

RETAIL FOR SALE

312 MAIN STREET

312 Main Street, Binghamton, NY 13901



PROPERTY DESCRIPTION

Available for sale is this former dry cleaner in an excellent location on Main Street in Binghamton. This is near the new Ansco Lofts and is walking distance to the bus lines, Price Chopper and the Johnson City Arch.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	0.4 Acres
Building Size:	1,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	811	3,227	8,563
Total Population	1,641	6,371	16,786
Average HH Income	\$39,435	\$41,754	\$47,116

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.

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KW COMMERCIAL
49 Court Street
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Each Office Independently Owned and Operated

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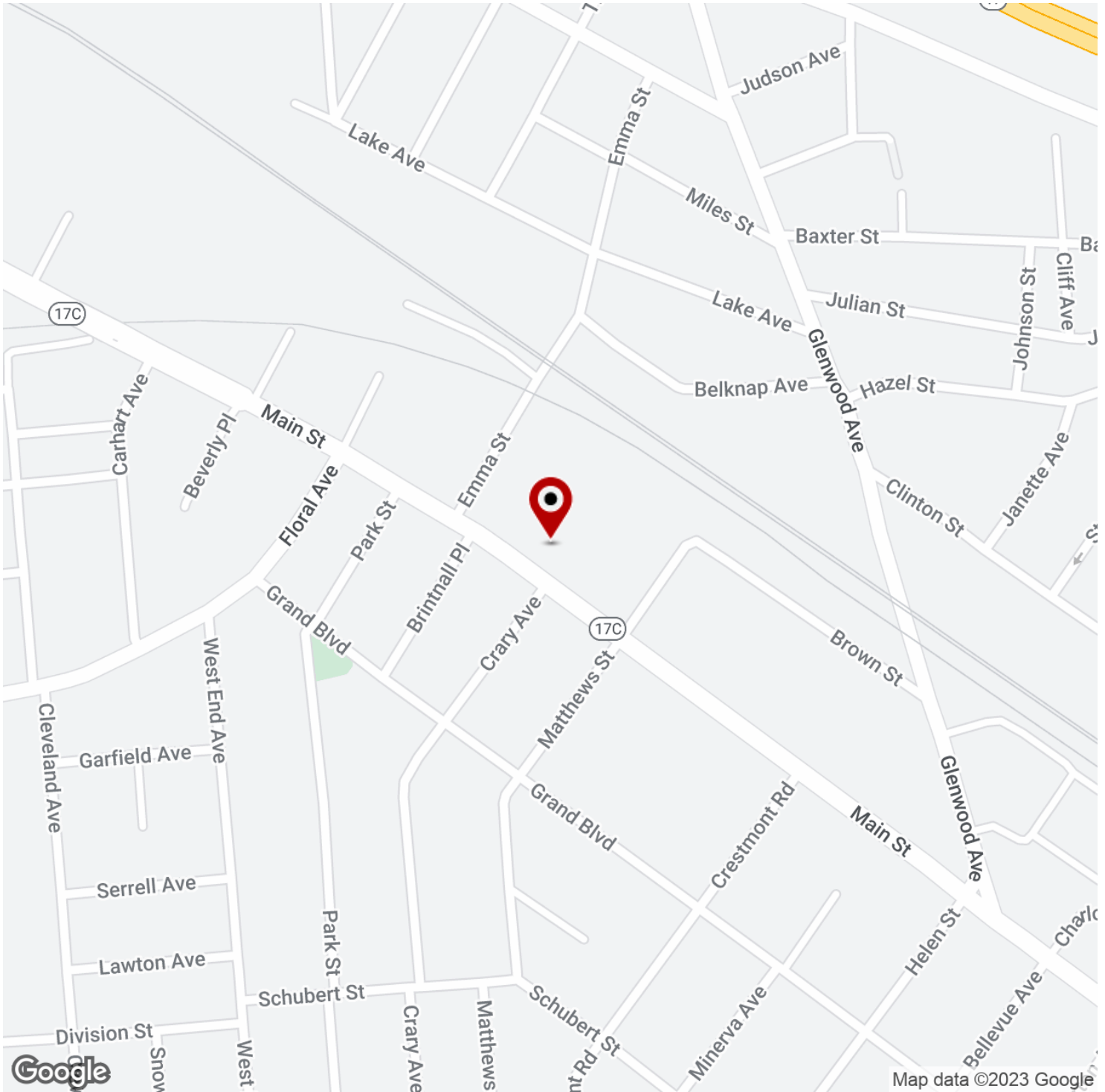
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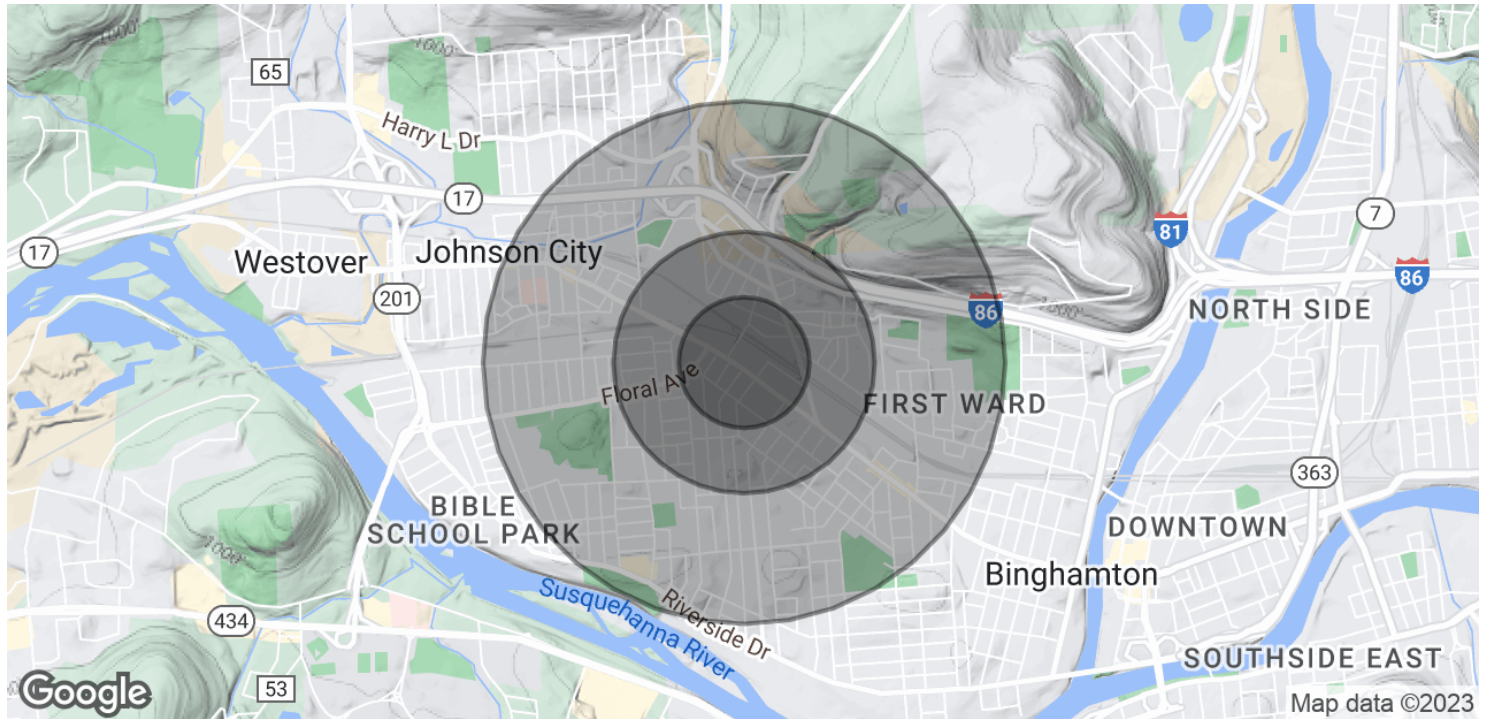
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,641	6,371	16,786
Average Age	38.5	37.3	36.2
Average Age (Male)	32.7	34.3	34.4
Average Age (Female)	38.5	38.2	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	811	3,227	8,563
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$39,435	\$41,754	\$47,116
Average House Value	\$108,213	\$92,791	\$85,585

* Demographic data derived from 2020 ACS - US Census

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