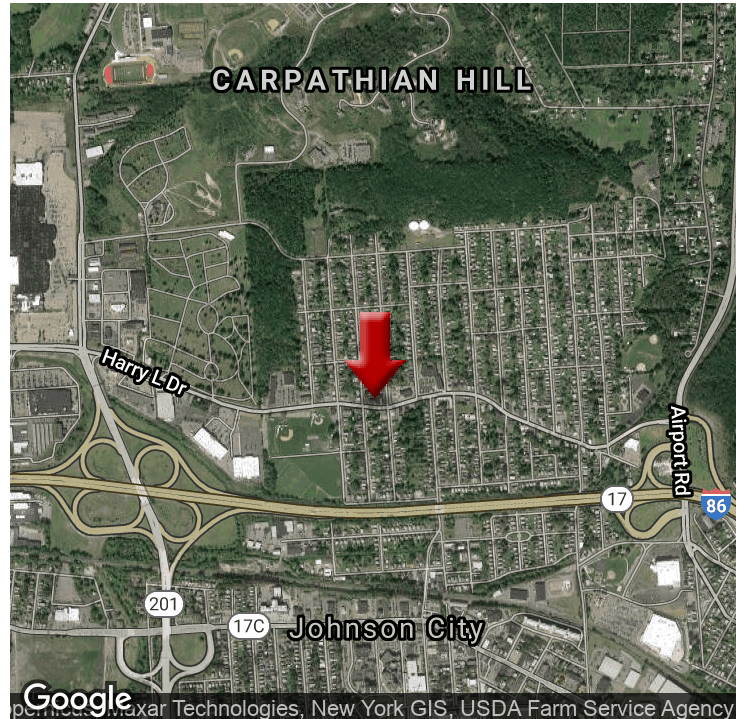


LAND FOR SALE

272, 276, 280 AND 284 HARRY L. DRIVE

284 Harry L. Drive , Johnson City, NY 13790



OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	0.53 Acres
ZONING:	Neighborhood Commercial
MARKET:	Binghamton Retail
SUBMARKET:	Binghamton Office

PROPERTY OVERVIEW

Prime development parcel on Harry L. Drive. Traffic light intersection. Across the street from a very busy gas station, a CVS and in close proximity to the small mall and the SEPP Groups housing development on Harry L Drive. Zoned as Neighborhood Commercial. This is a fantastic potential development site with a number of potential uses. Heavy traffic count at 10,228/Day at a traffic light intersection. This is the sale of 4 parcels. 280 Harry L Drive, 143.40-3-4; 276 Harry L Drive, 143.40-3-5; 272 Harry L Drive, 143.40-3-6; 284 Harry L Drive 143.40-3-3. Excellent location for Retail or professional offices. Total lot size .53 Acres. Could be a turnkey bar/Restaurant or redeveloped.

PROPERTY HIGHLIGHTS

- Prime location.
- Traffic Light Corner.
- Across the Street from a CVS.
- Deep lots.
- All unities on site.
- Heavy Traffic Count.

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

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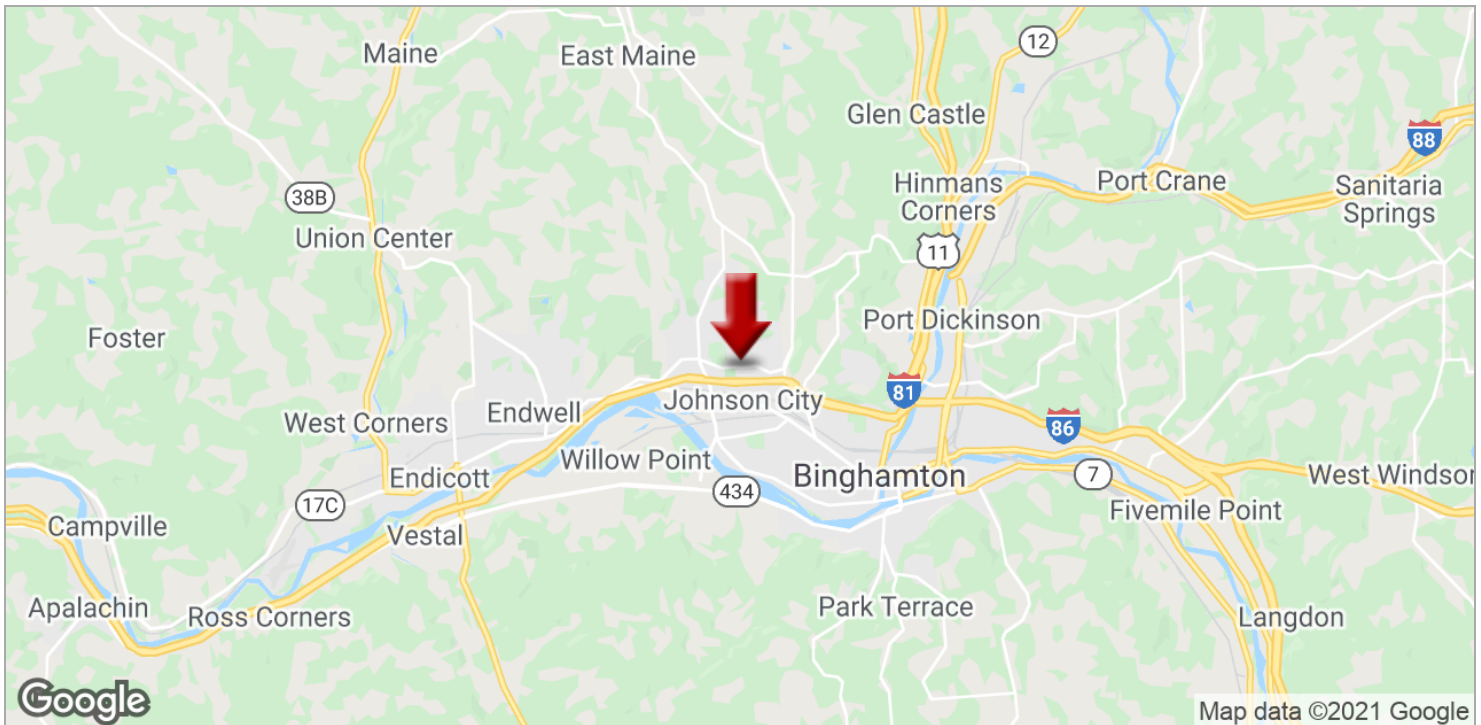
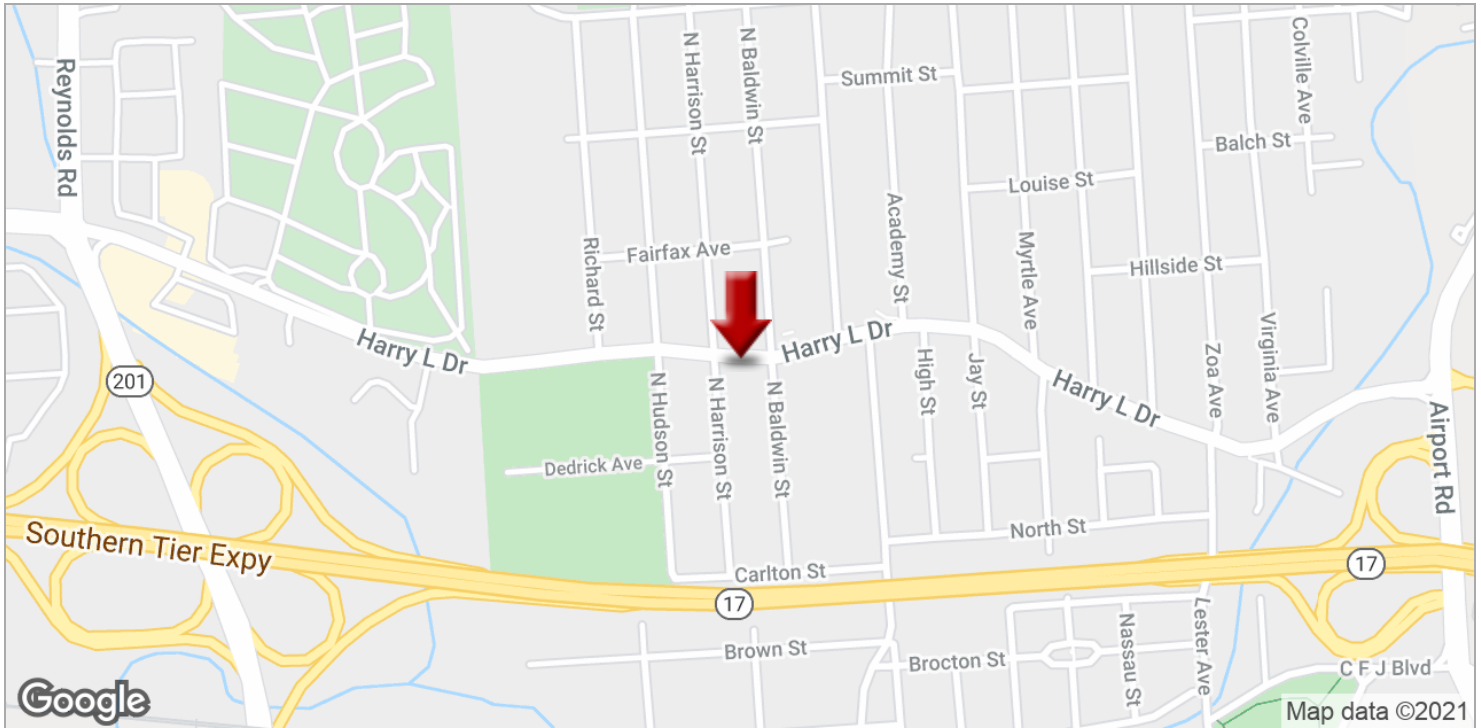
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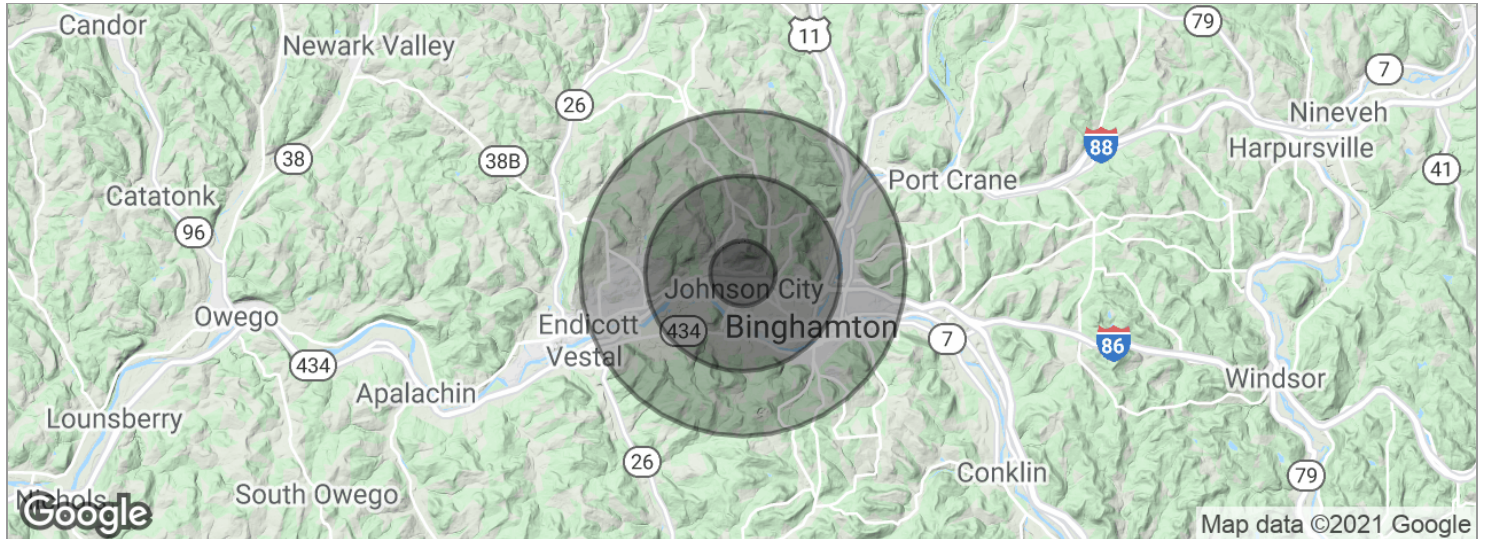
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LAND FOR SALE

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284 Harry L. Drive , Johnson City, NY 13790



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,307	60,696	118,276
Median age	37.6	37.0	37.7
Median age (male)	35.8	34.8	35.1
Median age (Female)	39.6	39.0	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,271	23,749	47,500
# of persons per HH	2.3	2.6	2.5
Average HH income	\$44,009	\$53,528	\$55,068
Average house value	\$109,218	\$123,150	\$132,011

* Demographic data derived from 2010 US Census

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