

26-30 Washington Ave

ENDICOTT, NY



OFFERING MEMORANDUM

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

PRESENTED BY:

SCOTT WARREN, CCIM
Associate Broker
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NY #10401296678

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26-30 WASHINGTON AVE

PROPERTY INFORMATION

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PROPERTY SUMMARY

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Property Summary



PROPERTY DESCRIPTION

Space 1- 2nd Floor Office - 2,000 SF @ \$10/SF NNN
 Space 2- Street level Retail - 5,400 SF @ \$12/SF NNN
 Space 3- Basement dry storage - 5,400 SF @ \$3/SF NNN

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$3.00 - 12.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,000 - 5,400 SF
Lot Size:	0.06 Acres
Building Size:	5,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	435	2,120	6,847
Total Population	856	3,902	12,576
Average HH Income	\$28,679	\$35,463	\$42,937



Property Description



PROPERTY DESCRIPTION

Space 1- 2nd Floor Office - 2,000 SF @ \$10/SF NNN

Space 2- Street level Retail - 5,400 SF @ \$12/SF NNN

Space 3- Basement dry storage - 5,400 SF @ \$3/SF NNN

LOCATION DESCRIPTION

This is walking distance to BAE systems, The Huron Campus and Price Chopper Plaza. Be a part of Endicott's resurgence to the great community it is.



Property Details

Lease Rate

\$3.00 - 12.00 SF/YR

LOCATION INFORMATION

Street Address	26-30 Washington Ave
City, State, Zip	Endicott, NY 13760
County	Broome

BUILDING INFORMATION

Building Size	5,400 SF
Building Class	B
Tenancy	Multiple
Number of Floors	3
Average Floor Size	2,000 SF
Year Built	1975

PROPERTY INFORMATION

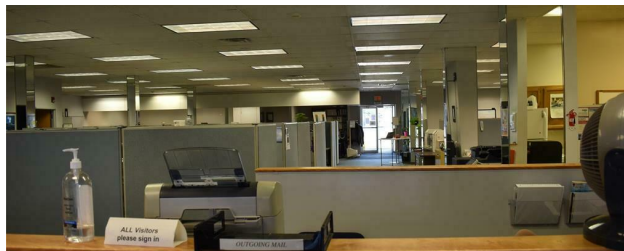
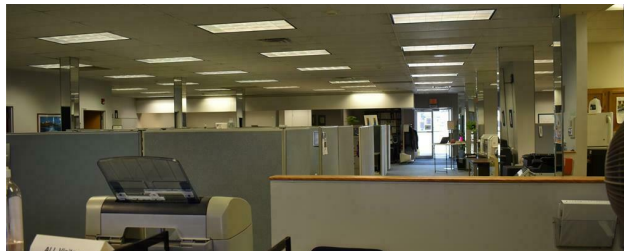
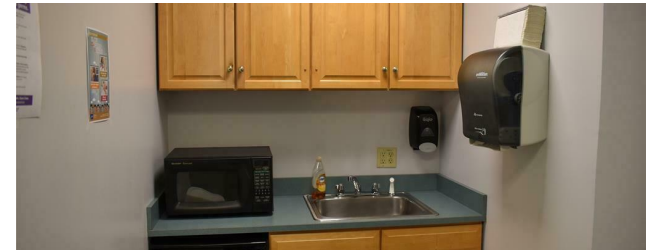
Property Type	Office
Property Subtype	Office Building
Zoning	Central Business District
Lot Size	0.06 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Additional Photos



26-30 WASHINGTON AVE

LOCATION INFORMATION

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REGIONAL MAP

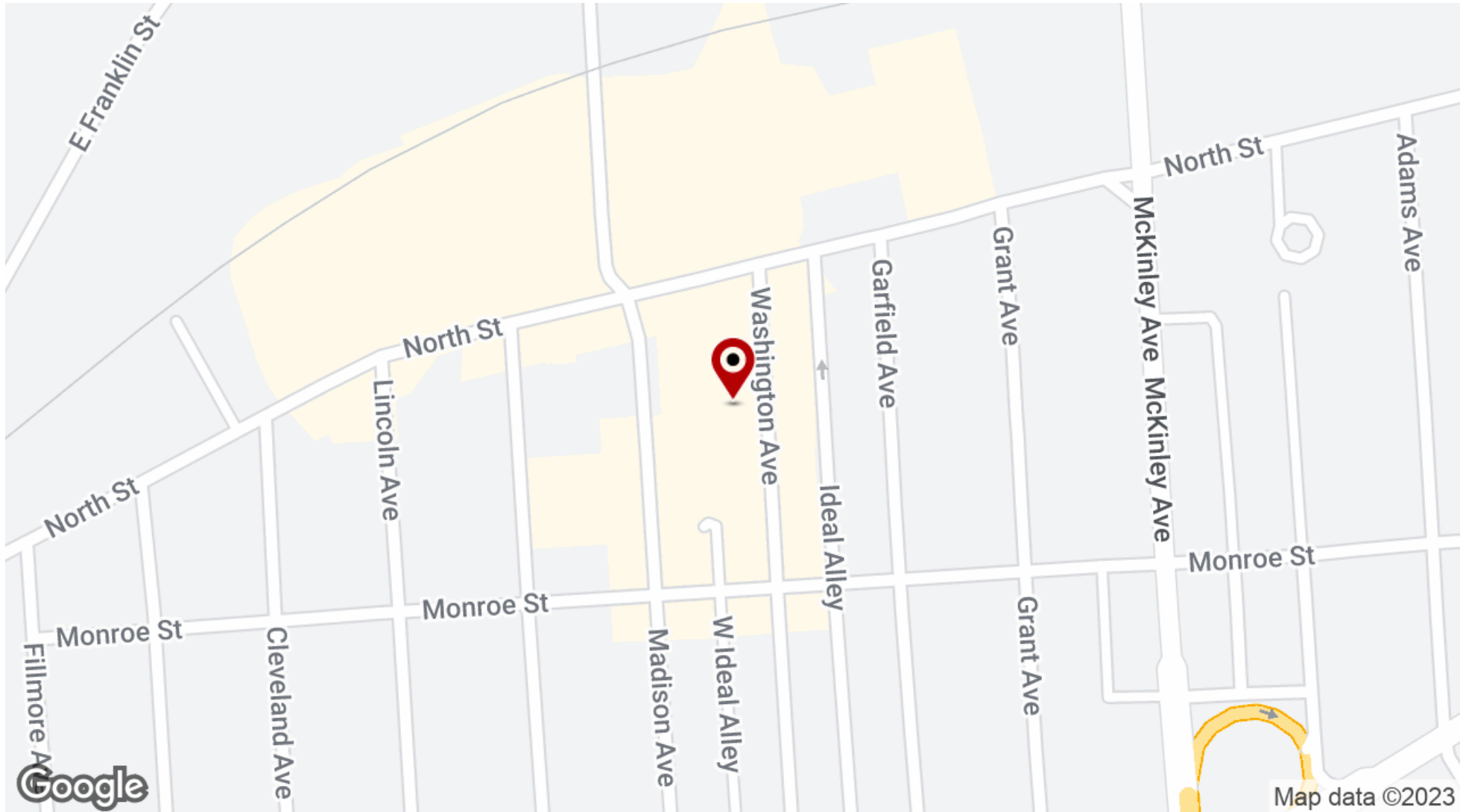
LOCATION MAP

AERIAL MAP

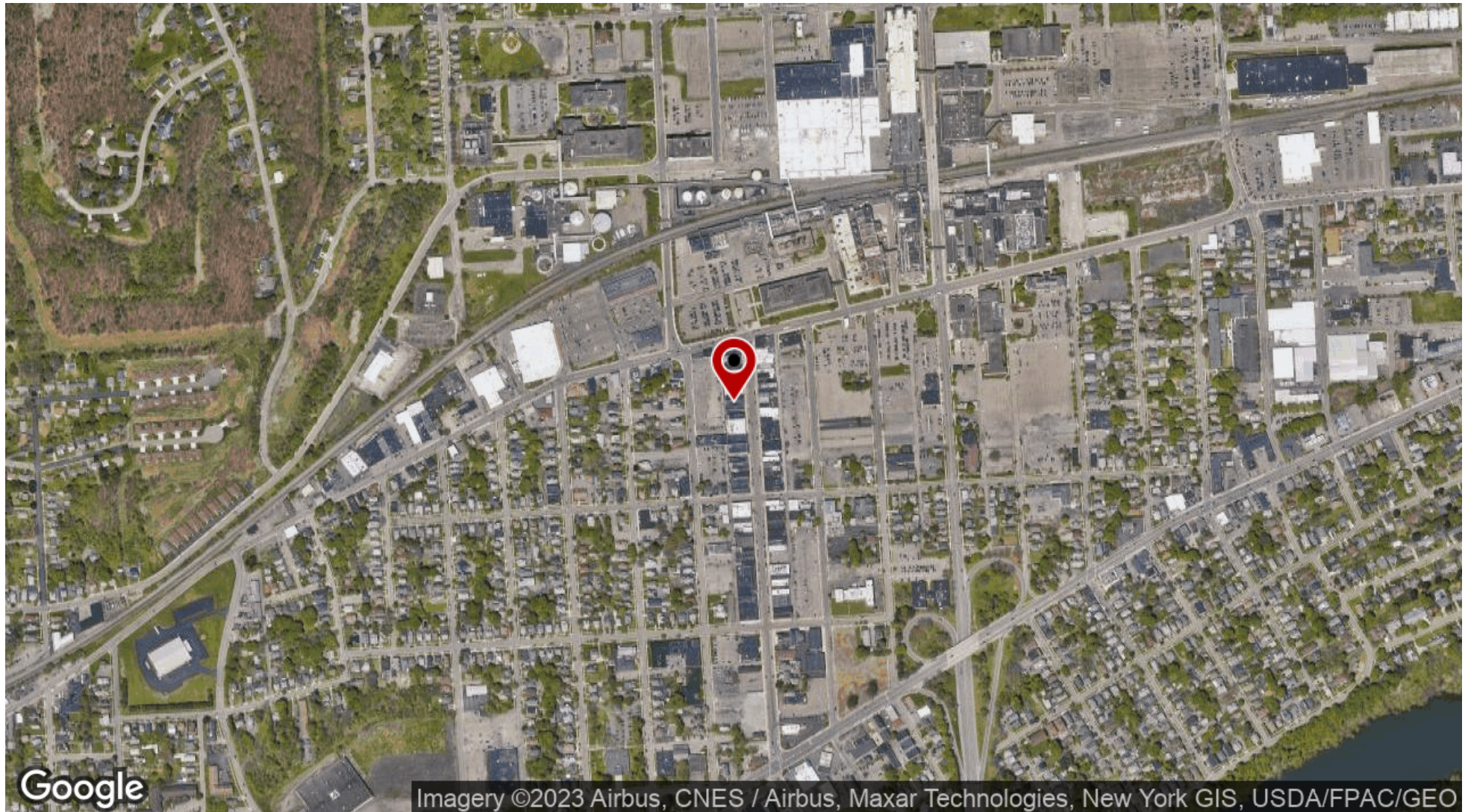
Regional Map



Location Map



Aerial Map



26-30 WASHINGTON AVE

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA



Income & Expenses

INCOME SUMMARY

NET INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Space 1- 2nd floor	-	2,000 SF	37.04%	\$10.00	-	-	\$20,000	-	-
Space 2- Street Level Retail	-	5,400 SF	100%	\$12.00	-	-	\$64,800	-	-
Space 3- Basement dry storage	-	5,400 SF	100%	\$3.00	-	-	\$16,200	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		12,800 SF	237.04%	\$25.00	\$0	\$0.00	\$101,000		
AVERAGES		4,267 SF	79.01%	\$8.33	\$NAN	\$NAN	\$33,667		



Tenant Profiles

Please Upload
Tenant Logo/Photo

TENANT HIGHLIGHTS

- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

TENANT OVERVIEW

Company:	-
Founded:	-
Locations:	-
Total Revenue:	-
Net Income:	-
Net Worth:	-
Lease Rate:	-
Headquarters:	-
Website:	-

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

CUSTOM TEXT

Add text here...



26-30 WASHINGTON AVE

SALE COMPARABLES

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SALE COMPS

SALE COMPS MAP & SUMMARY

Sale Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



Sale Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



26-30 WASHINGTON AVE

LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

Lease Comps



It turns out, you don't have any Comps Selected!

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Lease Comps Map & Summary



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26-30 WASHINGTON AVE

DEMOGRAPHICS

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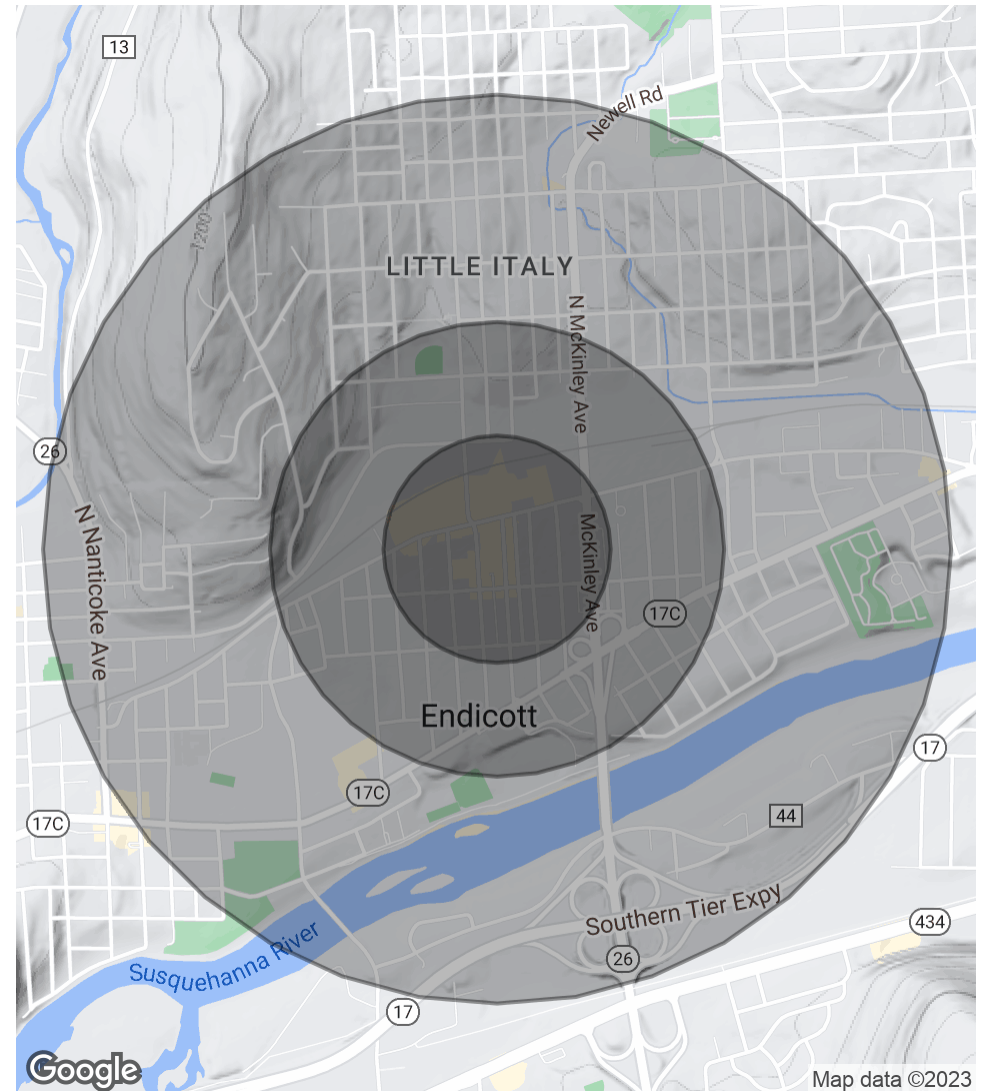
DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	856	3,902	12,576
Average Age	32.8	34.2	37.3
Average Age (Male)	35.0	34.8	36.6
Average Age (Female)	30.5	33.0	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	435	2,120	6,847
# of Persons per HH	2.0	1.8	1.8
Average HH Income	\$28,679	\$35,463	\$42,937
Average House Value	\$76,201	\$81,854	\$90,870

* Demographic data derived from 2020 ACS - US Census



26-30 WASHINGTON AVE

ADDITIONAL INFORMATION

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SITE PLANS

Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

