



# Stadium District- Henry St Portfolio

BINGHAMTON, NY



## OFFERING MEMORANDUM

*PRESENTED BY:*

**KW COMMERCIAL**  
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Suite 300B  
Binghamton, NY 13901

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STADIUM DISTRICT- HENRY ST PORTFOLIO

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS



## Property Summary



### PROPERTY DESCRIPTION

Offered for sale is 8 parcels all on Henry Street in close proximity to Mirabito Stadium. These properties are ready for renovations or redevelopment. Sale includes: 114 Henry, 122 Henry, 124 Henry, 190 Henry, 206 Henry, 206.5 Henry, 208 & 210 Henry.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	8
Lot Size:	0.8 Acres
Building Size:	8,638 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,967	26,227	73,769
Total Population	10,579	51,081	138,140
Average HH Income	\$273,761	\$194,582	\$176,206





## Property Description



### PROPERTY DESCRIPTION

Offered for sale is 8 parcels all on Henry Street in close proximity to Mirabito Stadium. These properties are ready for renovations or redevelopment. Sale includes: 114 Henry, 122 Henry, 124 Henry, 190 Henry, 206 Henry, 206.5 Henry, 208 & 210 Henry.

### LOCATION DESCRIPTION

Conveniently located in downtown Binghamton and in close proximity to Mirabito Stadium.



# Property Details

Sale Price

**\$1,500,000****LOCATION INFORMATION**

Building Name	Stadium District- Henry St Portfolio
Street Address	114, 122, 124, 190, 206, 206.5, 208, & 210 Henry St
City, State, Zip	Binghamton, NY 13901
County	Broome

**BUILDING INFORMATION**

Building Size	8,638 SF
Tenancy	Multiple
Number of Floors	2
Year Built	1920

**PROPERTY INFORMATION**

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	Neighborhood Commercial
Lot Size	0.8 Acres

**PARKING & TRANSPORTATION****UTILITIES & AMENITIES**



## Additional Photos





STADIUM DISTRICT- HENRY ST PORTFOLIO

# LOCATION INFORMATION

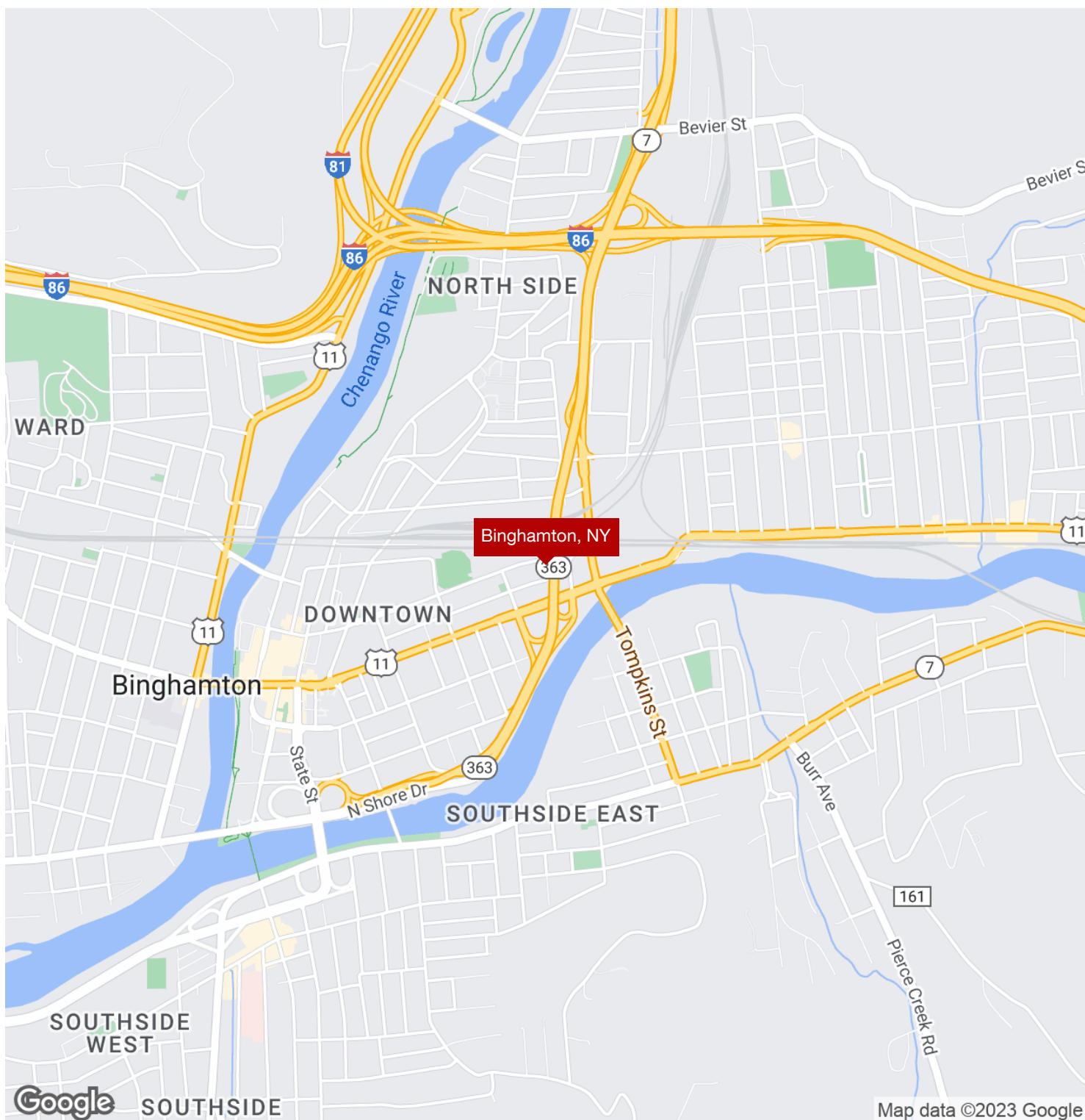
# 2

REGIONAL MAP

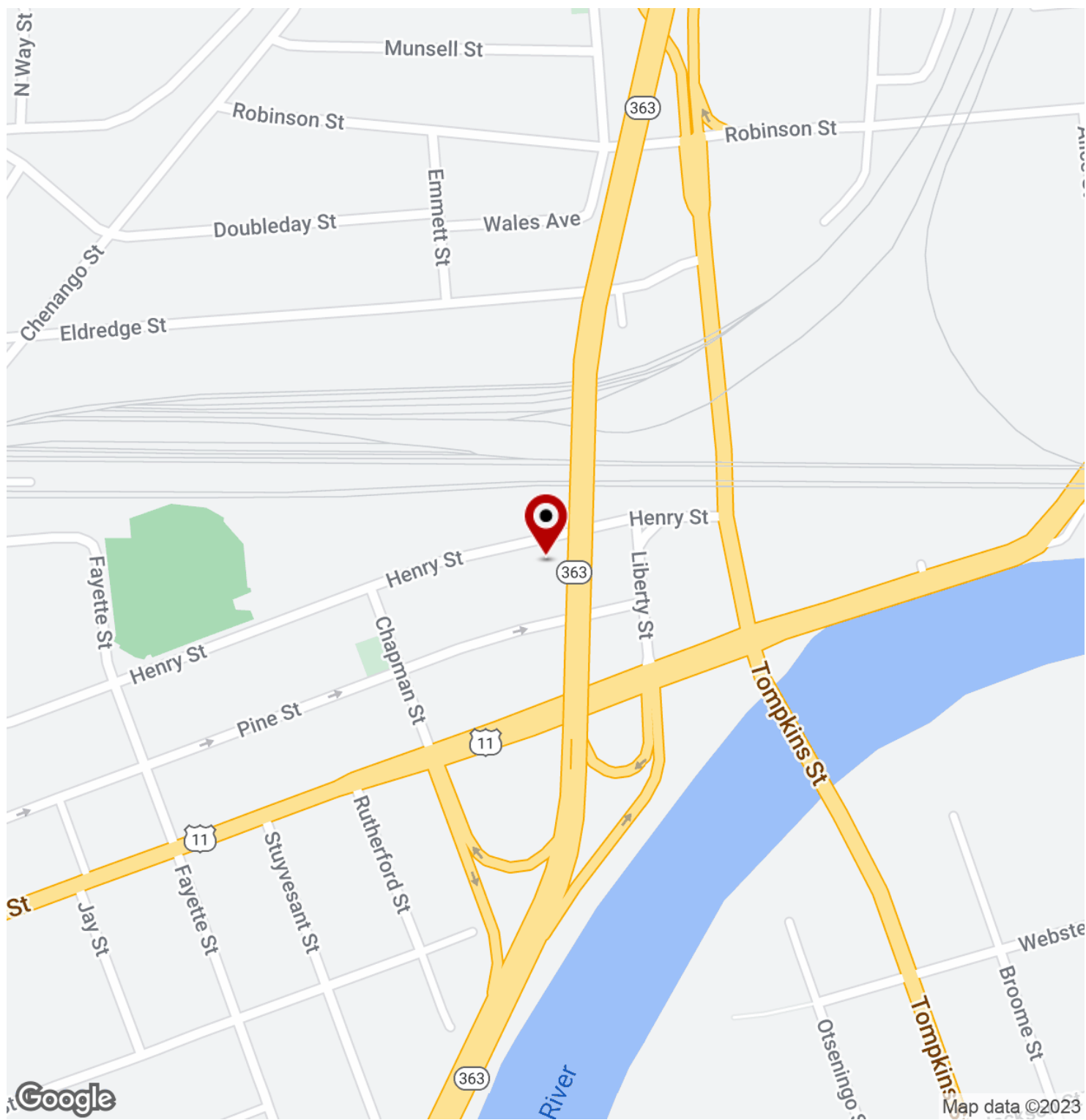
LOCATION MAP

AERIAL MAP

## Regional Map

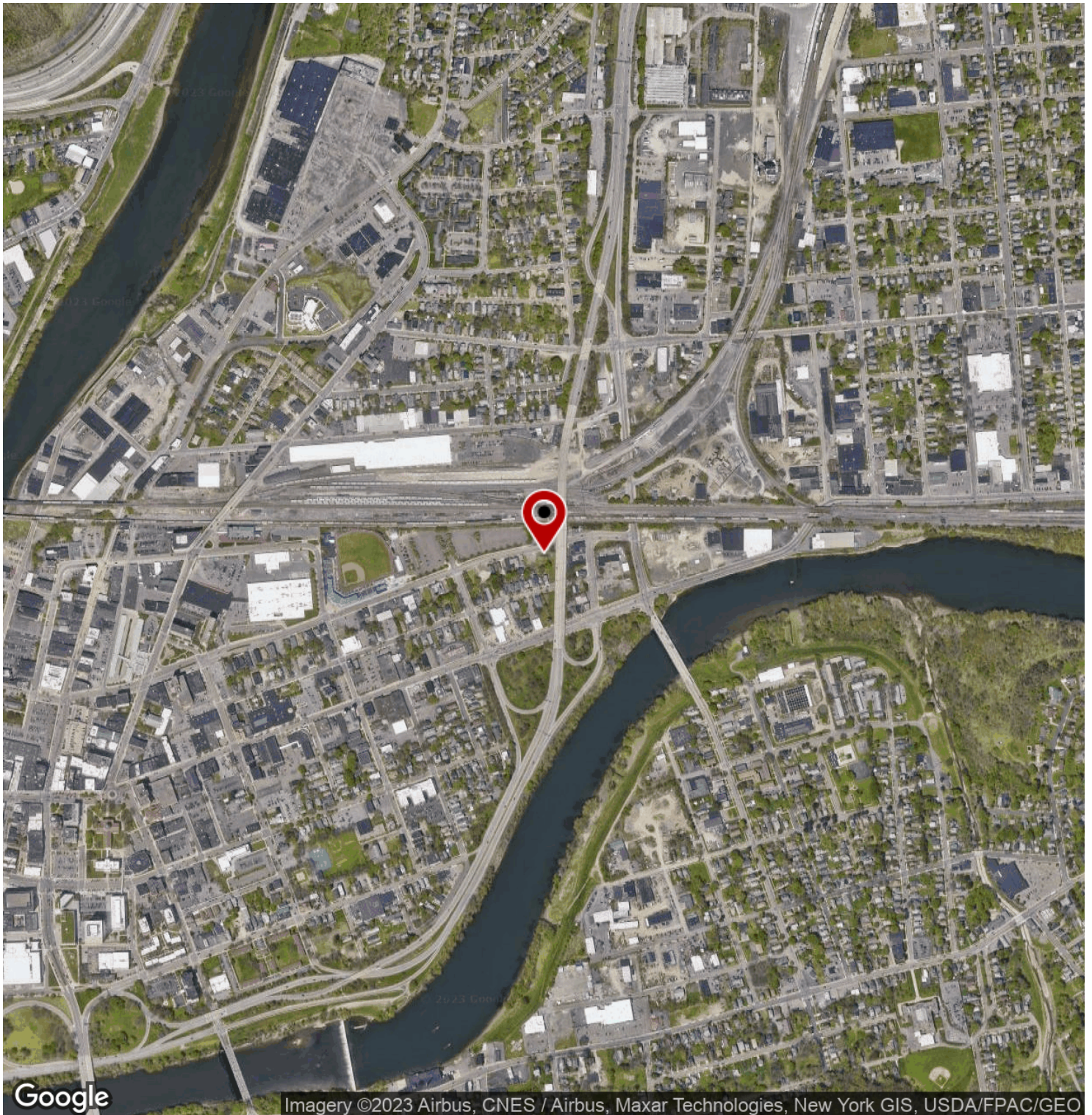


## Location Map





## Aerial Map



STADIUM DISTRICT- HENRY ST PORTFOLIO

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$1,500,000
Price per SF	\$174
Price per Unit	\$187,500

## 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 OVERVIEW

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

## RENT SCHEDULE

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

## TENANT HIGHLIGHTS

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

## CUSTOM TEXT

Add text here...



STADIUM DISTRICT- HENRY ST PORTFOLIO

# 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)



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# LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

## Lease Comps



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(click "  **Edit Sale 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)





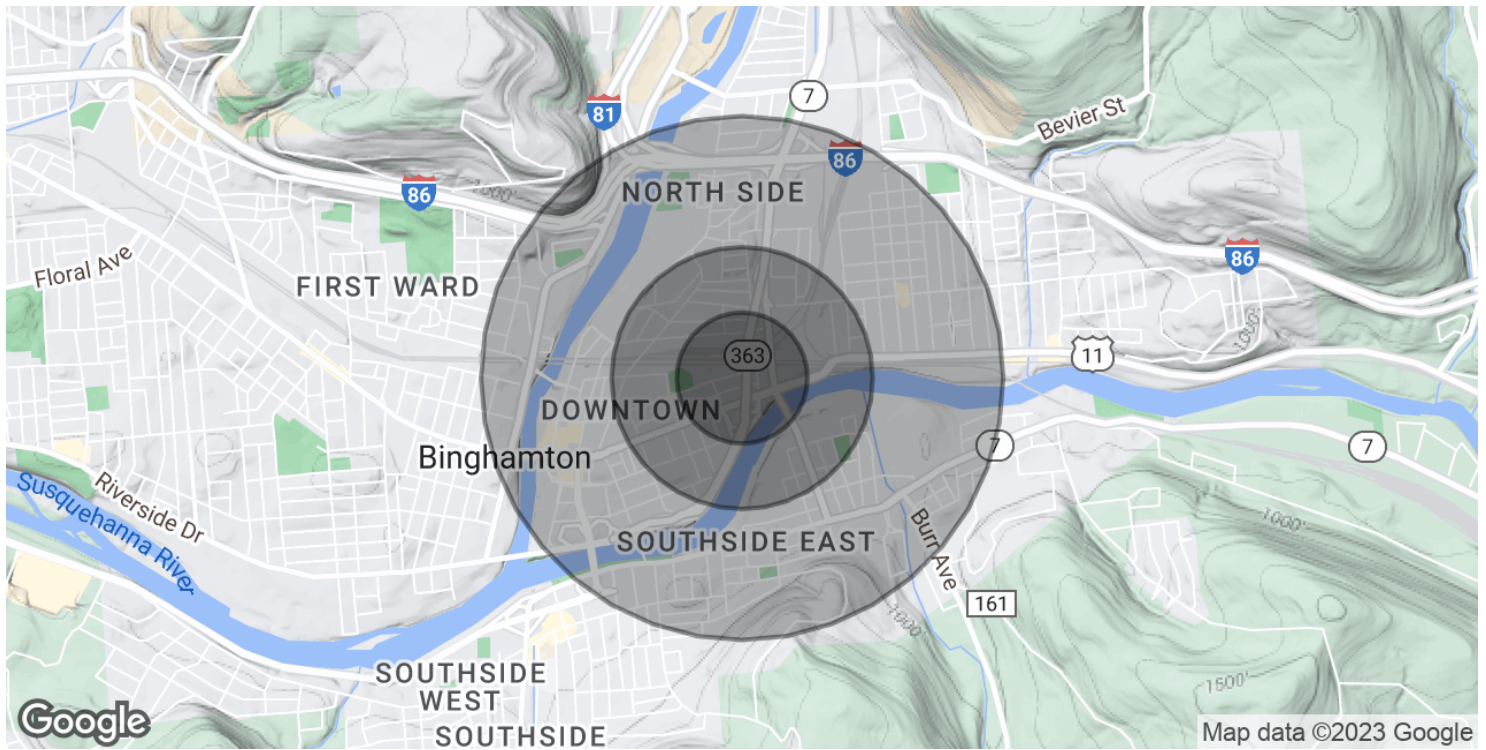
STADIUM DISTRICT- HENRY ST PORTFOLIO

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,579	51,081	138,140
Average Age	36.3	39.1	41.3
Average Age (Male)	38.6	38.3	40.3
Average Age (Female)	31.8	40.0	42.1

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,967	26,227	73,769
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$273,761	\$194,582	\$176,206
Average House Value	\$950,604	\$891,679	\$759,617

\* Demographic data derived from 2020 ACS - US Census



STADIUM DISTRICT- HENRY ST PORTFOLIO

# 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](#))

