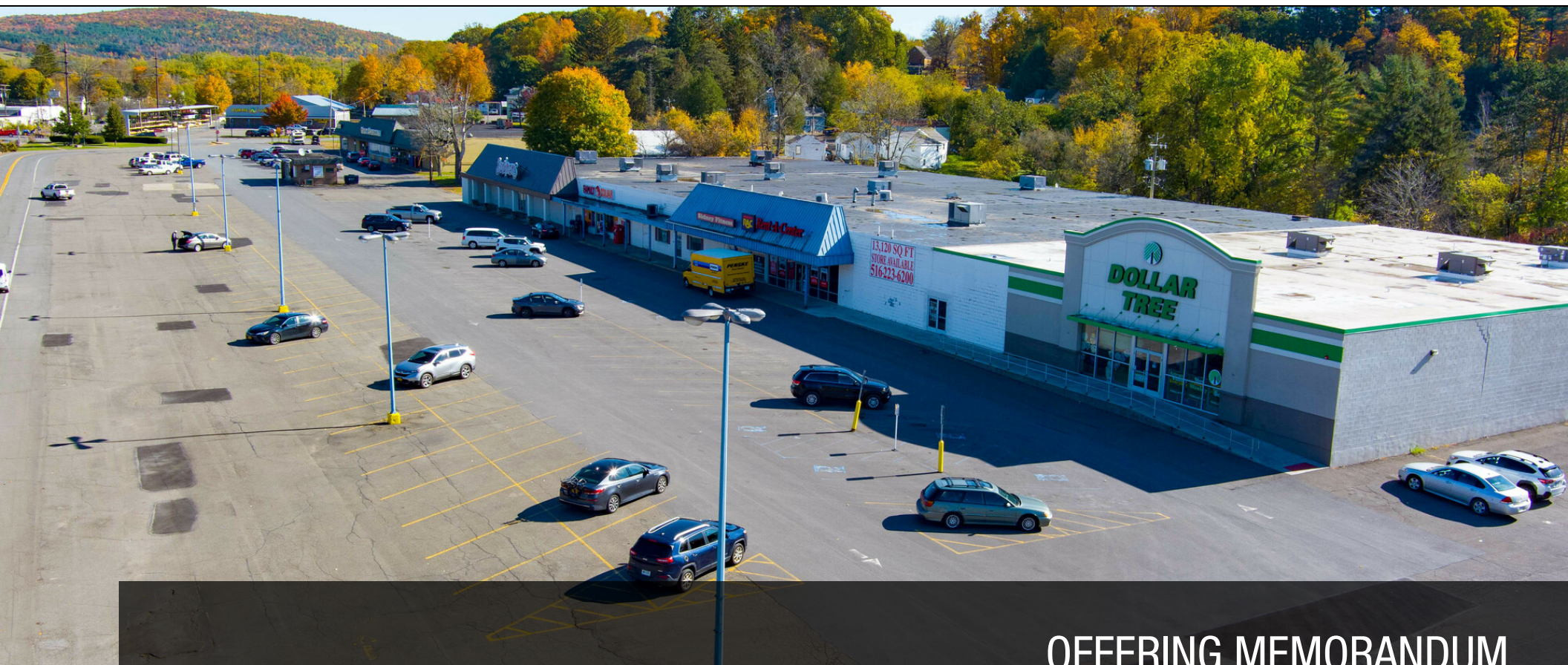


3-21 Doran Ln

SIDNEY, NY



OFFERING MEMORANDUM

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

PRESENTED BY:

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

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PROPERTY INFORMATION

LOCATION INFORMATION

FINANCIAL ANALYSIS

SALE COMPARABLES

LEASE COMPARABLES

DEMOGRAPHICS

ADDITIONAL INFORMATION



3-21 DORAN LN

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Prime location with a surplus of parking and multiple attractions that will allow any business to thrive and prosper with longevity in their business. Multiple spaces with different square footage allowing many options tailored to what a tenant desires. Be the first to see all the options available before they are filled up. Location can accommodate for large franchises and small new businesses.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$5.49 - 7.17 SF/yr (MG; NNN)
Number of Units:	6
Available SF:	1,464 - 24,743 SF
Building Size:	55,687 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	832	1,534	2,004
Total Population	1,729	2,970	3,900
Average HH Income	\$47,875	\$41,907	\$41,732



Property Description



PROPERTY DESCRIPTION

Prime location with a surplus of parking and multiple attractions that will allow any business to thrive and prosper with longevity in their business. Multiple spaces with different square footage allowing many options tailored to what a tenant desires. Be the first to see all the options available before they are filled up. Location can accommodate for large franchises and small new businesses.

LOCATION DESCRIPTION

Located in the heart of Sidney in the Business District off of Main St and W Main St



Property Details

Lease Rate

\$5.49 - 7.17 SF/YR

LOCATION INFORMATION

Building Name	3-21 Doran Ln
Street Address	3-21 Doran Lane
City, State, Zip	Sidney, NY 13838
County	Delaware

BUILDING INFORMATION

Building Size	55,687 SF
Tenancy	Multiple
Number of Floors	1

PROPERTY INFORMATION

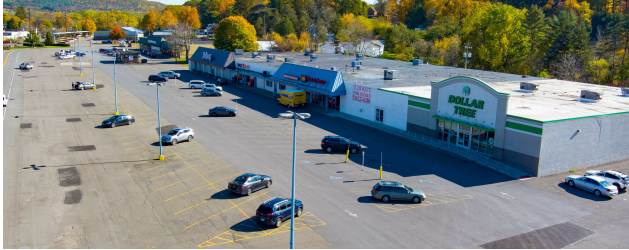
Property Type	Retail
Property Subtype	Strip Center
Zoning	Commercial

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Additional Photos



3-21 DORAN LN

LOCATION INFORMATION

2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

Regional Map



Location Map



Aerial Map



3-21 DORAN LN

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA



Income & Expenses

INCOME SUMMARY

NET INCOME	\$0
------------	-----

EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----



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...



3-21 DORAN LN

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)



3-21 DORAN LN

LEASE COMPARABLES

5

LEASE COMPS

LEASE COMPS MAP & SUMMARY

Lease Comps



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

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



Lease Comps Map & Summary



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

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



3-21 DORAN LN

DEMOGRAPHICS

6

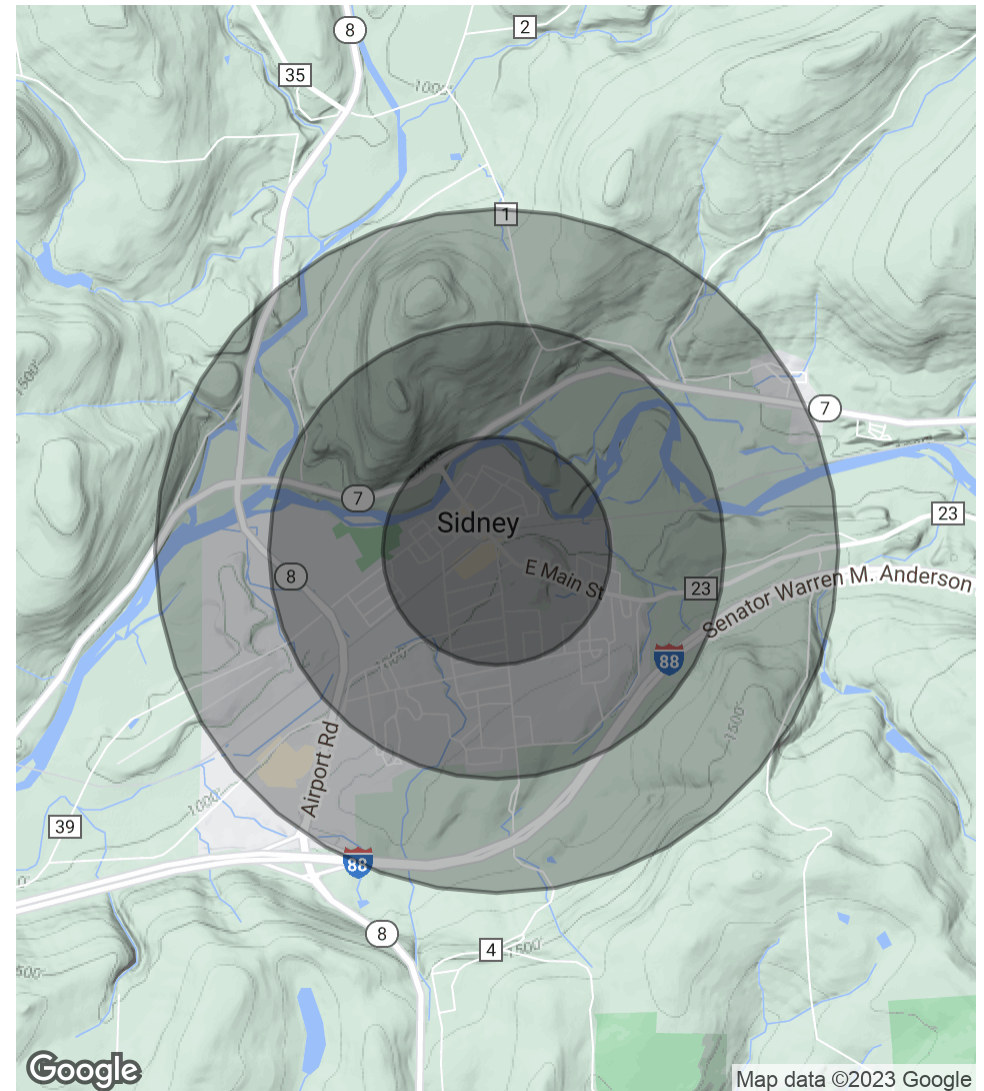
DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,729	2,970	3,900
Average Age	37.4	40.2	40.5
Average Age (Male)	31.5	36.7	37.9
Average Age (Female)	41.1	43.2	43.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	832	1,534	2,004
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$47,875	\$41,907	\$41,732
Average House Value	\$81,480	\$84,408	\$85,100

* Demographic data derived from 2020 ACS - US Census



3-21 DORAN LN

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](#))

