



EXCLUSIVE

FEATURES

- Former auto parts store
- Across the street from New Price Chopper Grocery Store
- One drive-in door
- Two docks

DETAILS	
AVAILABLE	8,500 SF
LEASE RATE	\$6.00/SF NNN*
LOT SIZE	0.98 Acre
ZONING	Commercial
TAXES	\$13,719

*If space is divided, lease rates are as follows:

- \$3.50/SF NNN Warehouse
- \$9.00/SF NNN Retail area

DEMOS	1 Mile	3 Miles	5 Miles
Population	2,751	15,765	51,819
Households	1,234	6,386	21,999
Median HHI	\$49,039	\$53,883	\$39,842

For more information, please contact:

Leo F. Jones

Associate Real Estate Broker

+1 607-754-5990 x 317

Ljones@pyramidbrokerage.com

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