



EXCLUSIVE

PROPERTY UNDER NEW MANAGEMENT

Highlights

- Well maintained strip center located on busy retail corridor
- Close proximity to new Lourdes medical building
- Up to 5,066 SF available
- Suitable for retail or professional office
- Turn-key bank space available
- On site parking, well lit lot
- Excellent visibility with high traffic volume ~12,221
- Nearby big boxes include Lowe’s, Price Chopper & Aldi’s
- Easy access to I-81, I-86 and Route’s 11 & 12

DETAILS	
LEASE RATE	\$14.00/SF Net
AVAILABLE SUITES	948 SF, 1,518 SF and 3,548 SF
TAX ID	112.05-1-20

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
POPULATION	2724	60,906	160,293
AVERAGE HHI	\$70,873	\$55,907	\$66,230

Source: ESRI Business analyst 2018



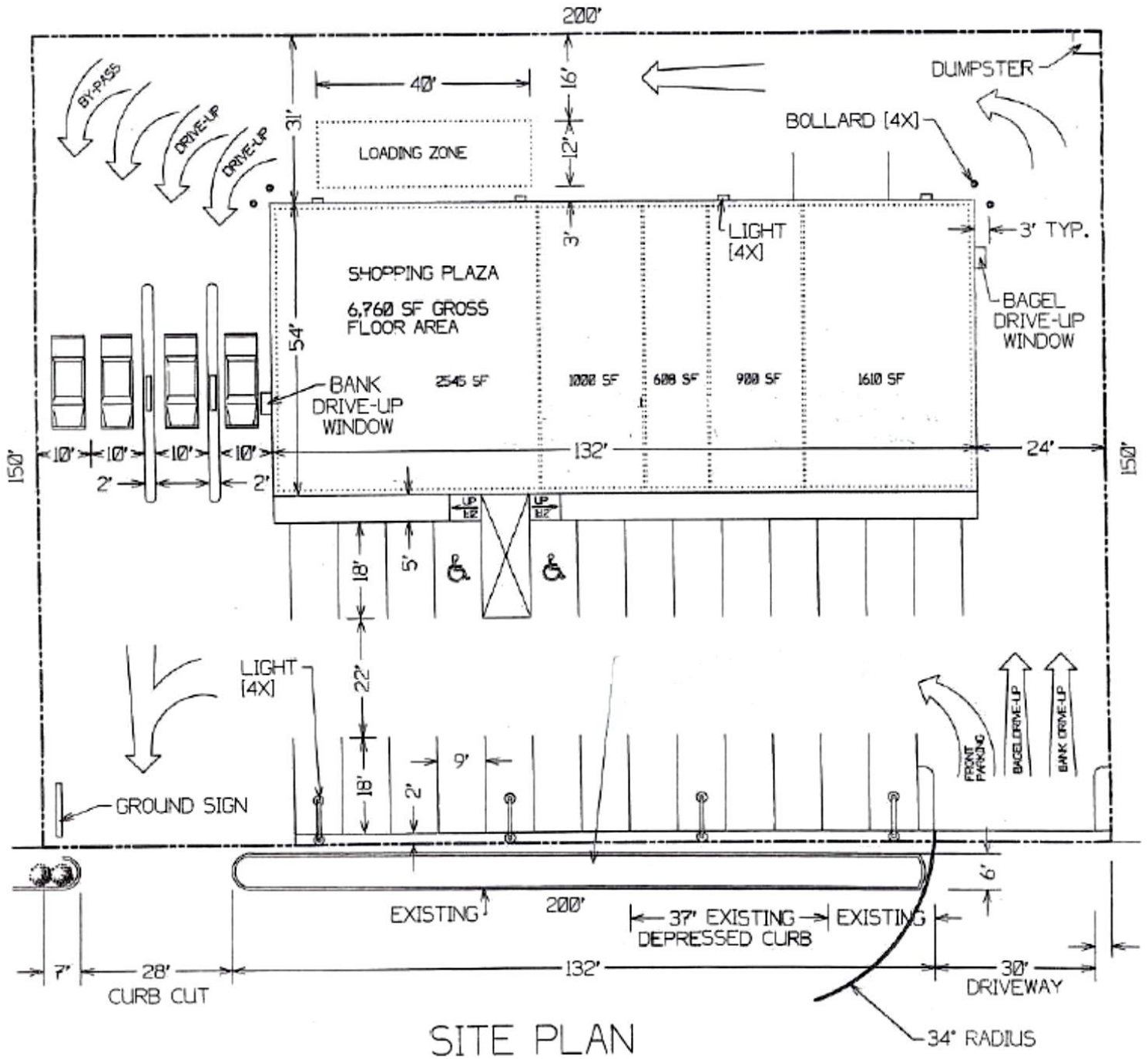
For more information, please contact:

Patricia “Trish” A. Grassi
Real Estate Salesperson
+1 607 754 5990 x312
tgrassi@pyramidbrokerage.com

John P Current
Associate Real Estate Broker
+1 607 754 5990 x316
jcurrent@pyramidbrokerage.com

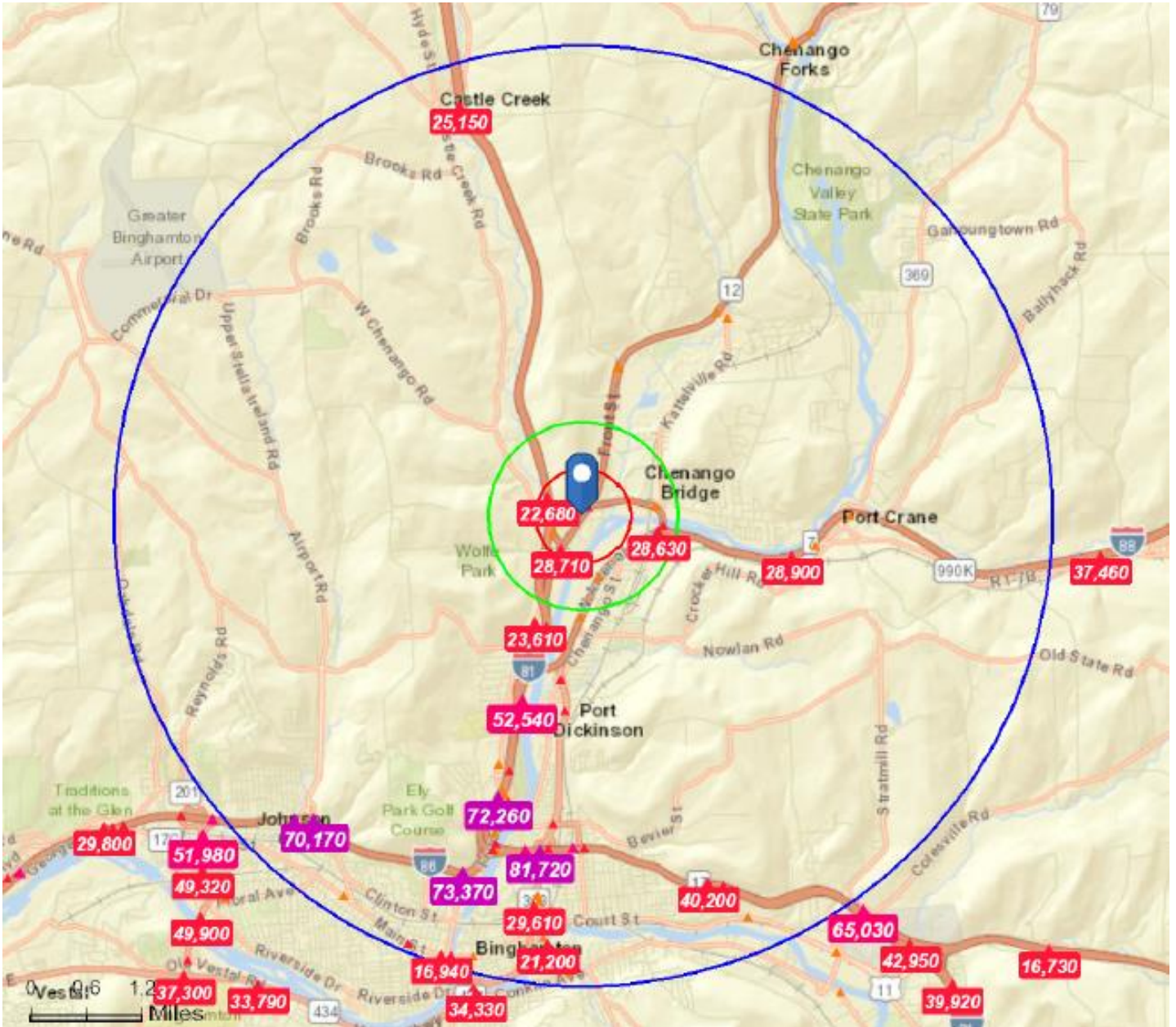
84 Court Street, Suite 300
Binghamton, New York 13901
Main: +1 607 754 5990
pyramidbrokerage.com

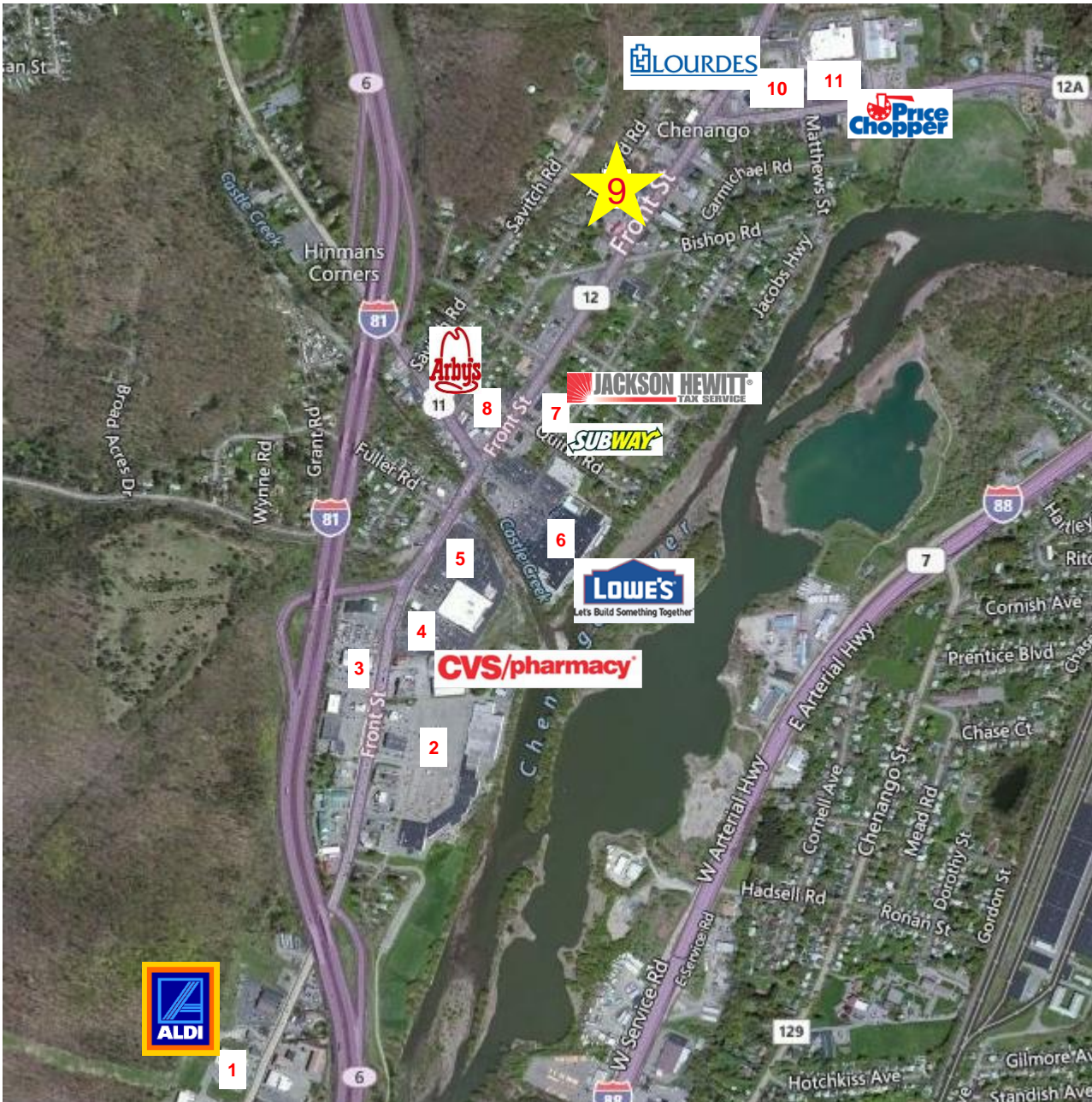
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



SITE PLAN

TRAFFIC COUNTS 1, 5 and 10 mile radius





- 1 = Aldi's
- 2 = Northgate Plaza; M&T Bank, Denny's, Burger King, Rite Aid, Radio Shack, Pack & Mail, Grande's
- 3 = Wendy's, Tokyo Buffet
- 4 = CVS
- 5 = Weis Market, UHS Primary Care, Tioga State Bank
- 6 = Lowe's Home Improvement, Key Bank
- 7 = Republic of Shoppes; Subway, Jackson Hewitt, Mariner Finance
- 8 = Arby's, Payless Shoe Source, Hank's
- 9 = SITE
- 10 = Build to suit for Lourdes Hospital
- 11 = Price Chopper Food & Pharmacy

Patricia "Trish" A. Grassi

Real Estate Salesperson

+1 607 754 5990 x312

tgrassi@pyramidbrokerage.com

John P Current

Associate Real Estate Broker

+1 607 754 5990 x316

jcurrent@pyramidbrokerage.com

84 Court Street, Suite 300

Binghamton, New York 13901

Main: +1 607 754 5990

pyramidbrokerage.com