

FOR SALE

1070 Upper Front Street (and 8 adjoining parcels) Binghamton, NY



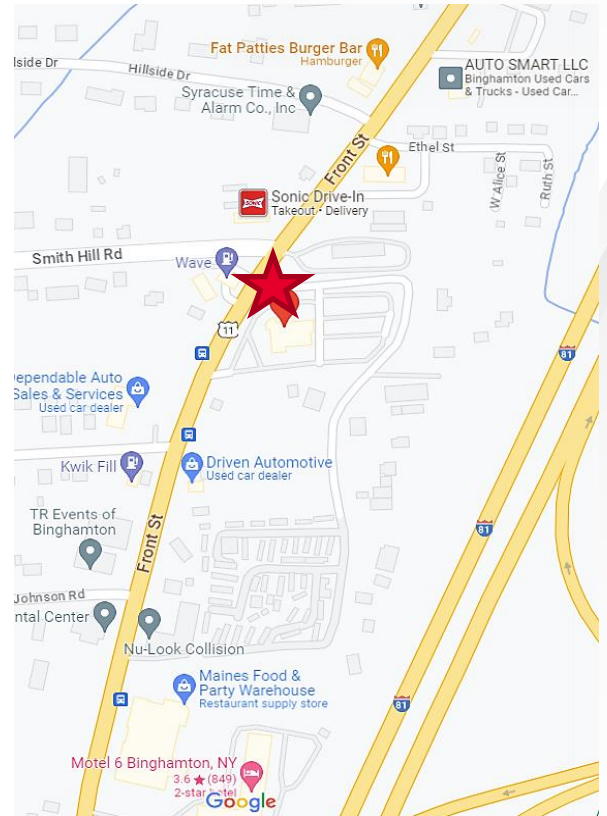
PRICE REDUCTION!!

COMMERCIAL REDEVELOPMENT SITE

- Introducing an exceptional opportunity for retail redevelopment.
- Rare 2.5 acres available on Upper Front Street!
- Situated in a great neighborhood near Broome Community College, this location boasts a thriving community with mix of residential and commercial spaces.
- Exposure to high traffic and excellent visibility.
- Convenient accessibility, being in close proximity to major highways I-86 and I-88.
- Close to big boxes and major retailers

Demographic	1 Mile	5 Miles	10 Miles
Population	3,562	89,020	171,845
Households	1,557	39,202	71,230
Average H.H. Income	\$82,855	\$68,402	\$78,875

Source: ESRI 2022



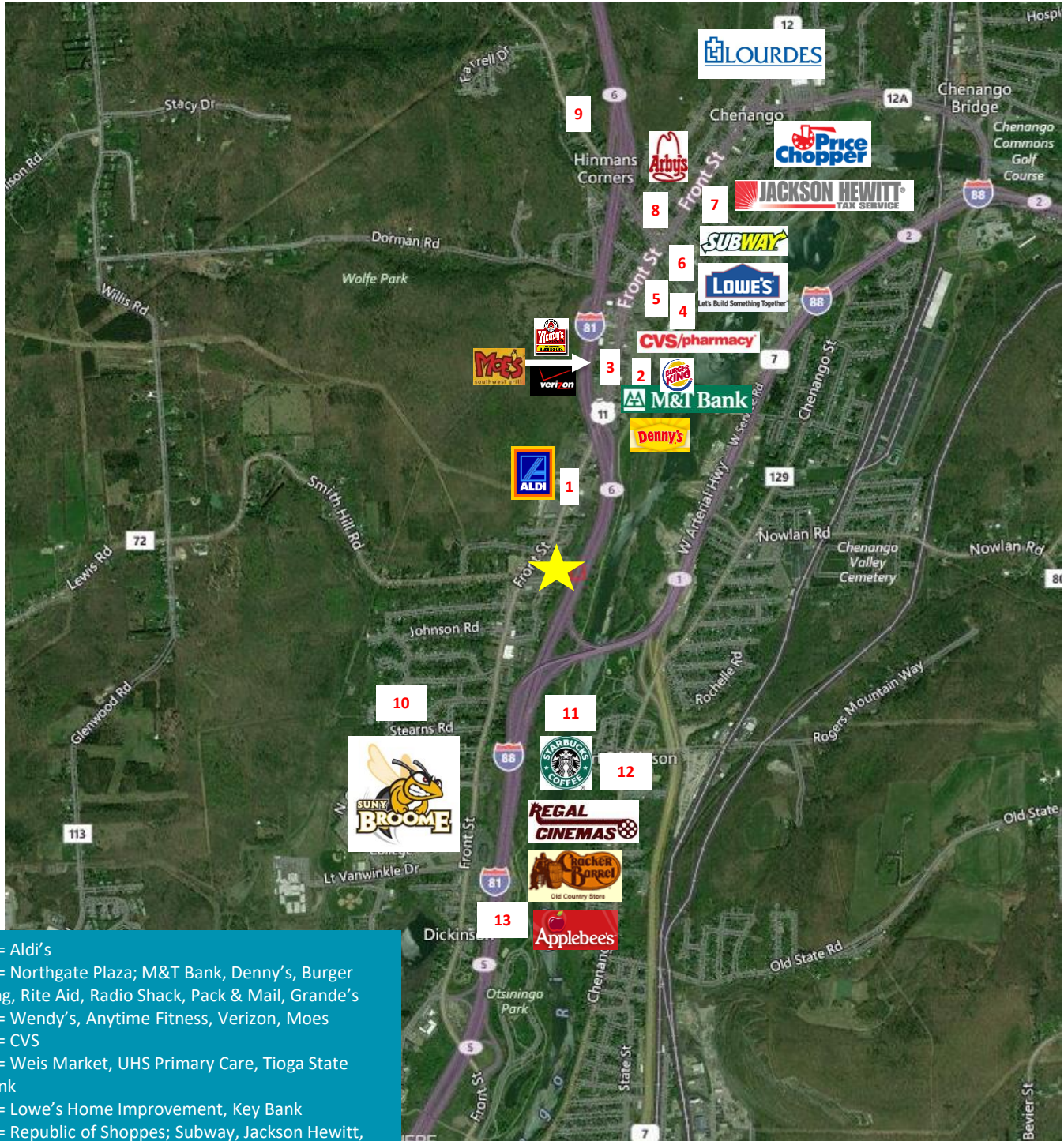
Contact

PATRICIA "TRISH" A. GRASSI
 Real Estate Salesperson
 +1 607 754 5990 Ext 312
 Tgrassi@pyramidbrokerage.com

84 Court Street, Third Floor
 Binghamton, New York 13901
 +1 607 754 5990
 pyramidbrokerage.com

FOR SALE

1070 Upper Front Street (and 8 adjoining parcels) Binghamton, NY



- 1 = Aldi's
- 2 = Northgate Plaza; M&T Bank, Denny's, Burger King, Rite Aid, Radio Shack, Pack & Mail, Grande's
- 3 = Wendy's, Anytime Fitness, Verizon, Moe's
- 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 = Price Chopper Food & Pharmacy
- 10 = SUNY Broome College
- 11 = Starbucks
- 12 = Movie Theaters
- 13 = Cracker Barrel, Applebee's

FOR SALE

**1070 Upper Front Street (and 8 adjoining parcels)
Binghamton, NY**



TRAFFIC COUNTS 1, 5 and 10 mile radius

