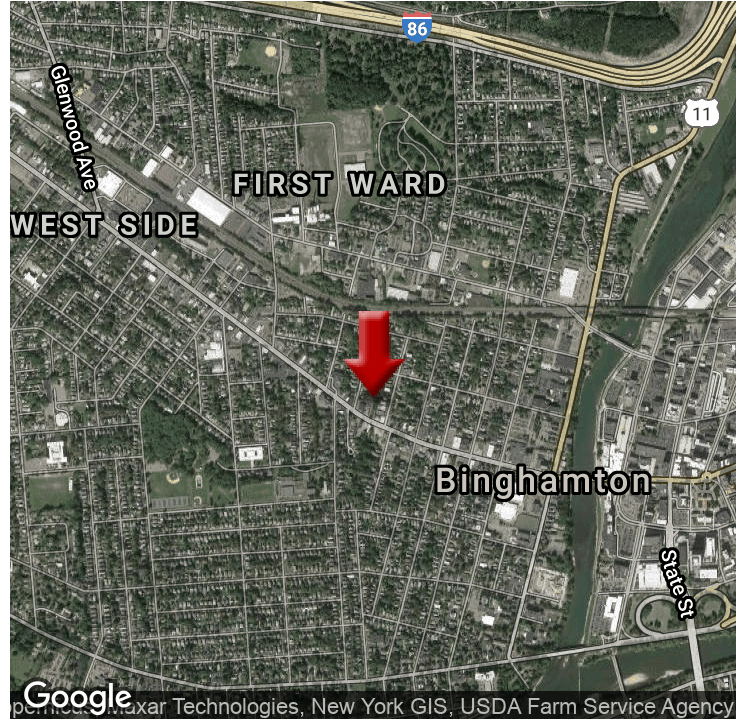


## OFFICE FOR SALE

# 98 MAIN STREET

98 Main Street, Binghamton, NY 13905



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$999,000
<b>LOT SIZE:</b>	0.25 Acres
<b>BUILDING SIZE:</b>	9,000 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Binghamton Office
<b>TRAFFIC COUNT:</b>	18,070
<b>PRICE / SF:</b>	\$111.00

### PROPERTY OVERVIEW

Offered for sale is this high quality office complex on Main Street in Binghamton. Excellent traffic count at 18,070/Day. Includes a small surface lot. Central to Binghamton's West Side and walking distance to Downtown.

### PROPERTY HIGHLIGHTS

- Excellent Traffic Count, 18070/Day.
- Directly on Main St.
- Walking distance to Downtown Binghamton
- Central air.

**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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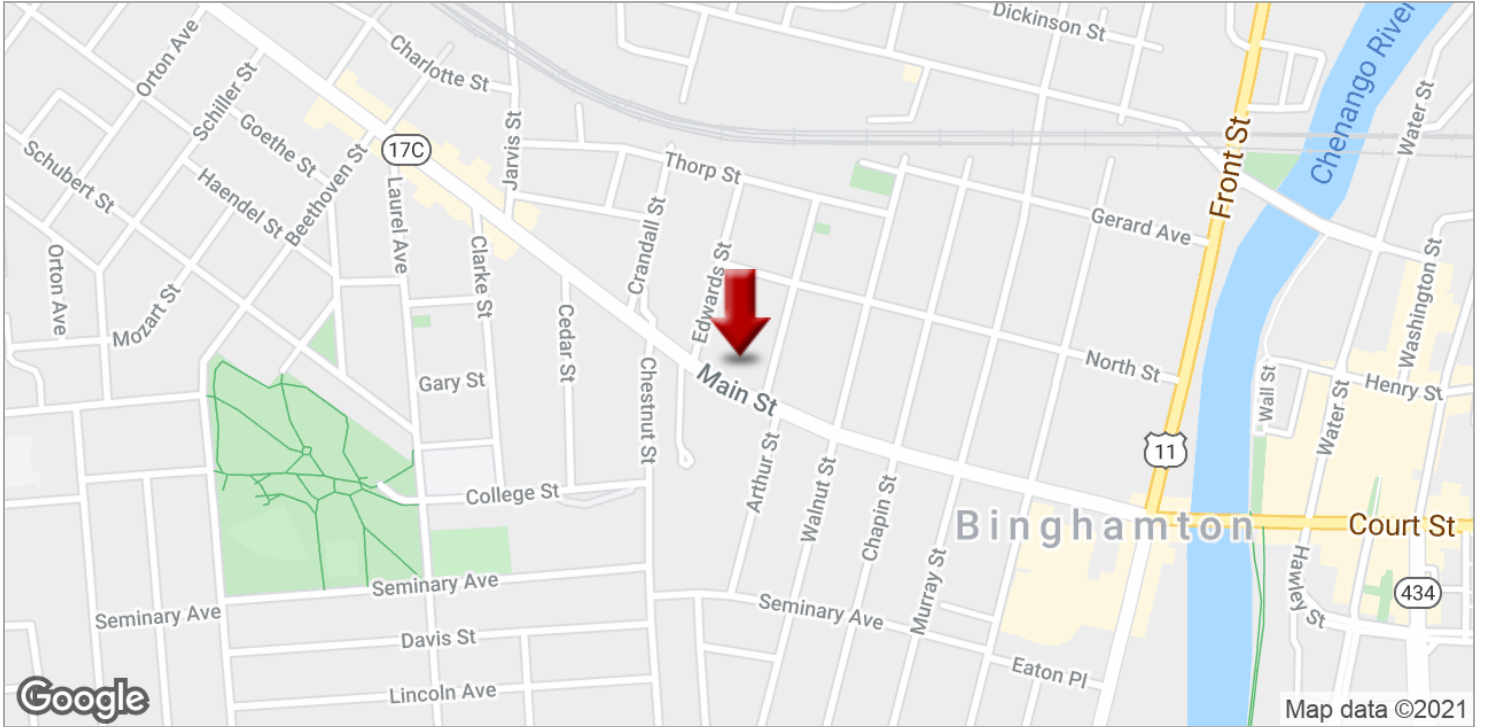
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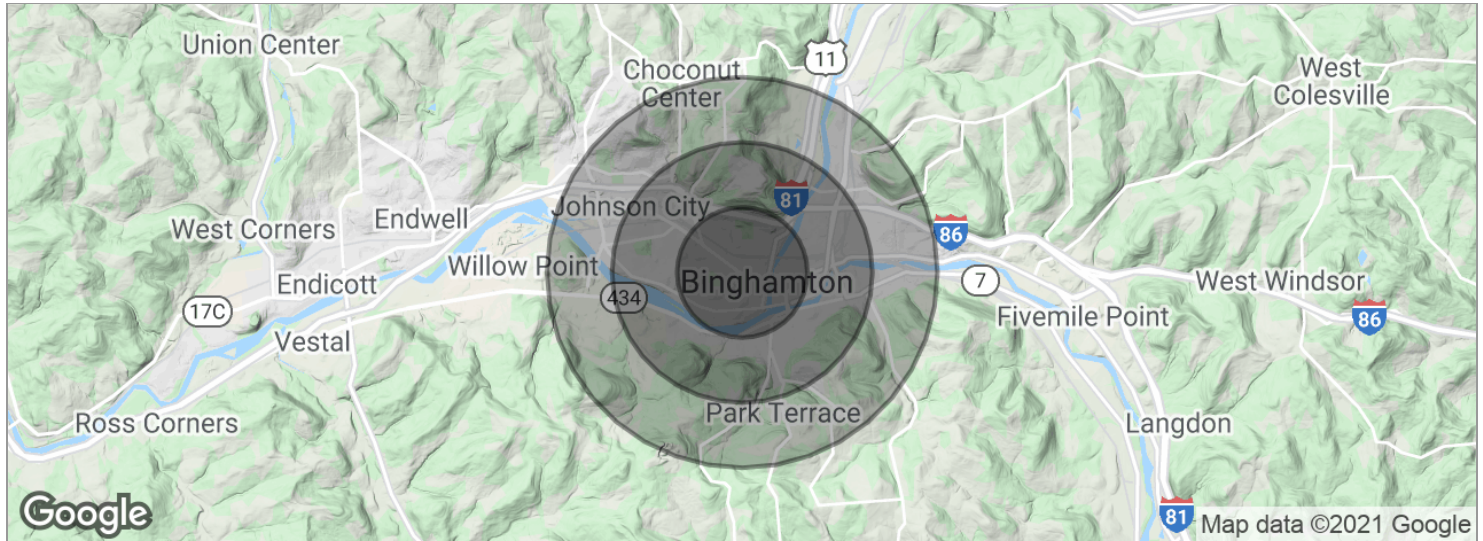
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	18,787	49,331	84,115
Median age	36.6	38.6	37.0
Median age (male)	32.3	35.2	34.0
Median age (Female)	41.8	41.8	39.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	8,584	22,278	35,273
# of persons per HH	2.2	2.2	2.4
Average HH income	\$43,842	\$47,722	\$47,236
Average house value	\$103,627	\$110,223	\$104,245

\* Demographic data derived from 2010 US Census

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