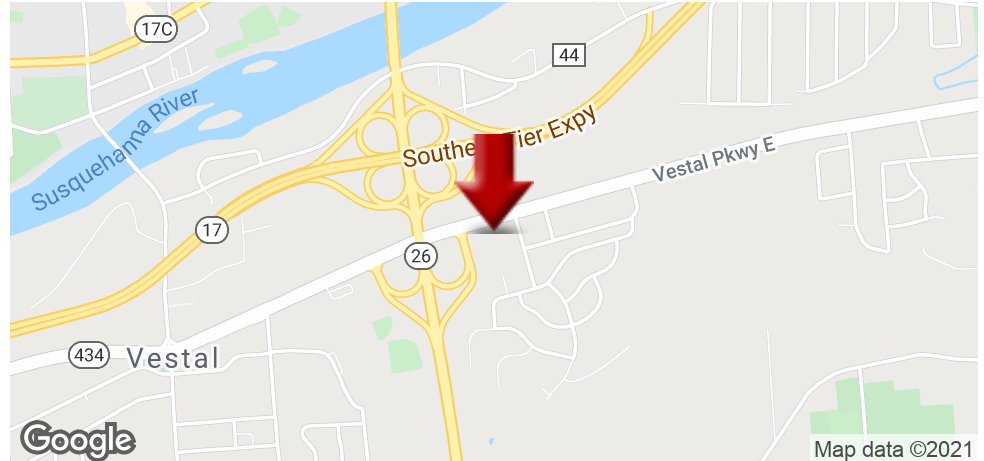


732 VESTAL PARKWAY E.

732 Vestal Parkway E, Vestal, NY 13850



OFFERING SUMMARY

AVAILABLE SF:	390 - 2,174 SF
LEASE RATE:	\$8.00 - 15.00 SF/yr (NN; MG)
LOT SIZE:	4.02 Acres
BUILDING SIZE:	55,540
ZONING:	Commercial
MARKET:	Binghamton Office
SUBMARKET:	Binghamton Retail
TRAFFIC COUNT:	24,292

PROPERTY OVERVIEW

One of the best locations in the Triple Cities. At the State Route 26 off ramp and directly on the Vestal parkway. Reduced time to the Highway interchange increases any businesses potential customer base. Mixed use complex. Vestal Parkway frontage. Around the corner from the I-86 interchange. Great highway access. Heavy traffic count. Several suites are available. Minimum Square Feet 1,000 Maximum continuous 5,100. Ample parking and strong anchor tenants. Asking rent is \$8/Sq Ft + CAMS. \$13 total. Asking rents may vary based on location in the Plaza.

PROPERTY HIGHLIGHTS

- Very high traffic area.
- Vestal Parkway Location.
- Right at the State Route 26 and State Route 434 interchange.
- Around the corner from the I 86 Interchange.
- Close proximity to Highways increases customer base within a 10 minute drivetime.

KW COMMERCIAL
49 Court Street,
Suite 300B
Binghamton, NY 13901

SCOTT WARREN
Licensed Real Estate Salesperson
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6203

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

732 VESTAL PARKWAY E.

732 Vestal Parkway E, Vestal, NY 13850



KW COMMERCIAL
49 Court Street,
Suite 300B
Binghamton, NY 13901

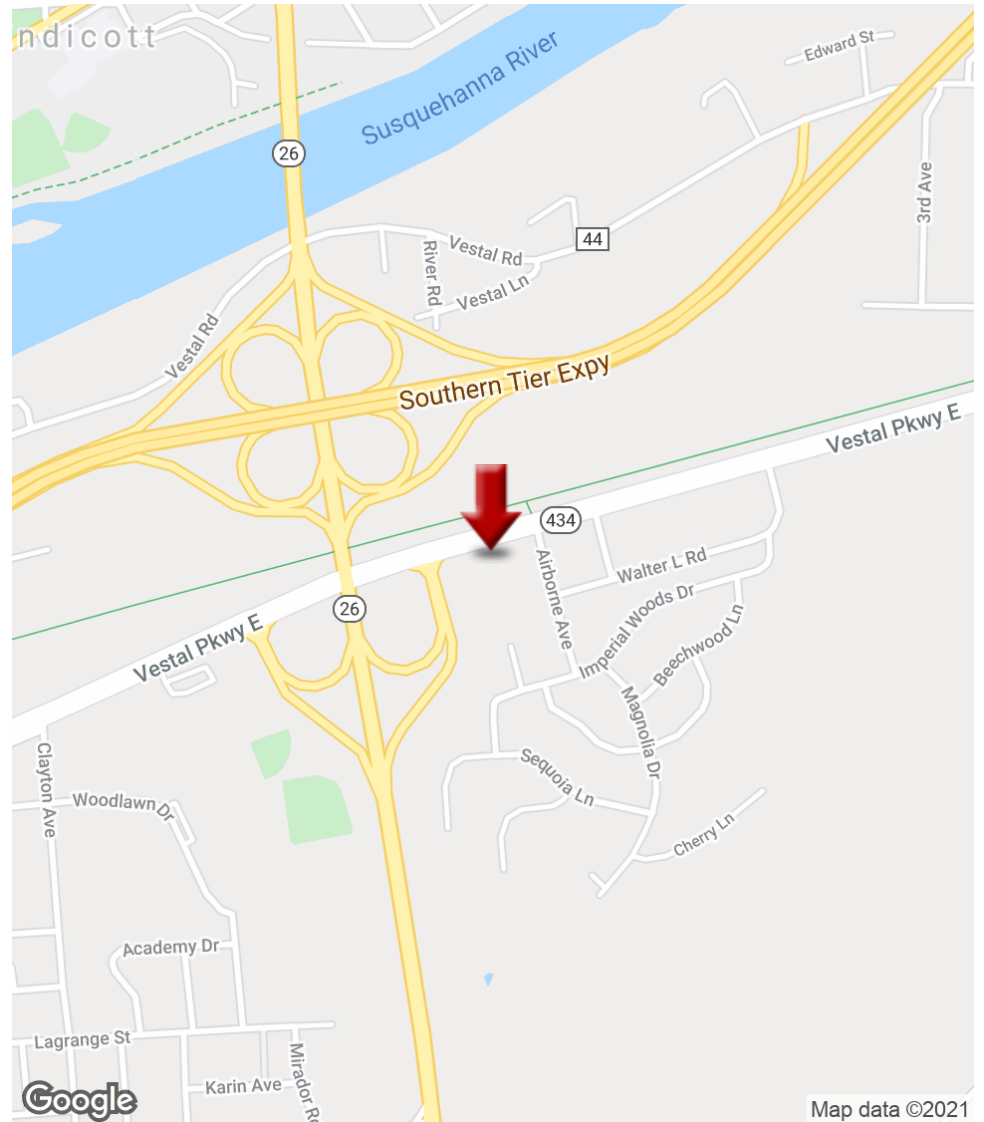
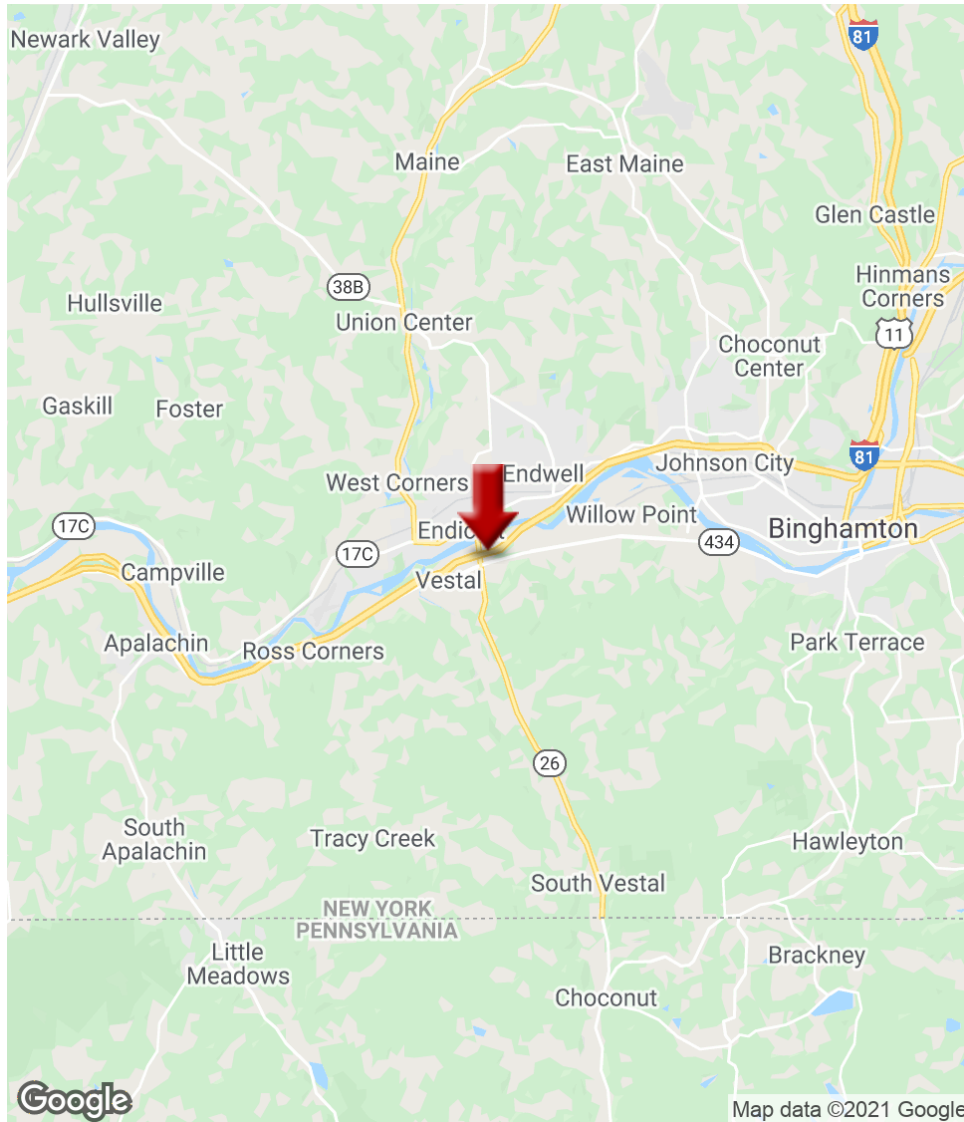
SCOTT WARREN
Licensed Real Estate Salesperson
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6203

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

732 VESTAL PARKWAY E.

732 Vestal Parkway E, Vestal, NY 13850



KW COMMERCIAL
49 Court Street,
Suite 300B
Binghamton, NY 13901

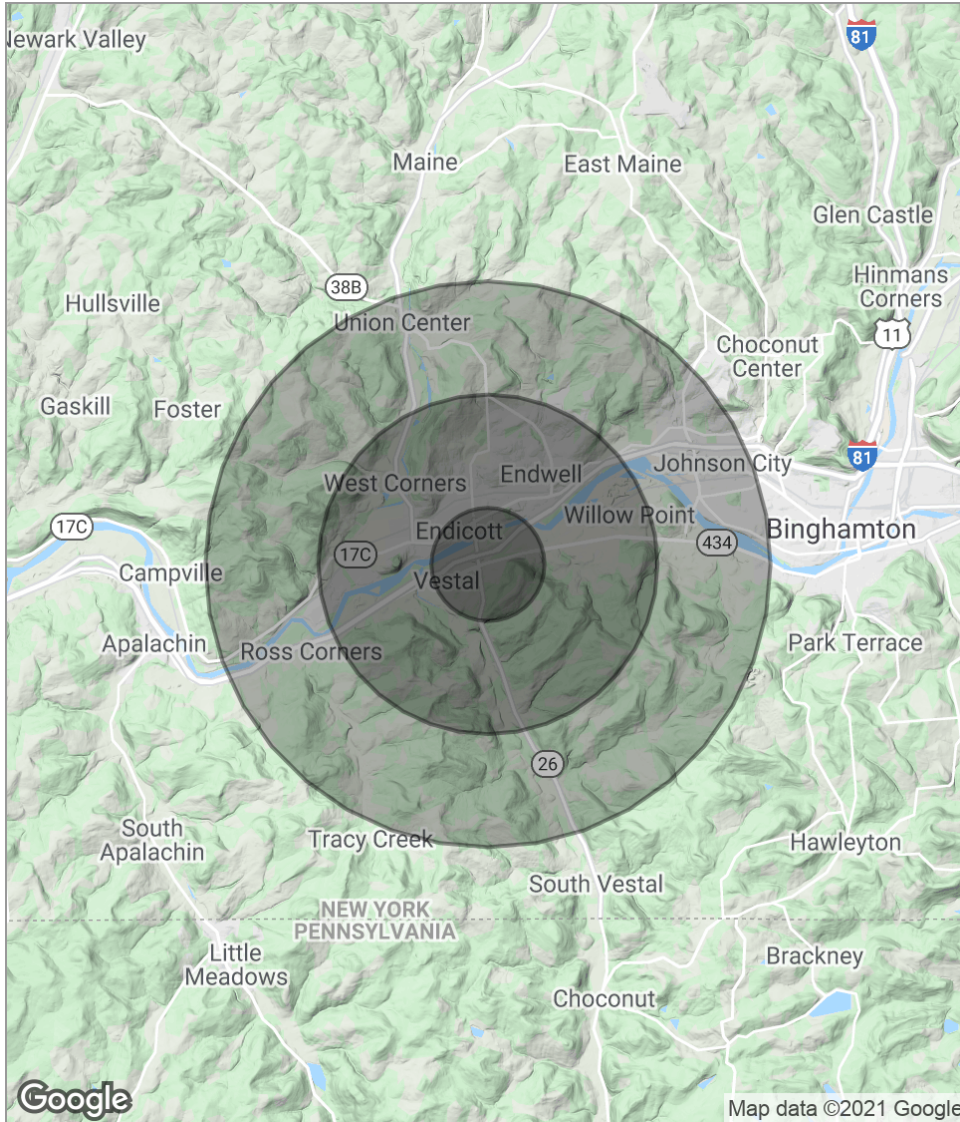
SCOTT WARREN
Licensed Real Estate Salesperson
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6203](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6203)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

732 VESTAL PARKWAY E.

732 Vestal Parkway E, Vestal, NY 13850



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,378	44,848	80,374
Median Age	43.3	42.6	41.1
Median Age (Male)	43.0	41.0	39.7
Median Age (Female)	44.0	44.2	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,948	20,225	33,287
# Of Persons Per HH	2.2	2.2	2.4
Average HH Income	\$60,882	\$59,796	\$65,717
Average House Value	\$103,478	\$149,284	\$161,115

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
49 Court Street,
Suite 300B
Binghamton, NY 13901

SCOTT WARREN
Licensed Real Estate Salesperson
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6203

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.