

FOR SALE

214 & 218 Reynolds Road

Johnson City, NY

INVESTMENT OPPORTUNITY

Two well-maintained retail properties with leases in place. Located in the heart of Johnson City, NY and surrounded by exciting redevelopment such as:

- The Oakdale Commons (across the street) a \$117 million project, blending traditional retail and dining combined with wellness, service and leisure activities, as well as office space.
- Neighboring UHS Hospital is constructing a \$130 million addition.
- Binghamton University's new Health Sciences campus brings over 1,000 students and faculty to Johnson City.

Close proximity to I-86, easy on and off exits. Attracting customers from Pennsylvania and western New York.

**Financial pro-forma available with signed NDA*

Demographics	3 Mile	5 Miles	10 Miles
Population	53,641	119,255	178,964
Households	20,793	49,502	74,347
Median HHI. Income	\$54,827	\$54,875	\$60,234
Source: Sites USA 2022			



214 Reynolds Road

- Approximately 10,600 SF
- 1.80 acres
- Tenants include Mooney's Sports Bar & Grill, and Chocolates by Leopold.

For more information, contact:

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218 Reynolds Road

- Approximately 9,000 SF
- 0.71 acres
- Tenants include Metro Mattress, Naturally Nails & Spa, Pizza Hut, T&J Tobacco.

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