

RETAIL FOR LEASE

101 COURT STREET

101 Court St , Binghamton, NY 13901



PROPERTY DESCRIPTION

Offered for lease is this premium street retail suite at 101 Court. Excellent location directly across the street from Security Mutual. Heavy foot and vehicle traffic. This location has a walkability score of 85 and an average daily traffic count of 7,687. If location is everything then this space has it all. Excellent condition. There is open retail space in the front and an area with the kitchen in the rear. A full size bar. Turnkey opportunity. Available November 1, 2022. Possibility to move in earlier.

PROPERTY HIGHLIGHTS

- Excellent location
- Directly on Court St across from Security Mutual.
- Excellent condition.
- 2200 Square Feet.

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Available SF:	2,200 SF
Lot Size:	0.05 Acres
Building Size:	7,680 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,867	31,585	45,547
Total Population	13,827	72,840	114,492
Average HH Income	\$39,281	\$47,591	\$50,911

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.

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

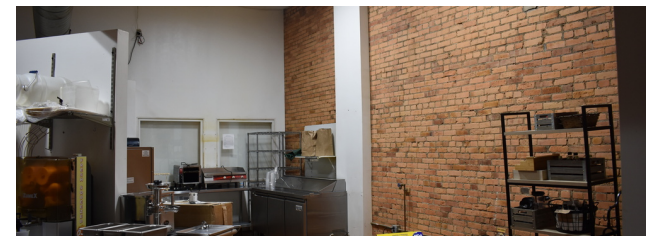
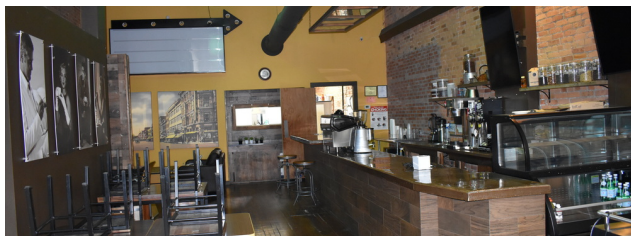
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

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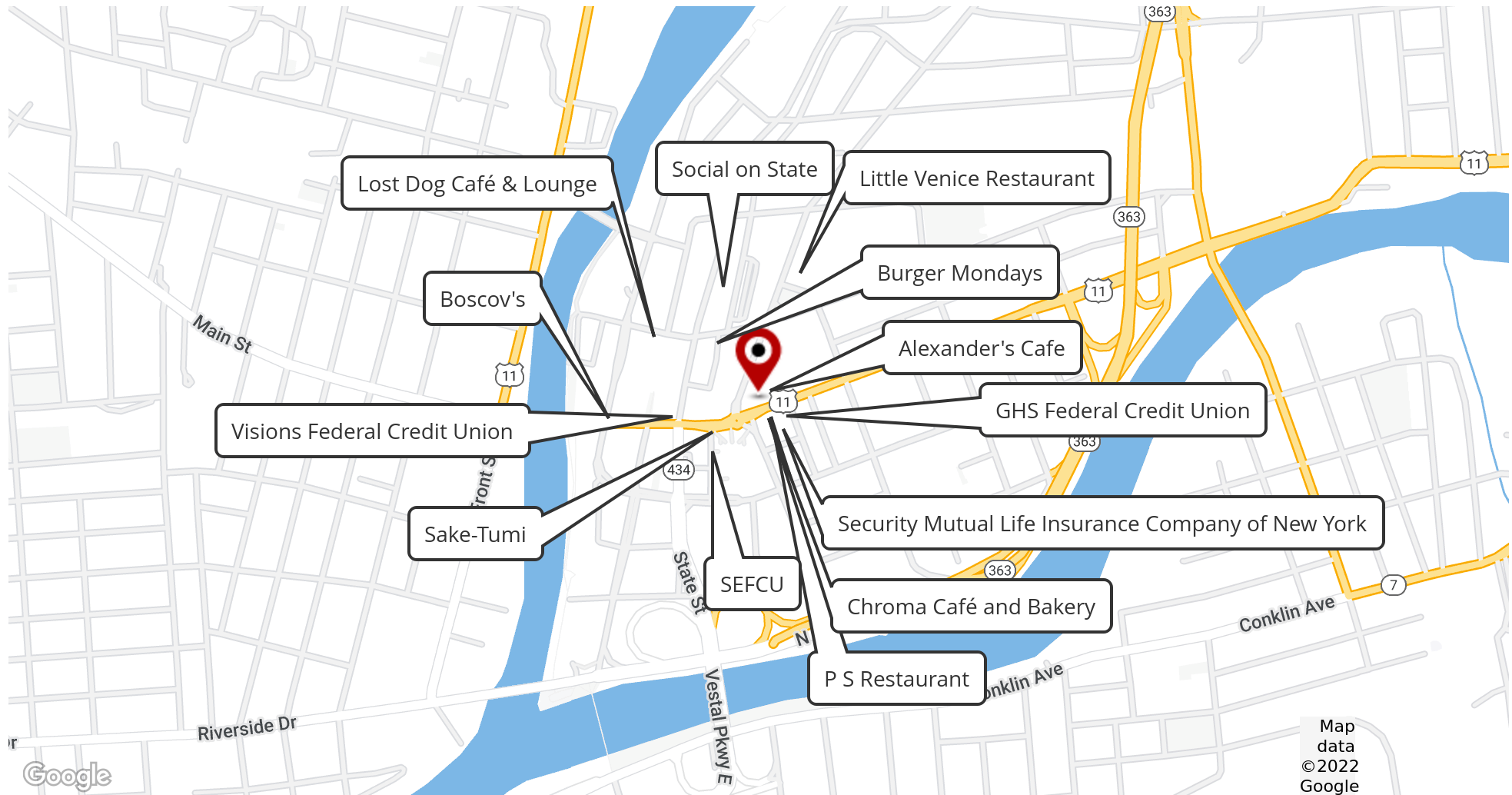
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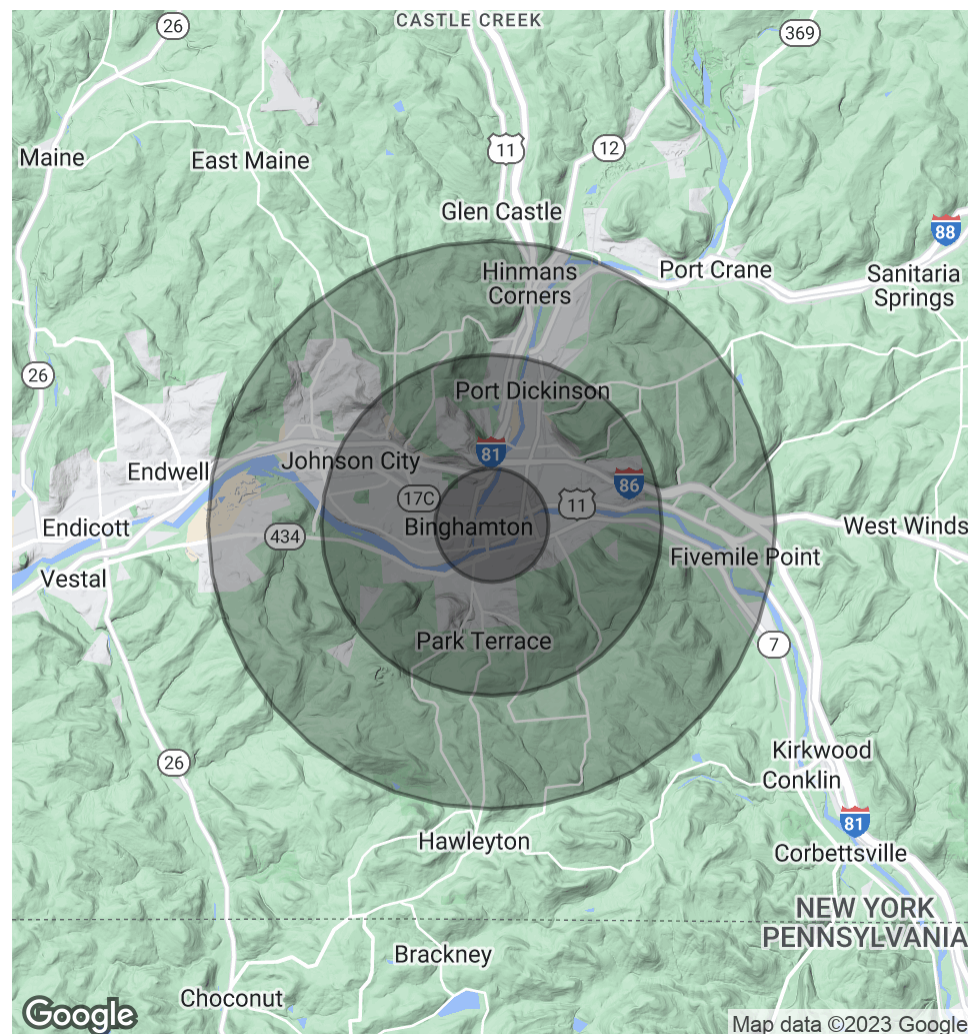
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,827	72,840	114,492
Average Age	39.6	38.1	37.2
Average Age (Male)	34.4	34.8	34.5
Average Age (Female)	45.3	41.4	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,867	31,585	45,547
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$39,281	\$47,591	\$50,911
Average House Value	\$106,262	\$105,057	\$110,488

* Demographic data derived from 2020 ACS - US Census



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