



Office Space

- 171 Front St., Binghamton, NY 13901 -

FOR SALE OR LEASE

Presented by:

Karen Klecar

Licensed Real Estate Associate Broker

KarenKlecar@HannaCRE.com

607.624.0143

3630 George F. Highway Endwell, NY 13760
facehannacre.com

OFFICE SPACE - FOR SALE OR LEASE

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OVERVIEW SUMMARY



This property is comprised of 32,949+/- SF including a two story improved office building, a turn of the century mansion and a one story building on a 2.49+/- acre lot with generous parking. It is handicapped accessible and has many individual offices, meeting rooms, public space and open areas in well maintained condition. For sale or lease. Can be subdivided for lease. Would make an excellent corporate headquarters or medical conversion. Financials available upon signing of confidentiality agreement from qualified buyer. Close to Binghamton University, Downtown Binghamton, Boscovs and Courthouse.



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OVERVIEW SUMMARY



PROPERTY HIGHLIGHTS

- Includes a two story improved office building, a turn of the century mansion and a one story building
- Generous Parking
- Comprised three buildings totaling 32,949+/- SF
- Well Maintained
- Can be Subdivided for Lease
- Financials available upon request
- Close to University and Downtown Binghamton
- On Bus-Line
- Multi-Use Potential
- Large Vacant Site Near Downtown

OFFERING SUMMARY

Price	\$2,995,000
Sale Type	Investment or Owner/User
Parking	155 Spaces
Property Type	Office
Property Sub-type	N/A
No. of Buildings	3
Year Built	1941
Zoning	Commercial
Acres	2.49



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1, 3, 5 MILE DEMOGRAPHICS

2020 Key Demographic Indicators (Esri)	1 mile	3 miles	5 miles
2020 Total Population (Esri)	18,514	74,365	95,211
2025 Total Population (Esri)	18,140	72,641	93,063
2018-2023 Population: Annual Growth Rate (Esri)	-0.41%	-0.47%	-0.46%
2020 Key Demographic Indicators (Esri)	1 mile	3 miles	5 miles
2020 Total Households (Esri)	8,584	30,056	38,441
2020 Average Household Size (Esri)	2.07	2.21	2.22
2020 Income (Esri)	1 mile	3 miles	5 miles
2020 Median Household Income (Esri)	\$21,478	\$35,586	\$41,009
2020 Average Household Income	\$39,323	\$53,482	\$60,917
2020 Per Capita Income (Esri)	\$18,146	\$22,167	\$24,890
	1 mile	3 miles	5 miles
2018-2023 Per Capita Income: Annual Growth Rate (Esri)	1.08%	1.47%	1.57%
2018-2023 Median Household Income: Annual Growth Rate (Esri)	0.34%	0.89%	0.99%
2010 Age: 5 Year Increments (U.S. Census)	1 mile	3 miles	5 miles
2010 Median Age (U.S. Census)	31.8	33.9	35.8
2020 Median Age (Esri)	33.8	35.4	37.2
2020 Total Population Age 18+ (Esri)	15,424	61,983	79,577
2020 Educational Attainment (Esri)	1 mile	3 miles	5 miles
2020 Education: High School Diploma (Esri) (%)	23%	24%	23%
2020 Education: GED/Alternative Credential (Esri) (%)	8%	7%	7%
2020 Education: Some College/No Degree (Esri) (%)	18%	18%	17%
2020 Education: Associate's Degree (Esri) (%)	9%	12%	12%
2020 Education: Bachelor's Degree (Esri) (%)	14%	15%	17%
2020 Education: Graduate/Professional Degree (Esri) (%)	11%	13%	14%
2020 Educational Attainment Base (Esri)	12,192	48,139	62,979
2020 Daytime Population	1 mile	3 miles	5 miles
2020 Total Daytime Population	21,035	87,405	111,807
2020 Daytime Population: Workers	8,488	41,626	53,720
2020 Daytime Population: Residents	12,547	45,779	58,087
2020 Daytime Population Density (Pop per Square Mile) (Esri)	6,701.0	3,092.0	1,423.8

Source: Esri, Esri and Infogroup, U.S. Census



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2020 Business Summary by SIC	1 mile	3 miles	5 miles
2020 Total (SIC01-99) Businesses	1,095	2,633	3,724
2020 Total (SIC01-99) Employees	18,050	68,290	87,264
2010 Race and Hispanic Origin (U.S.	1 mile	3 miles	5 miles
2010 White Population (U.S. Census)	13,897	60,296	78,974
2010 Black/African American	2,456	7,177	7,692
2010 American Indian/Alaska Native	73	198	227
2010 Asian Population (U.S. Census)	1,031	4,322	5,760
2010 Pacific Islander Population (U.S.	8	27	31
2010 Other Race Population (U.S.	476	1,378	1,495
2010 Population of Two or More Races	946	2,939	3,299
2010 Hispanic Population (U.S.	1,436	4,324	4,771
2010 Hispanic White Population (U.S.	552	1,876	2,140
2010 Hispanic Black/African American	254	581	614
2010 Hispanic American Indian/	13	39	40
2010 Hispanic Asian Population (U.S.	17	39	41
2010 Hispanic Pacific Islander	2	7	7
2010 Hispanic Other Race Population	422	1,245	1,345
2010 Hispanic Population Reporting	175	539	583
2010 White Non-Hispanic Population	13,345	58,420	76,834
2010 Minority Population (U.S.	5,541	17,917	20,644
2010 Diversity Index (U.S. Census)	51.8	43.2	39.6
2010 Base for Population by Race	18,887	76,337	97,478
2010 Population Reporting One Race	17,941	73,398	94,179
2010 Base for Population Age 18+ by	15,478	62,287	79,550
2010 Population Age 18+ Reporting	15,007	60,888	77,946
2010 Base for Hispanic Population by	1,435	4,326	4,770
2010 Hispanic Population Reporting	1,260	3,785	4,187
2010 Base for Hispanic Population	930	2,814	3,139
2010 Hispanic Population Age 18+	846	2,576	2,881
2010 Base for Population <18 by	3,408	14,050	17,928



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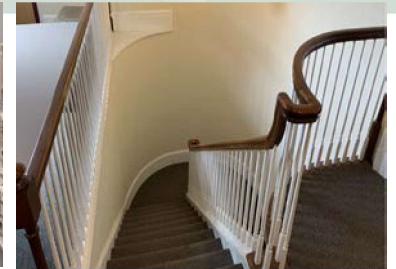
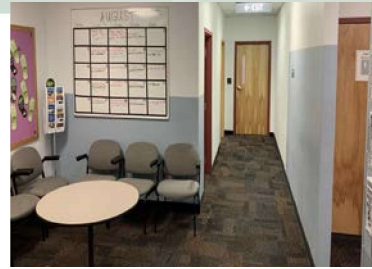
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ADDITIONAL PHOTOS



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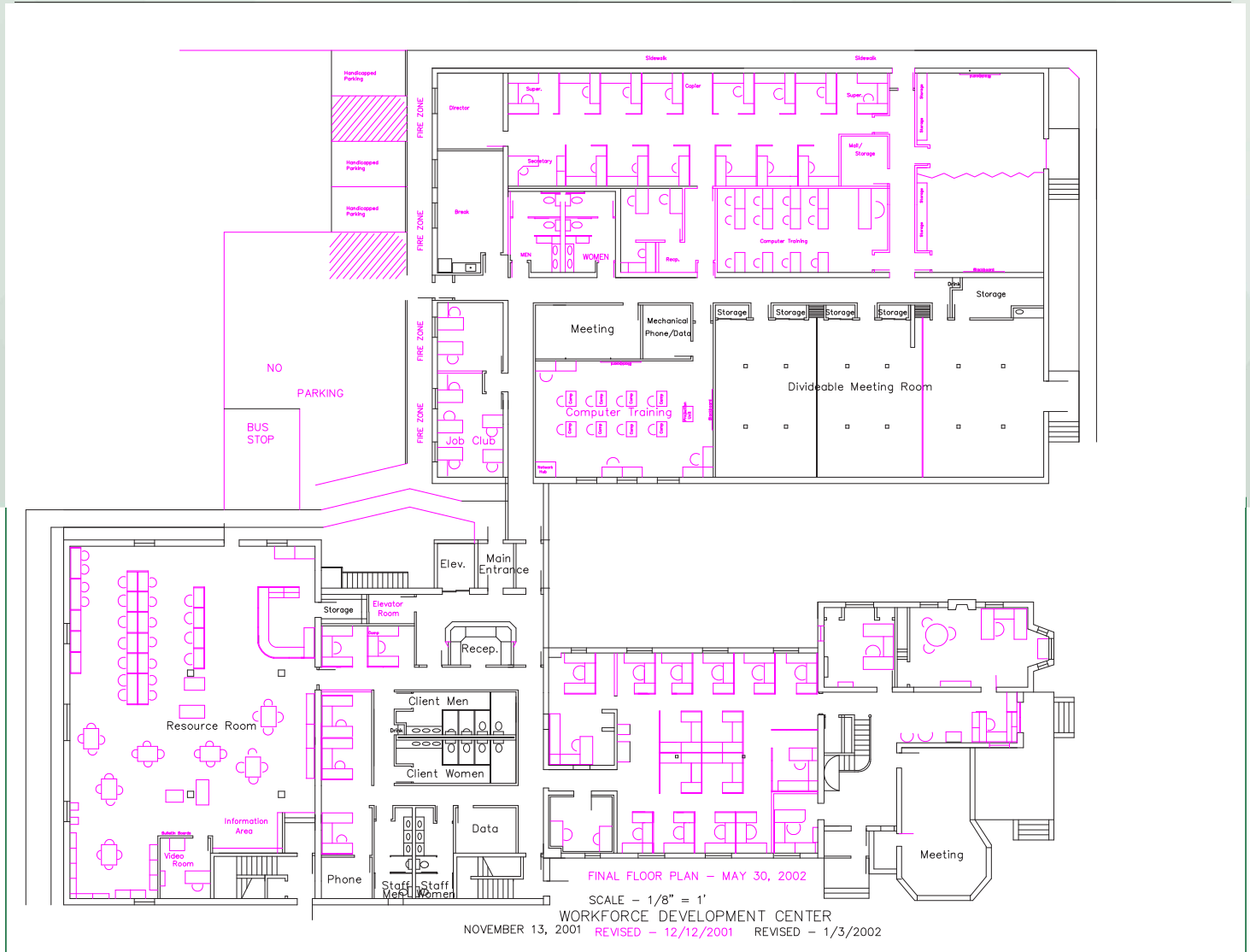
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FLOOR PLANS



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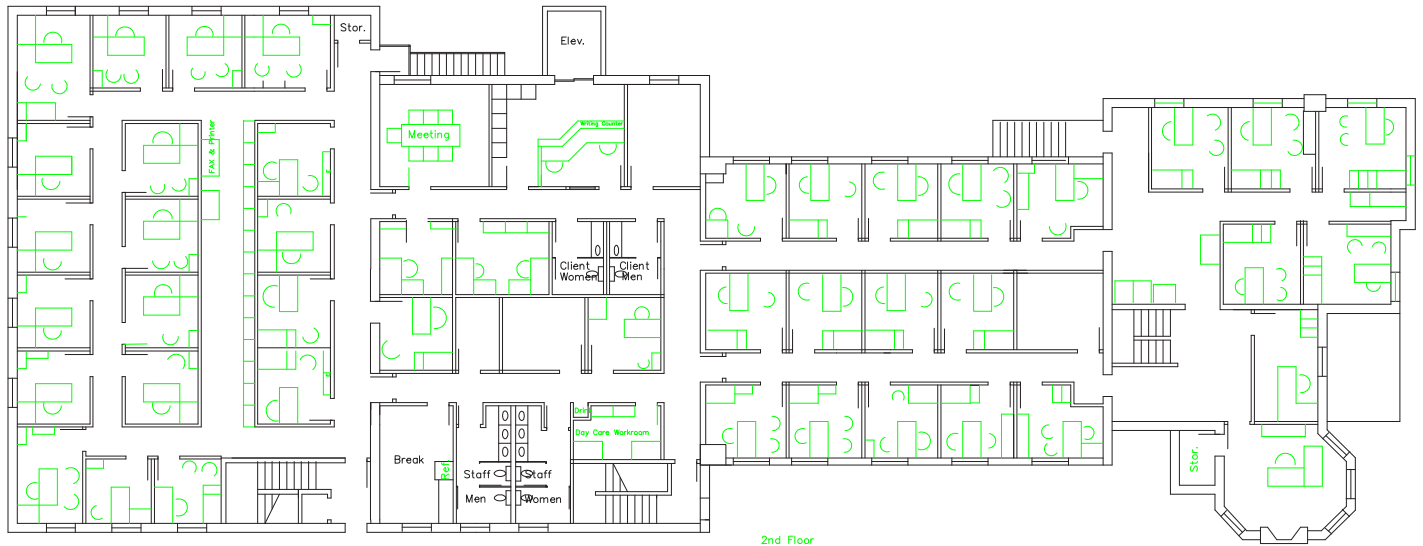
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FLOOR PLANS



PROPOSED WORKFORCE DEVELOPMENT CENTER – 171 FRONT ST.
Final Floor Plan Scale: 1/8" = 1'
November 17, 2001 Revised: 1/17/2002



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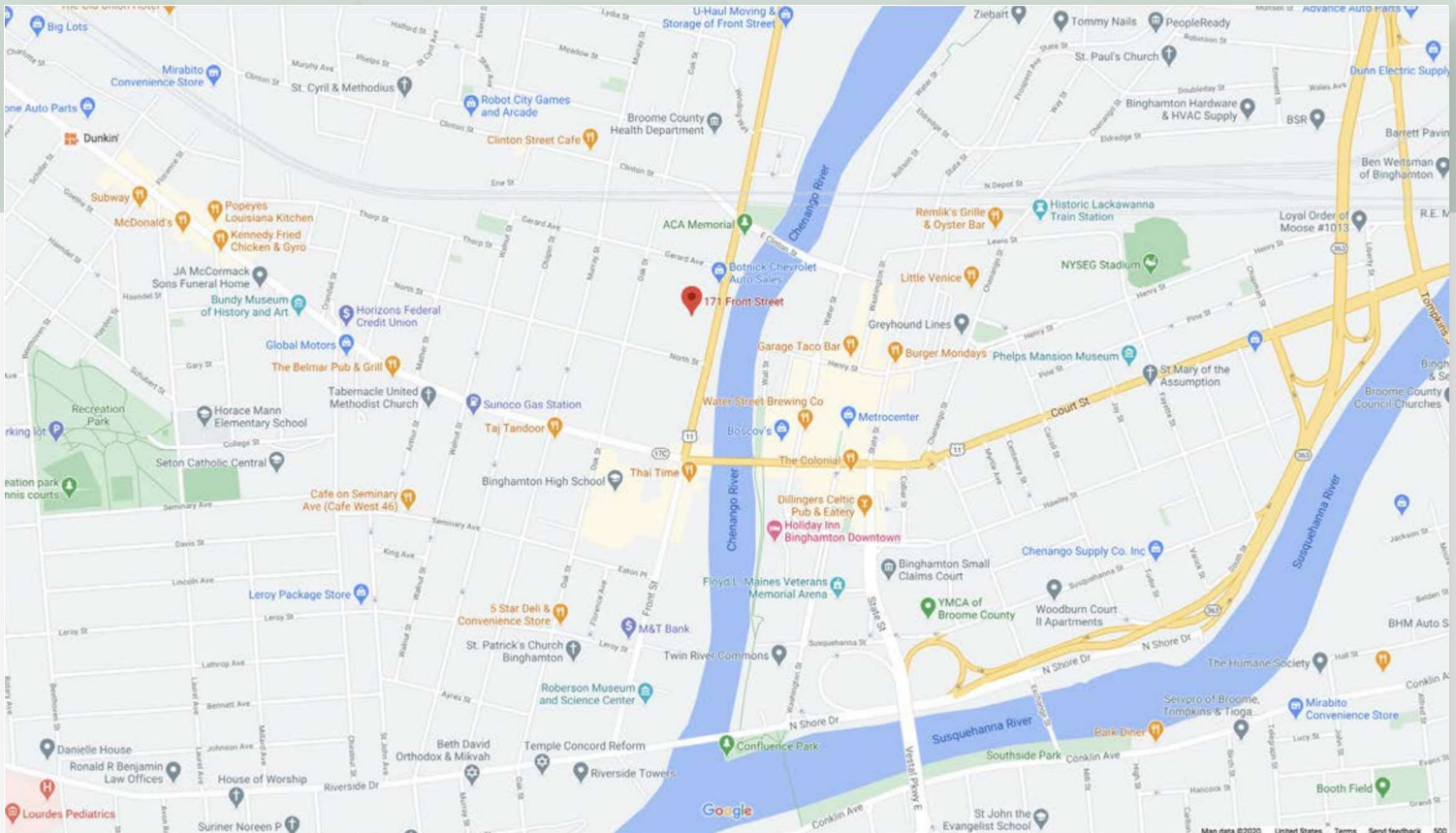
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MAPPING & LOCATION

Binghamton is at the crossing of three main highways and has easy access to NYC, Scranton, Syracuse, Albany and the Fingerlakes region. Downtown is the business and administrative center of the city and region, as such, it is home to the principal state, county and city offices; housing them in Government Plaza on Hawley Street between State and Isbell streets. Downtown Binghamton has gone through a cultural and economic renaissance over the past few years due in part to the presence of a downtown portion of the State University of Binghamton, one of the top twenty State Universities in the Country. Real Estate values have sky rocketed with large contingent of students living in the downtown. 171 Front is just across the river from the main part of the City, has great accessibility and visibility, less than five minutes from the city core.



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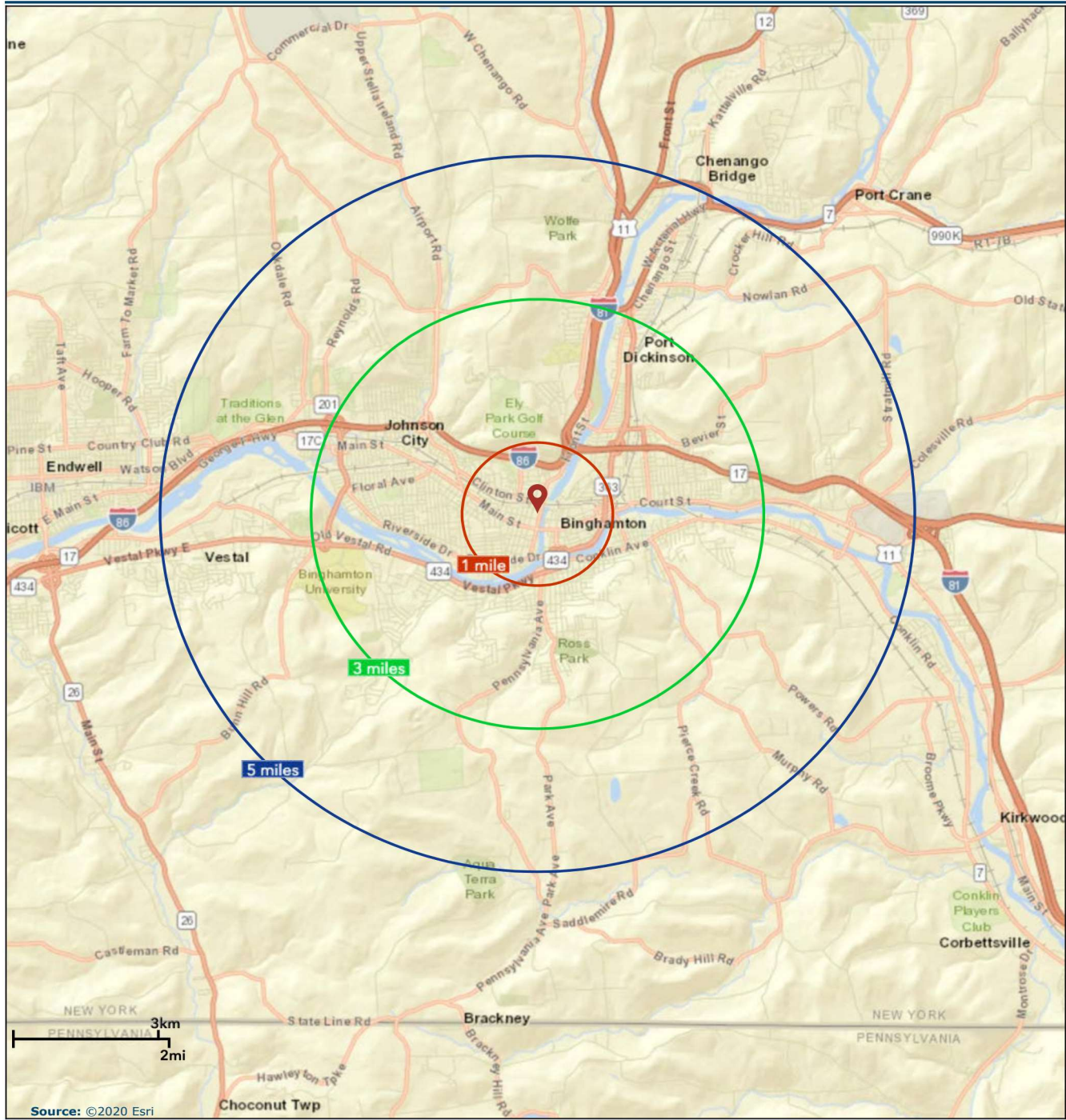
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1, 3, 5 MILE RADIUS MAP



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SITE AERIAL



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YOUR HANNA COMMERCIAL PROFESSIONAL



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KAREN'S BIO

For Greater-Binghamton-based Karen Klecar, commercial real estate is more than a profession, it's a mission. "Commercial properties, large and small, are the key to our economic vitality," she believes.

Klecar is a New York City native, and a Binghamton University alum. She later became a licensed New York State Real Estate Associate Broker, where she worked in Binghamton with Robert A. Mead Associates, Pyramid Brokerage, and Exit Realty, repeatedly winning top seller awards. In 2015, she joined Bridgeway Commercial Realty.

She has served on the Village of Endicott Planning Board; on the Empire Zone Board; the Endicott Historical Preservation Commission; and the Susquehanna Heritage Area Commission. Klecar currently serves as President of the Southern Tier Chapter of NYSCAR (New York State Commercial Association of Realtors). And serves as a Governor of the Board

"I am very keen on historic preservation and repurposing landmark buildings," says Klecar. One of her most satisfying transactions involved finding a new home for the Endicott History and Heritage Center.

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