


ASKING: \$375,000
DETAILS

TOTAL SQUARE FEET	8,460 SF
ASSESSMENT (FMV 2020)	\$357,595
TAXES	\$26,200 (approx.)
TAX ID	01-0007-101
ZONING	C-4

For more information, contact:

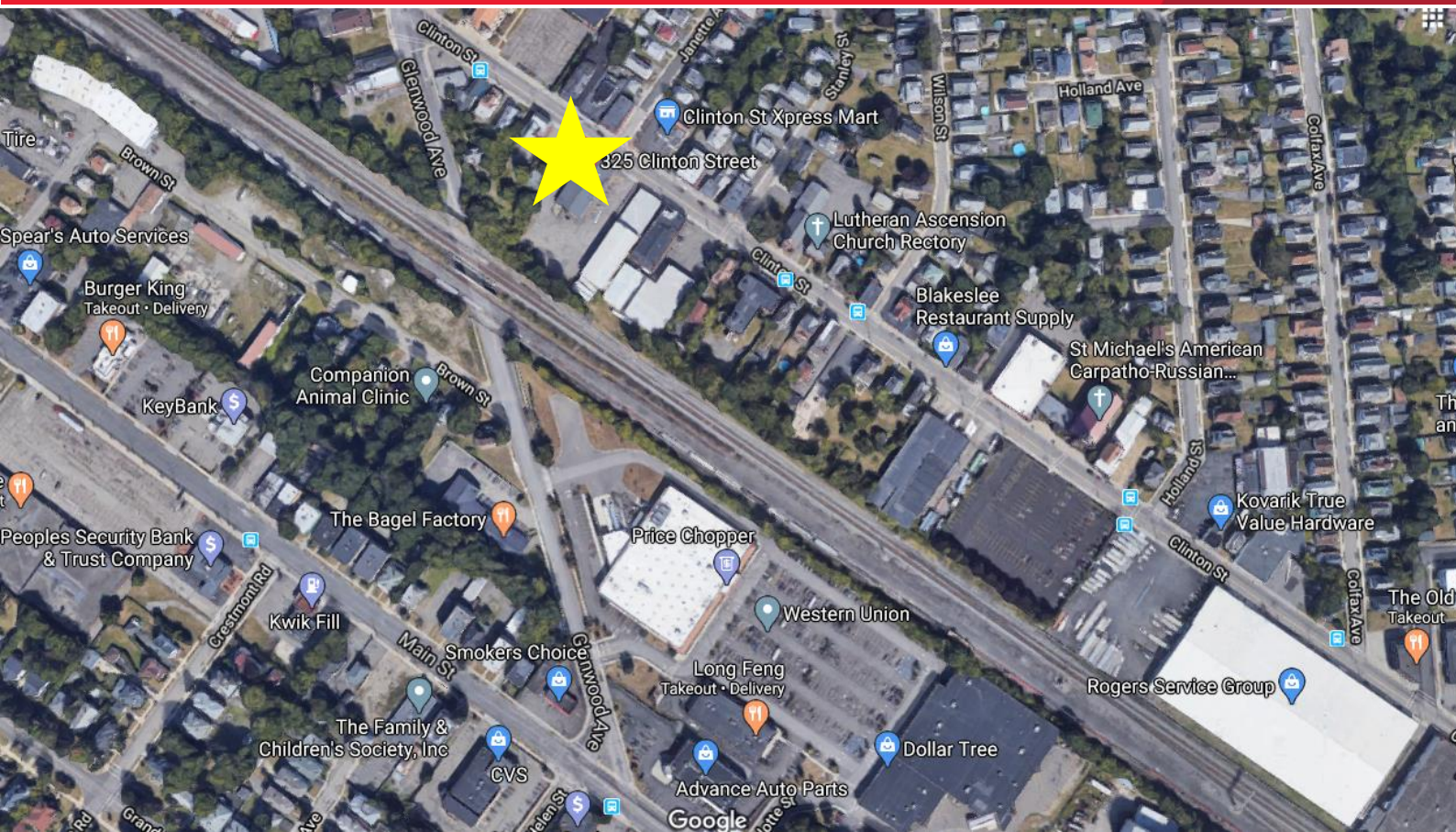
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PROPERTY HIGHLIGHTS

- 8,460 SF Retail/Industrial Building.
 - 6,960 main floor plus 1,500 SF mezzanine.
- The building has all public utilities and is fully air conditioned and GFHA for heat.
- Building has 12 ft. ceiling heights at rear plus a large overheard drive-in door.
- Three phase electric.
- 30+ car parking.
- Current tenant Dollar General has lease until 5/31/21 with no options to renew. Current Rent is \$3,200/mo. NN with tenant paying all real estate taxes, insurance, and parking lot maintenance.
- Building can easily be demised into multiple storefronts and can be adapted to multiple uses.



DEMOGRAPHICS

3 mile radius

76,860

Population

34.8

Median Age



2.2

Average Household Size

\$36,088

Median Household Income



2,929

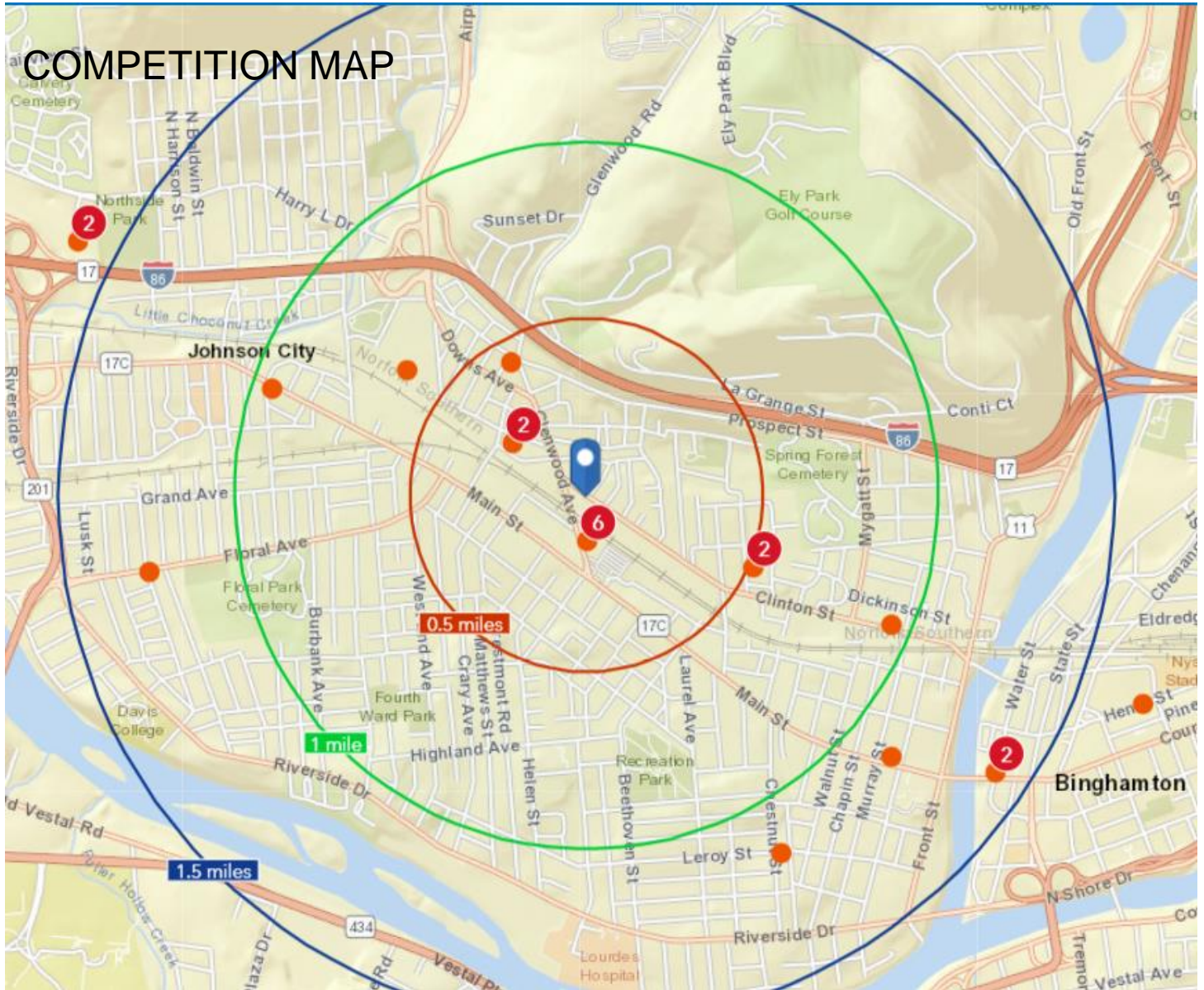
Total Businesses



70,880

Total Employees





Business Name	Address	City
Weis Markets	Robinson St	Binghamton
Jc Penney	Harry L Dr	Johnson City
Weis Markets	Pennsylvania Ave	Binghamton
Boscov's	Court St	Binghamton
Price Chopper	Glenwood Ave	Binghamton
Christmas Tree Shops	Harry L Dr	Johnson City
Burlington	Harry L Dr	Johnson City
Wegmans	Harry L Dr	Johnson City
Walmart Supercenter	Gannett Dr	Johnson City
Weis Markets	Conklin Ave	Binghamton

Big Lots	Glenwood Ave	Binghamton
Dollar General	Court St	Binghamton
Dollar Tree	Harry L Dr	Johnson City
Five Below	Harry L Dr	Johnson City
Aldi	Main St	Johnson City
Family Dollar Store	Main St	Binghamton
Dollar General	Main St	Johnson City
Dollar General	Clinton St	Binghamton
Dollar Tree	Glenwood Ave	Binghamton
Family Dollar Store	Vestal Ave	Binghamton
Family Dollar Store	Chenango St	Binghamton
Family Dollar Store	Court St	Binghamton