

FORMER GANDER MOUNTAIN

- Attractive free-standing 47,591 SF building strategically located at the crossroads of the Southern Tier.
- 4.6 acres with ample parking and an additional 5,425 SF enclosed outdoor area for storage.
- Two docks and one drive-in door.
- Close proximity to Wegmans and the regional Oakdale Mall.
- Adjoining center includes Christmas Tree Shops, Petco, Party City and Five-Below.
- Immediately off NYS Route 17 (future Interstate I-86), with heavy traffic. Great exposure with high visibility.
- Route 17 is in the process of being upgraded to Interstate-86. The upgrade is expected to bring \$3.2 billion in economic benefits to the region.
- One mile from Binghamton University's new \$105 million dollar pharmacy school and planned nursing school.
- Ideal for any tenant hoping to capitalize on the University's expansion.

DETAILS

TAX ID	143.10-1-1
SPACE AVAILABLE	47,591 SF
ADDITIONAL SPACE	5,425 SF (outdoor storage)
TOTAL ACREAGE	4.6 acres
ZONING	General Commercial

OPERATING EXPENSES (2017 Estimates)

LEASE RATE:	\$7.50 NNN/ SF
TAXES:	\$2.16/ SF (approx.)

TRAFFIC COUNTS

Harry L Drive	10,383 AADT
Route 17/ I-86	63,690 AADT

47,591 SF AVAILABLE


For more information, please contact:

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 Johnson City, NY 13790-1405





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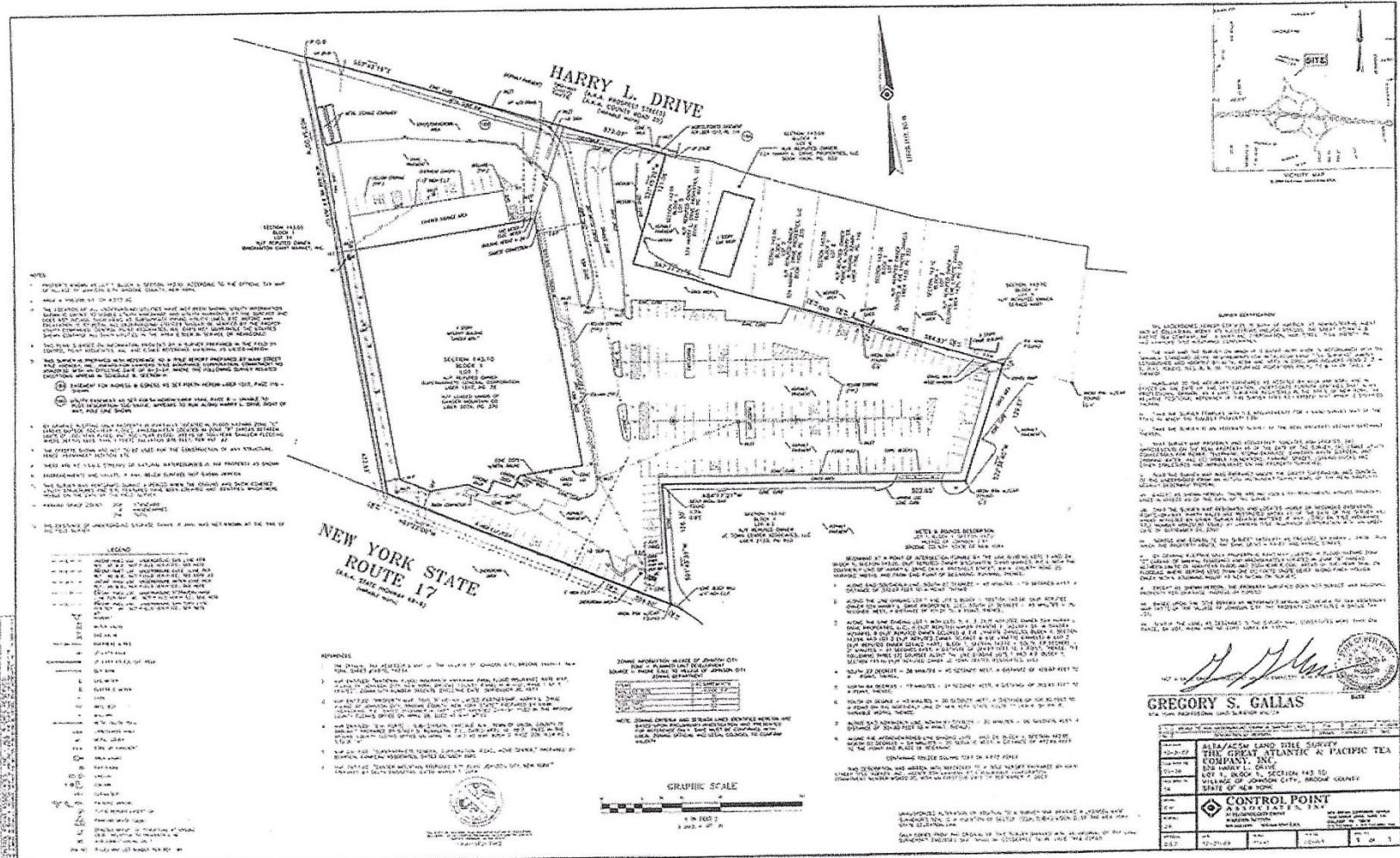
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SURVEY



For more information, please contact:

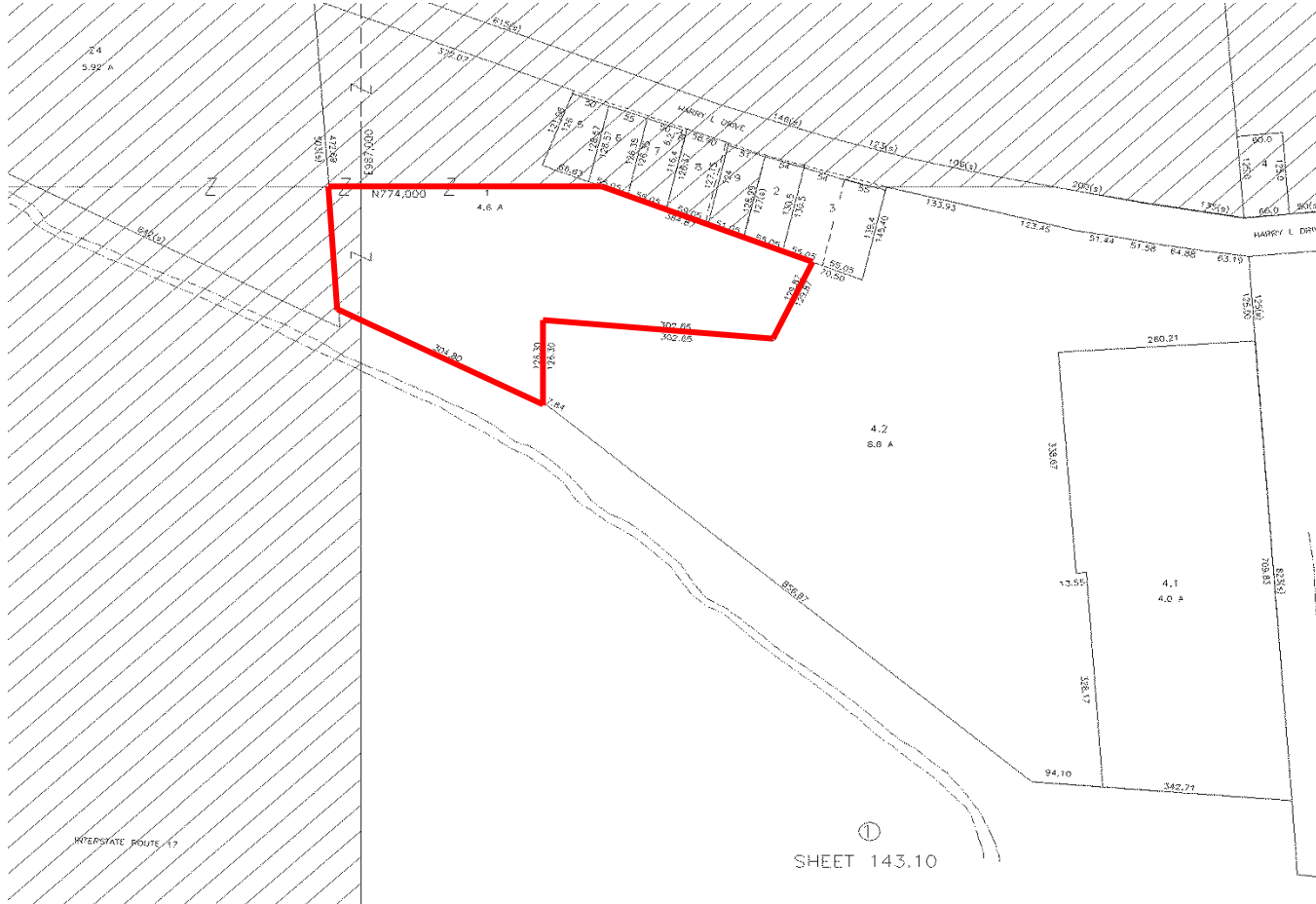
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TAX MAP



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2017 Market Profile Summary – 5 mile radius

Total Population	119,845
Daytime Population	143,395



Demographic and Income Comparison Profile

528 Harry L Dr, Johnson City, New York, 13790 3
 528 Harry L Dr, Johnson City, New York, 13790
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.12322
 Longitude: -75.96748

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	8,465	57,862	121,243
Households	3,865	22,545	49,920
Families	2,050	11,575	26,793
Average Household Size	2.15	2.22	2.23
Owner Occupied Housing Units	2,144	11,888	27,745
Renter Occupied Housing Units	1,721	10,657	22,175
Median Age	39.8	33.1	37.5
2017 Summary			
Population	8,070	57,693	119,845
Households	3,656	22,070	48,736
Families	1,907	11,116	25,681
Average Household Size	2.16	2.24	2.25
Owner Occupied Housing Units	1,979	11,258	26,388
Renter Occupied Housing Units	1,676	10,813	22,348
Median Age	40.3	33.9	38.2
Median Household Income	\$38,527	\$41,352	\$42,266
Average Household Income	\$51,835	\$62,990	\$64,358
2022 Summary			
Population	7,897	57,084	118,229
Households	3,568	21,743	47,909
Families	1,850	10,867	25,053
Average Household Size	2.17	2.24	2.25
Owner Occupied Housing Units	1,925	10,954	25,705
Renter Occupied Housing Units	1,642	10,789	22,204
Median Age	41.3	35.0	38.9
Median Household Income	\$38,139	\$42,087	\$42,763
Average Household Income	\$56,941	\$70,585	\$71,656
Trends: 2017-2022 Annual Rate			
Population	-0.43%	-0.21%	-0.27%
Households	-0.49%	-0.30%	-0.34%
Families	-0.61%	-0.45%	-0.49%
Owner Households	-0.55%	-0.55%	-0.52%
Median Household Income	-0.20%	0.35%	0.23%



Executive Summary

528 Harry L Dr, Johnson City, New York, 13790 4
 528 Harry L Dr, Johnson City, New York, 13790
 Rings: 1, 3, 5 mile radii

Prepared by Esri
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	1 mile	3 miles	5 miles
Population			
2000 Population	8,702	56,083	119,138
2010 Population	8,465	57,862	121,243
2017 Population	8,070	57,693	119,845
2022 Population	7,897	57,084	118,229
2000-2010 Annual Rate	-0.28%	0.31%	0.18%
2010-2017 Annual Rate	-0.66%	-0.04%	-0.16%
2017-2022 Annual Rate	-0.43%	-0.21%	-0.27%
2017 Male Population	47.9%	48.9%	48.9%
2017 Female Population	52.1%	51.1%	51.1%
2017 Median Age	40.3	33.9	38.2

In the identified area, the current year population is 119,845. In 2010, the Census count in the area was 121,243. The rate of change since 2010 was -0.16% annually. The five-year projection for the population in the area is 118,229 representing a change of -0.27% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 38.2.

Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	81.1%	75.2%	78.8%
2017 Black Alone	6.5%	8.6%	8.6%
2017 American Indian/Alaska Native Alone	0.4%	0.2%	0.2%
2017 Asian Alone	6.5%	10.1%	6.8%
2017 Pacific Islander Alone	0.1%	0.0%	0.1%
2017 Other Race	1.4%	1.9%	1.7%
2017 Two or More Races	4.2%	3.9%	3.8%
2017 Hispanic Origin (Any Race)	5.3%	6.1%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.6 in the identified area, compared to 64.0 for the U.S. as a whole.

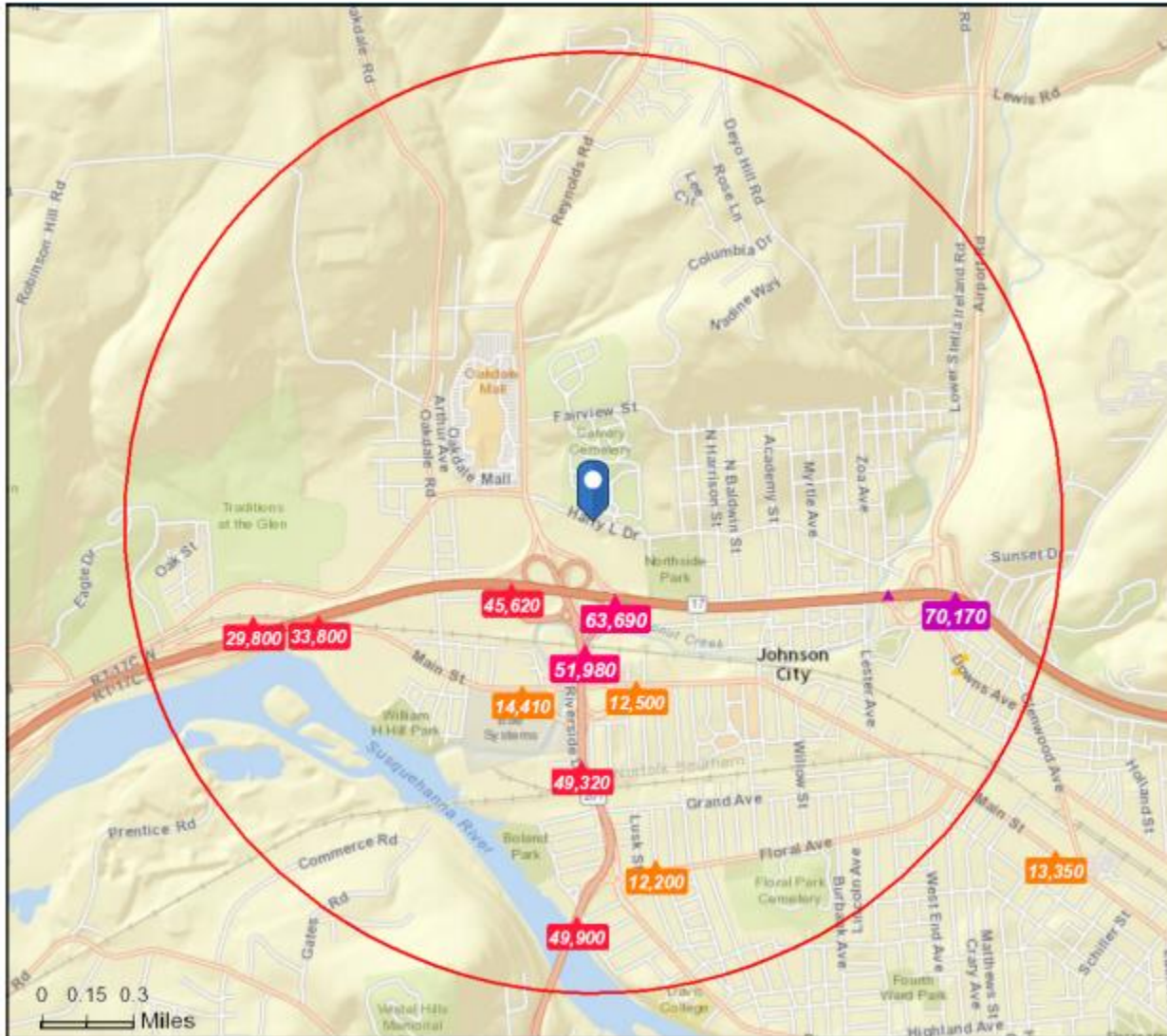
Households

	1 mile	3 miles	5 miles
2000 Households	3,990	22,370	49,177
2010 Households	3,865	22,545	49,920
2017 Total Households	3,656	22,070	48,736
2022 Total Households	3,568	21,743	47,909
2000-2010 Annual Rate	-0.32%	0.08%	0.15%
2010-2017 Annual Rate	-0.76%	-0.29%	-0.33%
2017-2022 Annual Rate	-0.49%	-0.30%	-0.34%
2017 Average Household Size	2.16	2.24	2.25

The household count in this area has changed from 49,920 in 2010 to 48,736 in the current year, a change of -0.33% annually. The five-year projection of households is 47,909, a change of -0.34% annually from the current year total. Average household size is currently 2.25, compared to 2.23 in the year 2010. The number of families in the current year is 25,681 in the specified area.

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Traffic counts within 1.5 mile radius



Source: ESRI Business Analyst 2017

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LOCATION MAP

