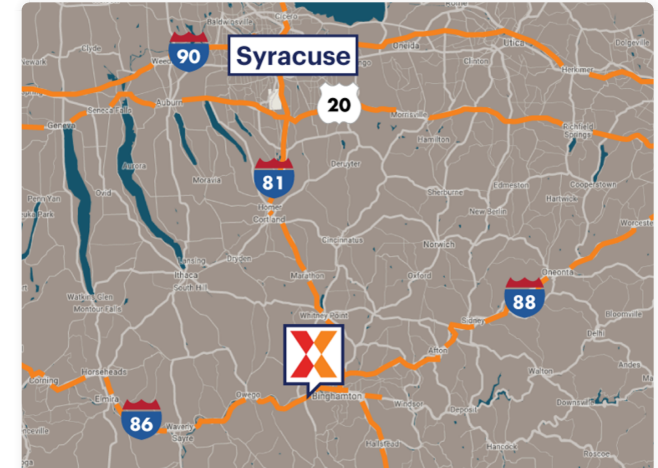


Town Square

Broome County Binghamton, NY 277,849 Sq Ft

2505 Vestal Parkway East | Vestal, NY 13850

42.0966, -76.0094



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|----------|----------|
| Population | 5,359 | 52,459 | 108,764 |
| Daytime Pop. | 7,055 | 79,983 | 132,482 |
| Households | 2,195 | 20,273 | 44,420 |
| Income | \$124,869 | \$93,777 | \$93,760 |

Source: Synergos Technologies, Inc. 2024

Dual-anchored by Walmart Supercenter and Sam's Club with strong national brands including T.J. Maxx, Barnes & Noble, Ulta Beauty, Five Below & Burlington Stores

Ranked as the 5th most visited power center in New York state, this is the dominant shopping center in the market and draws an estimated 9.1M annual visits (Placer.ai 2025)

Strong daytime population of 80,000 within a 3-mile radius

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

Located 2 miles west of SUNY Binghamton University with a student enrollment of 16,050+ (NCES 2024)



Town Square

2505 Vestal Parkway East | Vestal, NY 13850

Broome County | Binghamton, NY | 277,849 Sq Ft

42.0966, -76.0094



Available Spaces

11 3,458 Sq Ft 360°

Current Tenants Space size listed in square feet

| | | |
|-------|--------------------------------------|--------|
| 1 | Taichi Bubble Tea | 3,000 |
| 2 | T.J. Maxx | 30,000 |
| 3 | ULTA Beauty | 10,151 |
| 3A | Five Below | 8,843 |
| 3B | Carter's + OshKosh B'gosh | 4,100 |
| 4 | Gap | 9,600 |
| 5 | America's Best Contacts & Eyeglasses | 3,720 |
| 5A | Sweet Frog | 2,100 |
| 6A | Spectrum | 3,900 |
| 6B | Occupied | 5,903 |
| 8 | AMC Theatres | 38,215 |
| 9A | Sally Beauty Supply | 1,409 |
| 9B | H&R Block | 1,573 |
| 10 | DSW | 10,866 |
| 12 | Burlington | 22,500 |
| 13 | Shoe Carnival | 10,400 |
| 14 | Dick's Sporting Goods | 47,587 |
| 15 | Dollar Tree | 17,034 |
| C | Barnes and Noble | 25,790 |
| D | KeyBank | 3,000 |
| E | Taco Bell | 1,900 |
| F | Chick-fil-A | 5,189 |
| G | K-BBQ & Hot Pot | 6,800 |
| NAP01 | Walmart | 0 |
| NAP02 | Sam's Club | 0 |
| NAP03 | Harbor Freight Tools | 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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