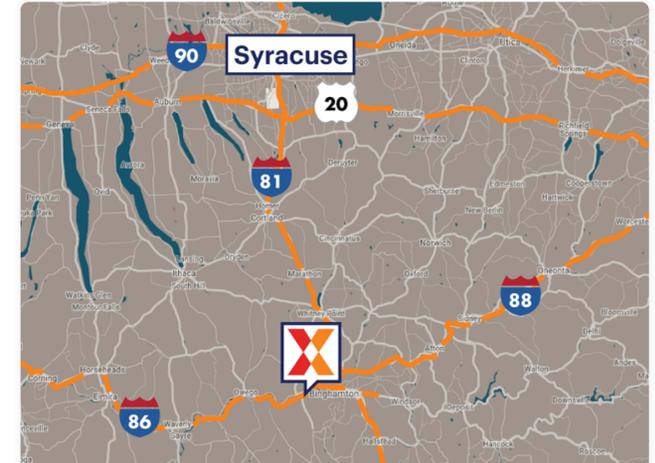
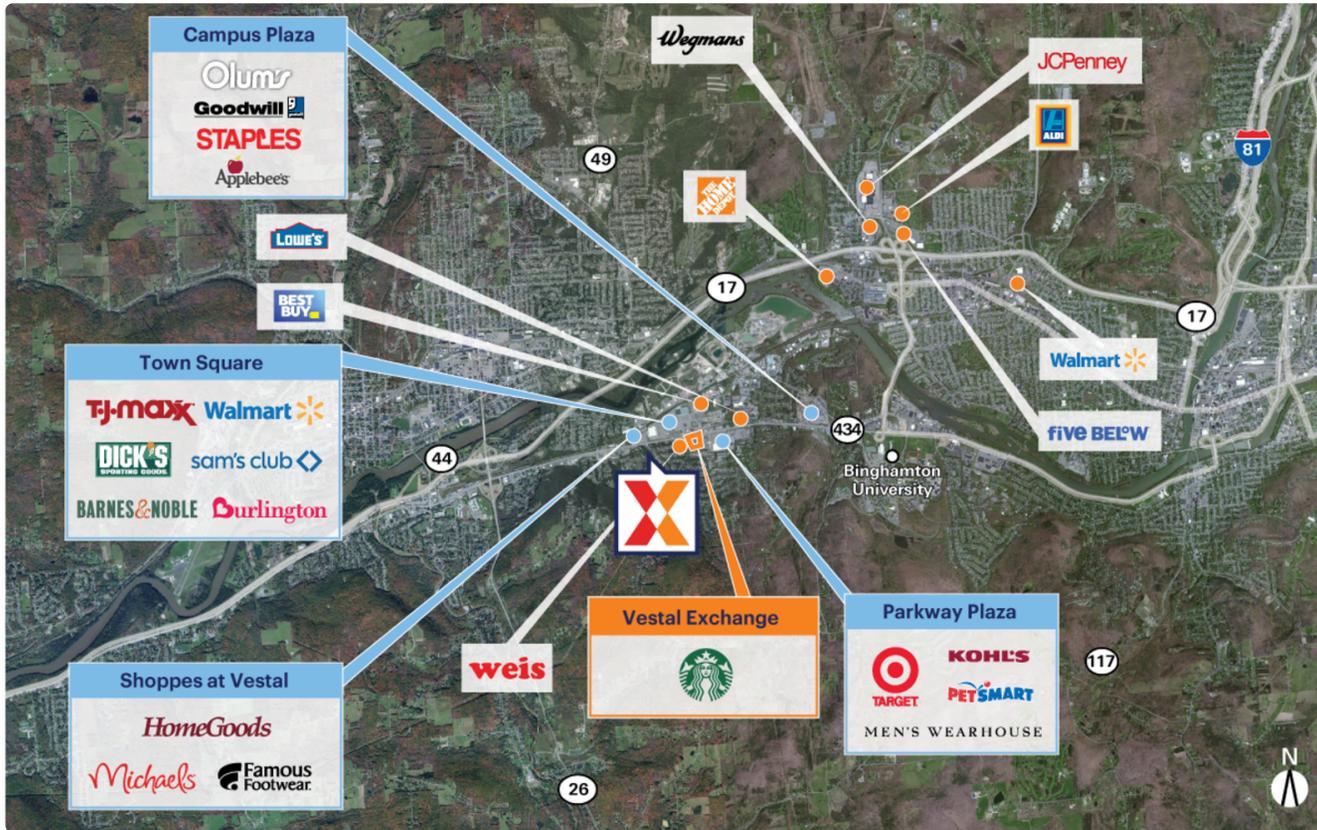


# Vestal Exchange

Broome County Binghamton, NY 13,497 Sq Ft

2540 Vestal Parkway East | Vestal, NY 13850

42.0946, -76.0061



Demographics	1 Mile	3 Miles	5 Miles
Population	5,384	52,917	109,676
Daytime Pop.	7,075	79,797	131,804
Households	2,203	20,466	44,811
Income	\$109,558	\$83,302	\$85,025

Source: Synergos Technologies, Inc. 2024

Convenience retail location in close proximity to highly trafficked retail centers generating more than 15.6M annual visits (Placer.ai 2025)

High visibility from 29,000 vehicles daily on Vestal Pkwy

Strong daytime population of 79,800 within a 3-mile radius

Close proximity to SUNY Binghamton University with 16,050+ students (NCES 2024)

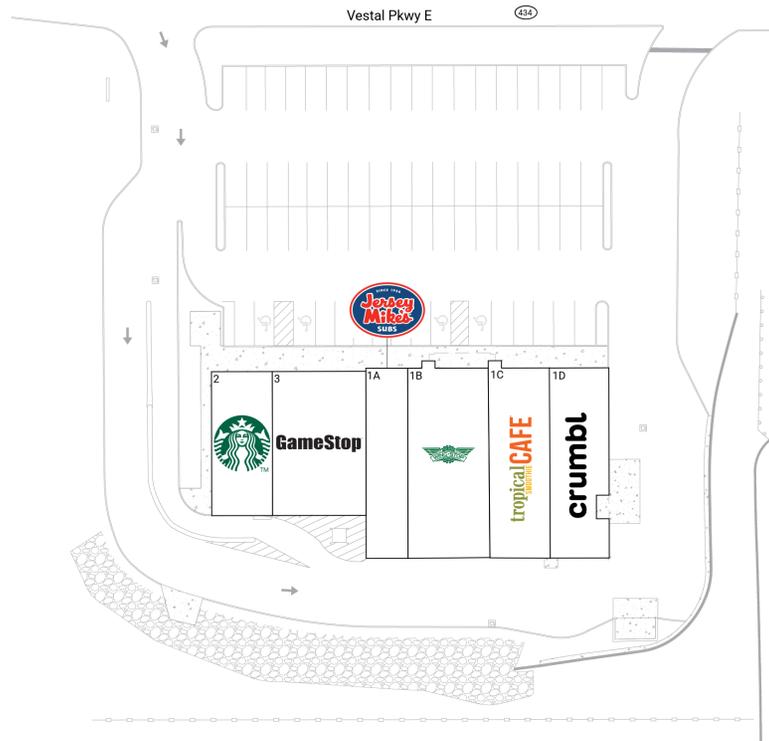


# Vestal Exchange

2540 Vestal Parkway East | Vestal, NY 13850

Broome County Binghamton, NY 13,497 Sq Ft

42.0946, -76.0061



## Available Spaces

1B-1 3,018 Sq Ft

## Current Tenants

Space size listed in square feet

1A Jersey Mike's	1,591
1B Wingstop	1,708
1C Tropical Smoothie Cafe	1,708
1D Crumbl Cookies	1,445
2 Starbucks	1,777
3 GameStop	2,250

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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