

OFFICE FOR LEASE



24 Madison Ave, Endicott, NY 13760



PROPERTY DESCRIPTION

Offered for lease is this turn key Medical Office Complex in the heart of Historic Endicott. Walking distance to BAE systems and Washington Ave. This is a convenient central location. This 6,048 Square Foot complex has numerous exam rooms, reception area, nurses station and ample parking. Ramp entry installed.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	8,000 SF
Lot Size:	0.47 Acres
Building Size:	6,048 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	456	1,979	6,789
Total Population	916	3,739	12,424
Average HH Income	\$28,996	\$36,319	\$42,491

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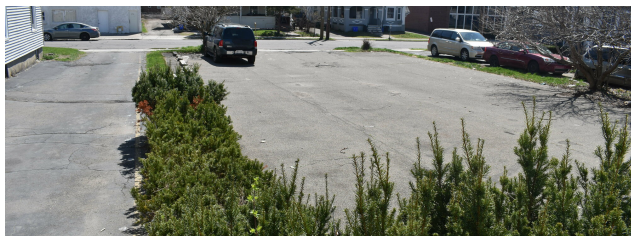
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

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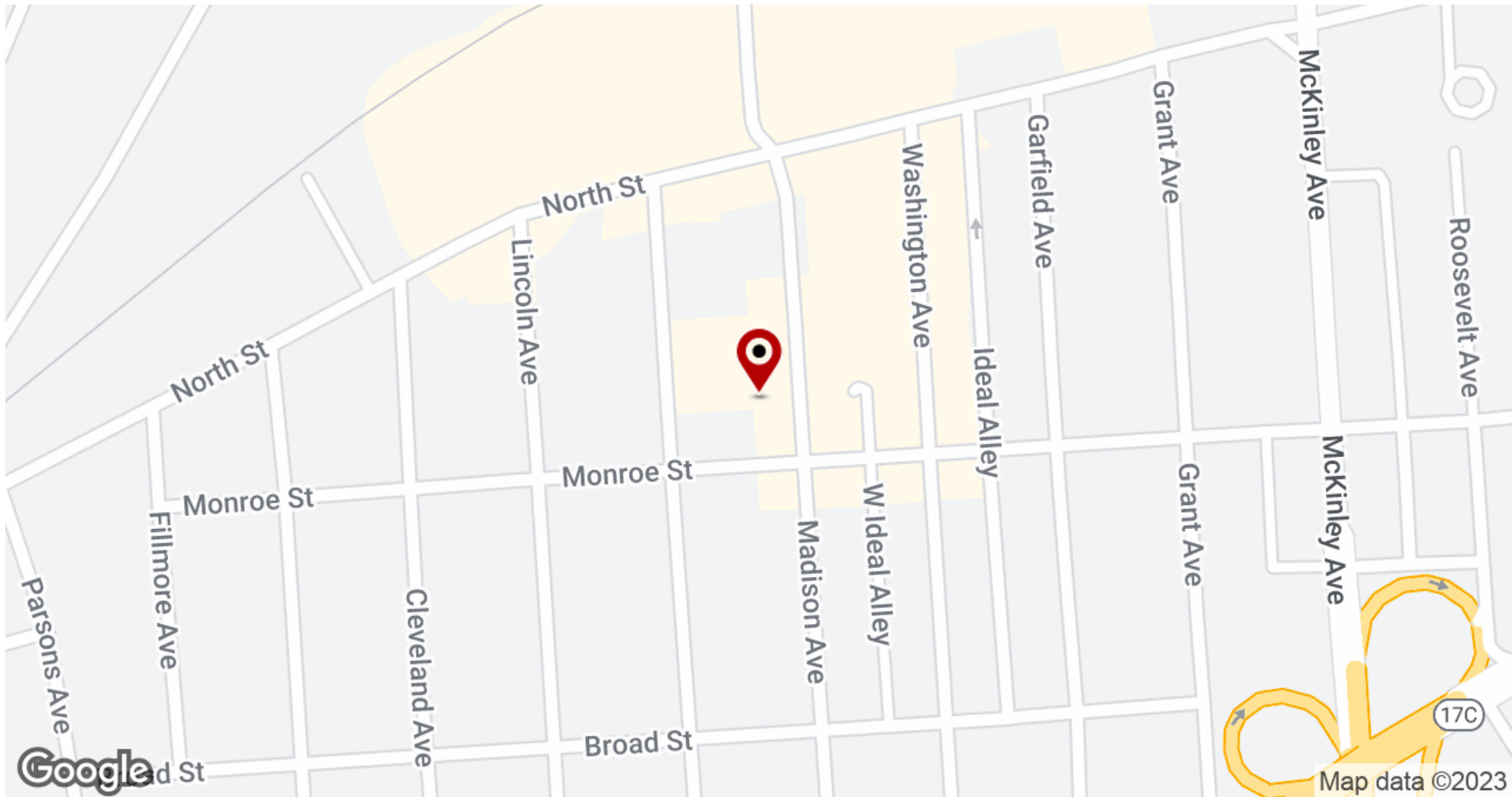
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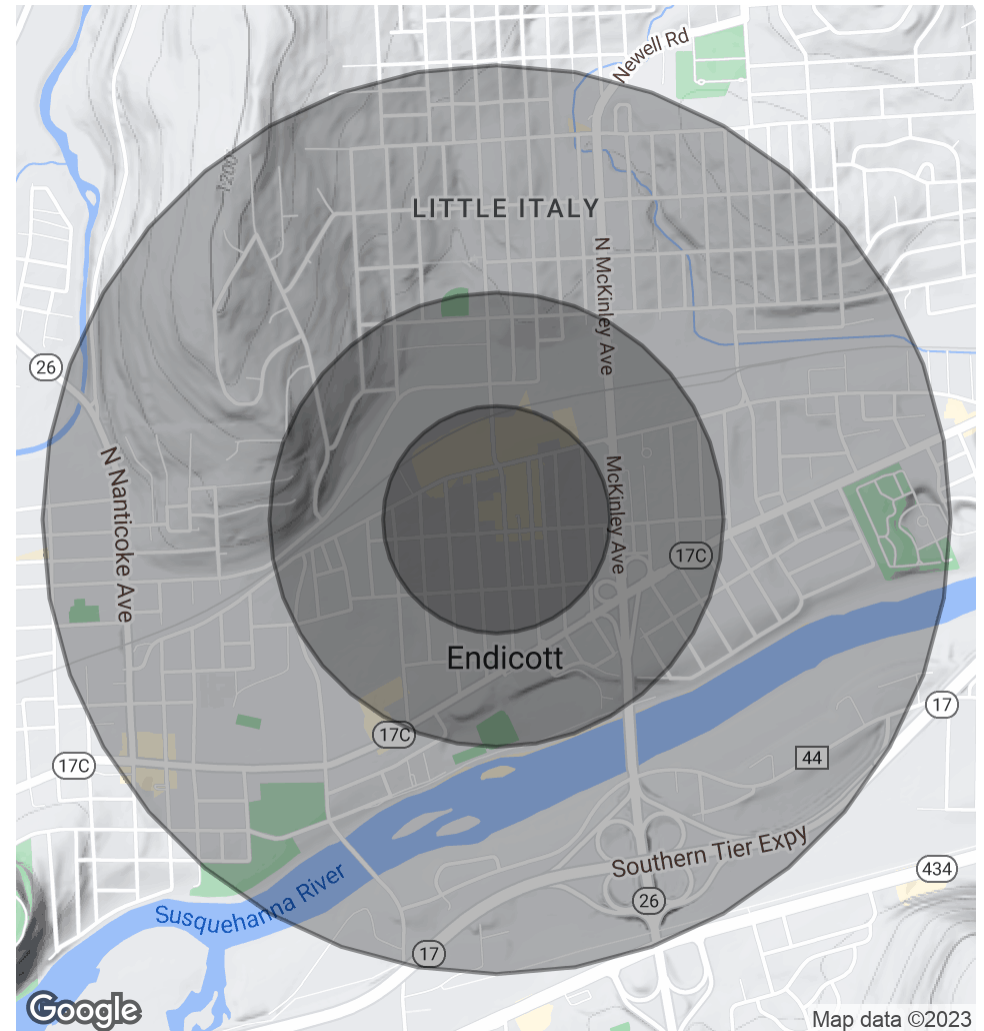


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	916	3,739	12,424
Average Age	33.2	35.1	37.3
Average Age (Male)	36.1	34.5	36.4
Average Age (Female)	30.5	34.8	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	456	1,979	6,789
# of Persons per HH	2.0	1.9	1.8
Average HH Income	\$28,996	\$36,319	\$42,491
Average House Value	\$74,749	\$81,981	\$89,620

** Demographic data derived from 2020 ACS - US Census*



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