

NOW LEASING | FINGER LAKES PREMIUM OUTLETS



A SIMON CENTER REPRESENTED BY CALIBER

FINGER LAKES PREMIUM OUTLETS



MATTHEW P. CHATFIELD

Licensed Associate Real Estate Broker
585.454.4500 x 124 office
585.315.0216 cell
mchatfield@caliberbrokerage.com

CALIBER COMMERCIAL BROKERAGE, LLC

1657 East Ave, Rochester, NY 14610
caliberbrokerage.com
585.454.4500

ABOUT CALIBER

Founded in 2009, Caliber Commercial Brokerage LLC is a full-service commercial real estate brokerage firm based in Rochester, NY. Serving all of Upstate New York, we offer tenant representation, landlord representation, and project advisory services. We pride ourselves on providing each of our clients with a customized real estate strategy.

As a full-service firm, we assist clients in buying, selling, and leasing commercial real estate. We specialize in retail tenant representation, retail leasing, investment sales, and office and industrial leasing.

Since opening, we have represented over 25 million square feet of real estate and averaged 150 transactions a year. This has produced over \$1 billion in aggregate transactional volume.

PROPERTY SUMMARY

FINGER LAKES PREMIUM OUTLETS



PROPERTY DESCRIPTION

Finger Lakes Premium Outlets is a beautifully designed outdoor center located right off the New York State Thruway (I-90) on Route 318 between Exits 41 and 42 in Central New York within an hour of Rochester and Syracuse and is one of the main visitor destinations in the Finger Lakes wine country.

PROPERTY HIGHLIGHTS

Finger Lakes Premium Outlets is strategically positioned in the heart of the region and is the only true outlet shopping destination in Upstate New York.

Upstate New York is a destination for over 5M domestic and international visitors.

The Finger Lakes region is only a short drive from major markets including New York City, Toronto, Boston, Pittsburgh, Philadelphia, Baltimore, Washington, D.C., and more.

Del Lago Resort & Casino is three miles from the center and attracts over 3M visitors annually. The resort boasts slot machines, table games, 205-room hotel and spa.

Additional area attractions include the Cayuga and Seneca Lake Wine Trails attracting over 100K visitors annually; Waterloo's National Memorial Day Museum and American Civil War Memorial; and the National Women's Hall of Fame

OFFERING SUMMARY

Lease Rate:	Negotiable
Building types:	Anchor, Inline, Restaurant and Food Court
Available SF:	Suites ranging from 1,080 to 26,000 SF
Parking Spaces:	2,233
Building Size:	91 stores, totaling 422,672 SF

DEMOGRAPHICS	15 MILES	30 MILES	45 MILES
Total Households	40,920	187,152	748,368
Total Population	89,998	401,938	1,634,691
Average HH Income	\$62,683	\$75,689	\$72,149

FINGER LAKES PREMIUM OUTLETS

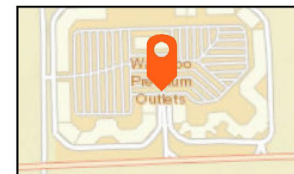
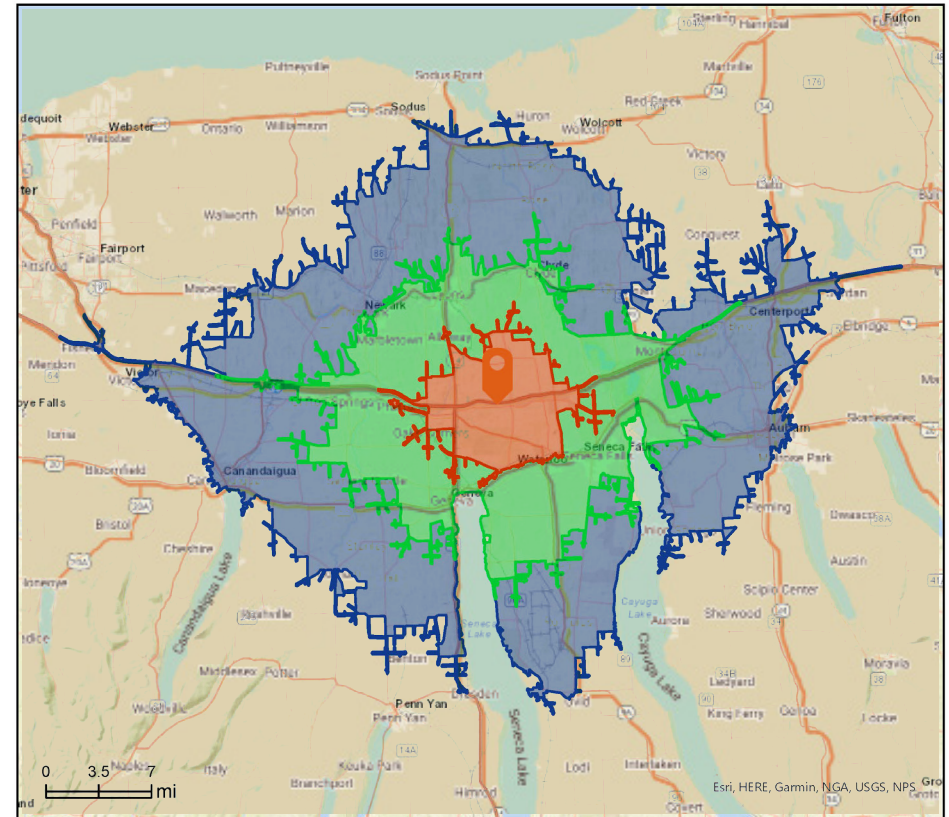
DRIVE TIME BANDS MINUTE RADIUS

2021 Summary	10 min	20 min	30 min
Population	8,707	51,434	103,024
Households	3,730	21,497	43,590
Families	2,408	12,846	26,117
Average Household Size	2.31	2.25	2.25
Owner Occupied Housing Units	2,798	14,307	29,139
Renter Occupied Housing Units	932	7,190	14,451
Median Age	43.9	42.1	42.5
Median Household Income	\$61,805	\$60,625	\$62,325
Average Household Income	\$88,546	\$80,213	\$83,761

TOP 12 ZIP CODES BY VISITS PER CAPITA

ZIP CODE	CITY	ZIP CODE POPULATION	VISITS	VISITS/CAPITA	% TOTAL VISITS
13165	Waterloo	9,511	72,146	7.59	5.15
13148	Seneca Falls	10,854	67,309	6.20	4.81
14433	Clyde	4,265	26,358	6.18	1.88
14532	Phelps	3,849	17,651	4.59	1.26
14456	Geneva	19,796	89,845	4.54	6.42
14489	Lyons	7,054	28,339	4.02	2.02
14541	Romulus	3,660	14,121	3.86	1.01
13146	Savannah	2,176	6,891	3.17	0.49
14513	Newark	13,835	34,907	2.52	2.49
14432	Clifton Springs	5,520	10,248	1.86	0.73
13021	Auburn	37,640	59,098	1.57	4.22
14527	Penn Yan	12,870	16,652	1.29	1.19

10 MINUTE, 20 MINUTE, 30 MINUTE DRIVE TIME



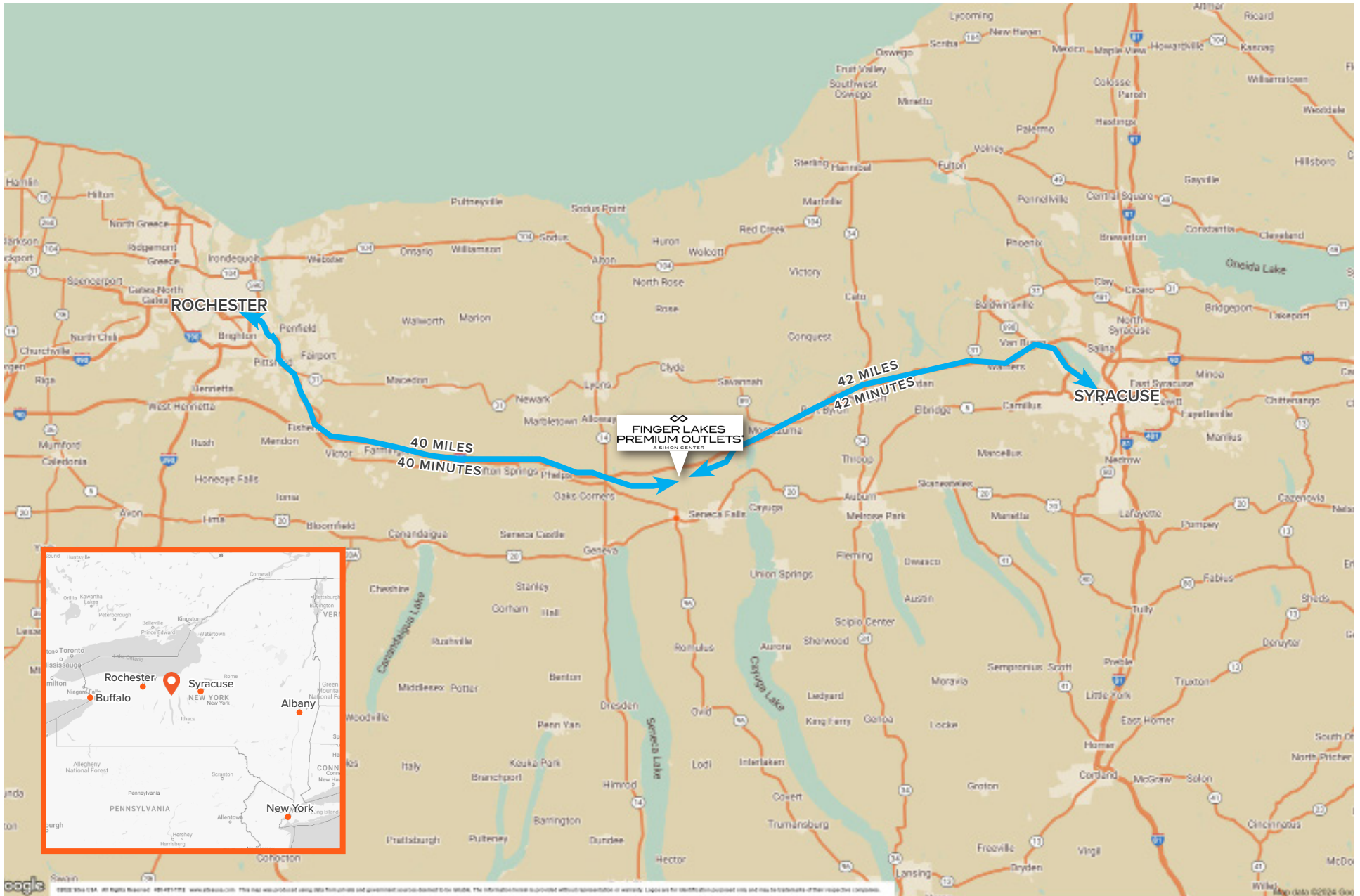
August 14, 2023

© 2023 Esri

Page 1 of 1

REGIONAL MAP

FINGER LAKES PREMIUM OUTLETS



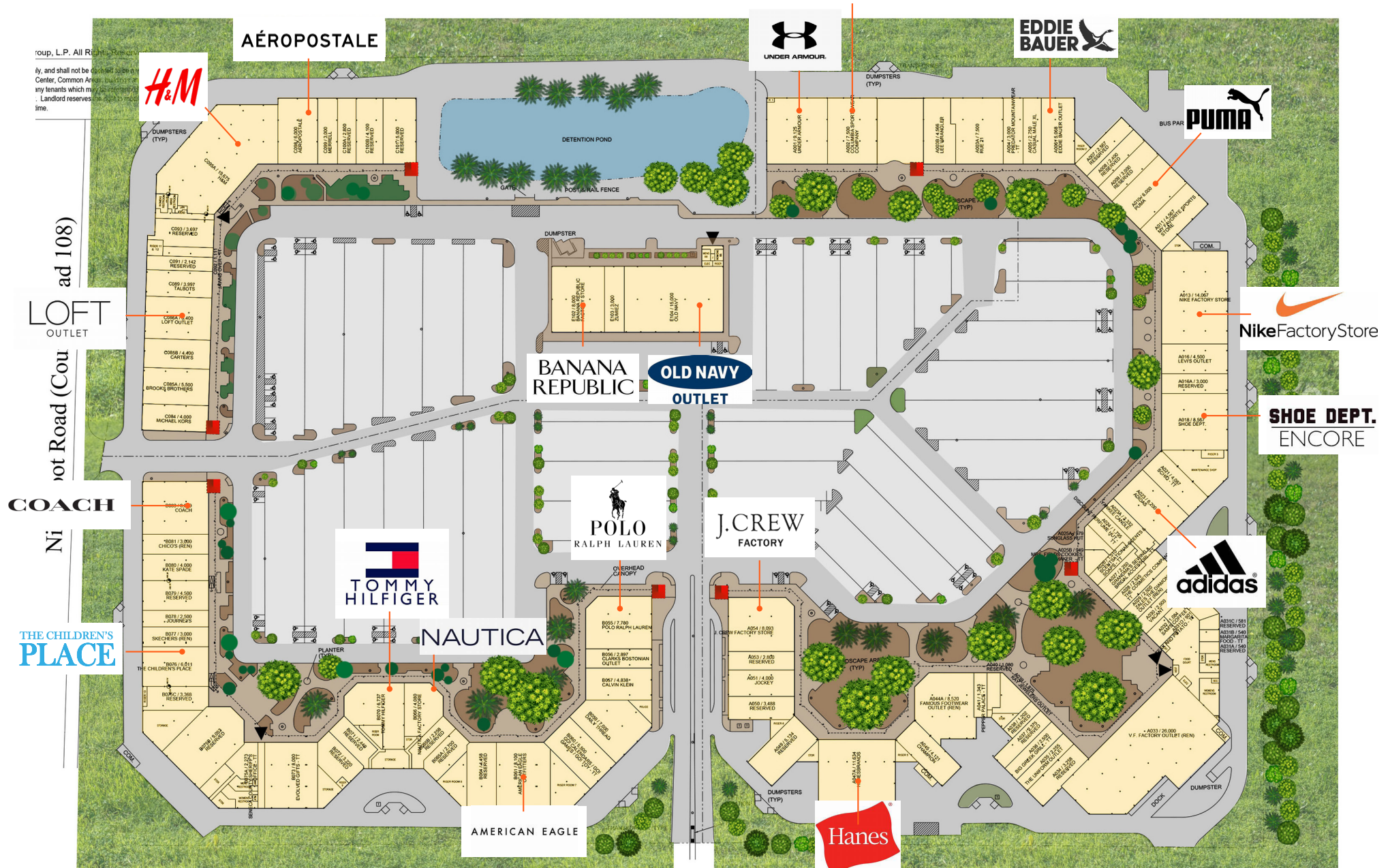


Google

Map data ©2024

SITE PLAN FPOL

FINGER LAKES PREMIUM OUTLETS



roup, L.P. All Rights Reserved. This plan is for informational purposes only, and shall not be construed as an offer of any property. The information herein is subject to change without notice. Landlord reserves the right to modify the plan at any time.

Lot 108
LOFT OUTLET
COACH
Ni
THE CHILDREN'S PLACE

AÉROPOSTALE



BANANA REPUBLIC

OLD NAVY OUTLET



SHOE DEPT. ENCORE



NAUTICA

J.CREW FACTORY

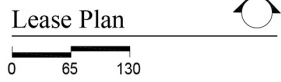
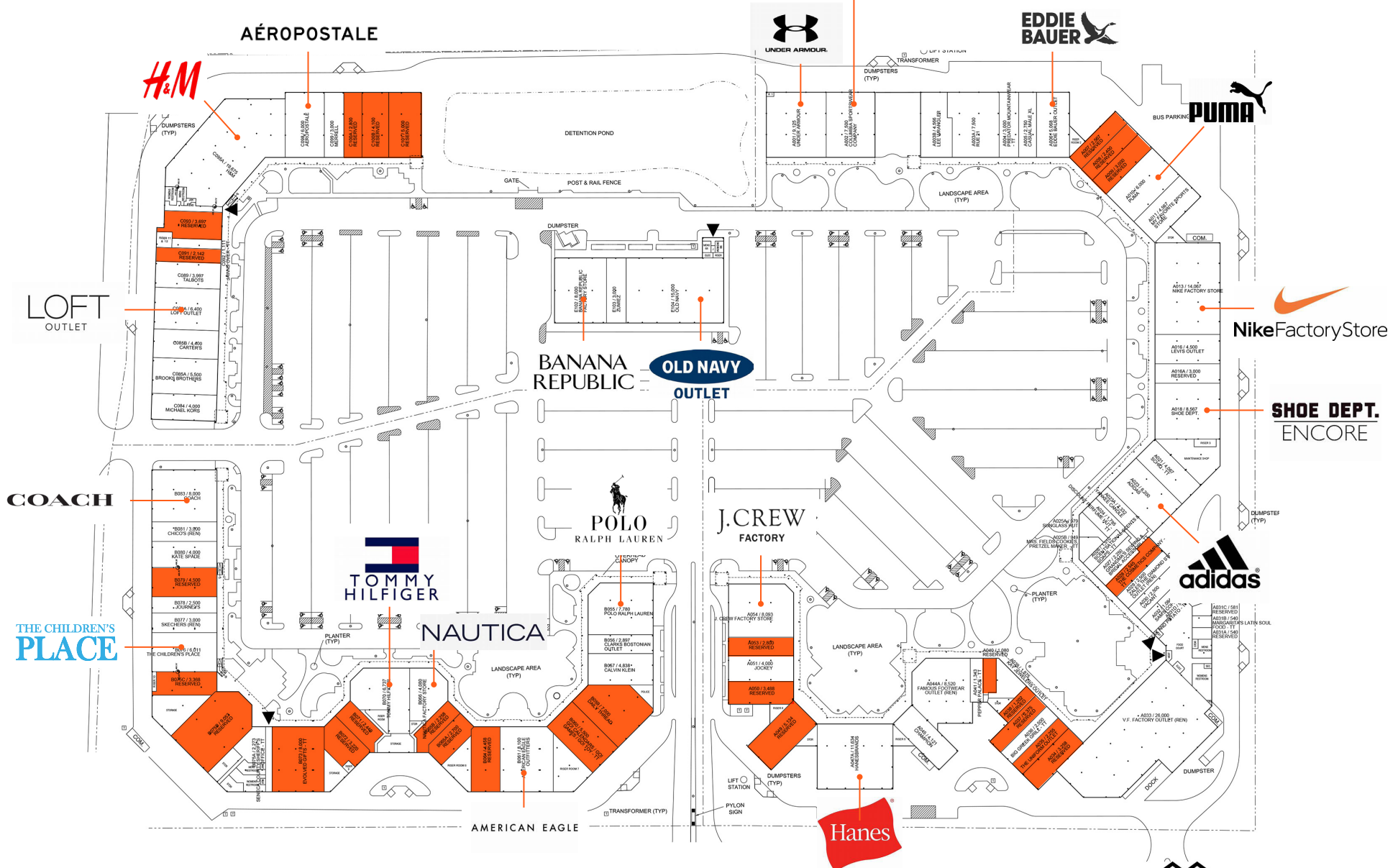


AMERICAN EAGLE



LEASING PLAN AVAILABLE SUITES

FINGER LAKES PREMIUM OUTLETS



Project Data
Total GLA 422,672

Finger Lakes Premium Outlets
655 Route 318
Waterloo, NY 13165
CORP # 7887 **SIMON** PREMIUM OUTLETS

09, 2023

Change of Elevation
Primary Entrances

ADDITIONAL PHOTOS

FINGER LAKES PREMIUM OUTLETS

