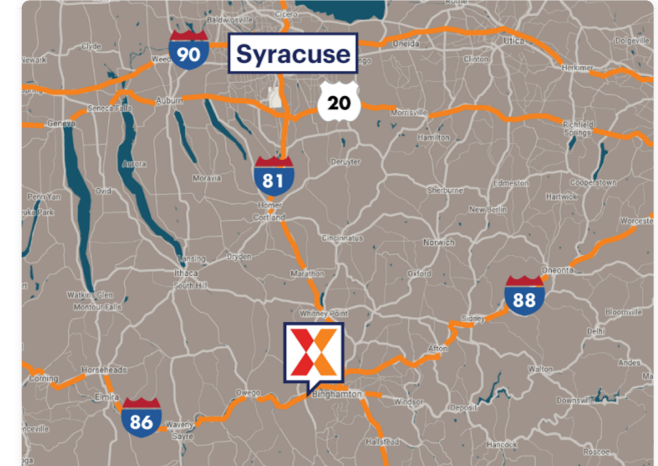


Town Square

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)

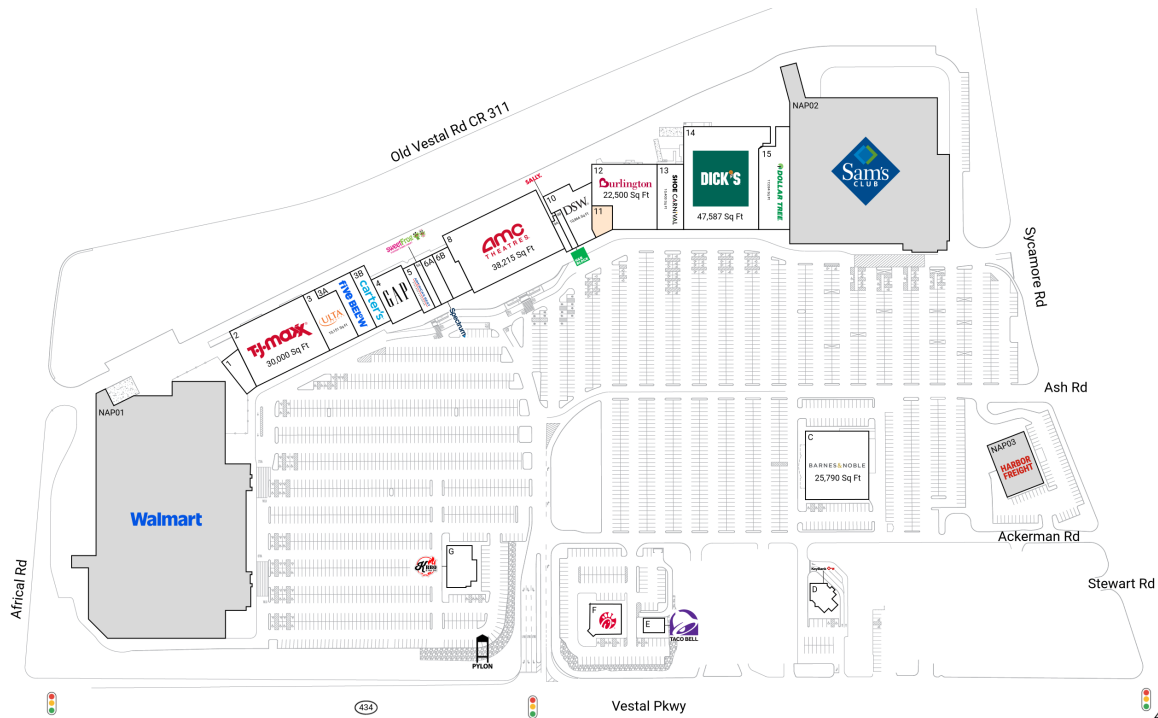


Town Square

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

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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.
4083

