

## OFFICE FOR LEASE

# 228 GRAND AVE

228 Grand Ave, Johnson City, NY 13790



### PROPERTY DESCRIPTION

Located on the 2nd floor of this building with 2000 sq ft office space with 5+ offices and conference room flexibility. Shared common area with first floor kitchen area and 1.5 baths. Comes with 11 parking spots. \$11/sq ft Modified Gross Lease.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	0.22 Acres
Building Size:	8,764 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

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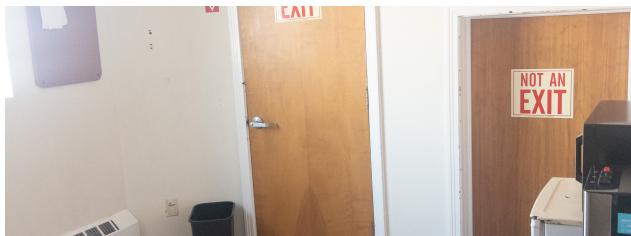
**KW COMMERCIAL**  
49 Court Street  
Suite 300B  
Binghamton, NY 13901

Each Office Independently Owned and Operated

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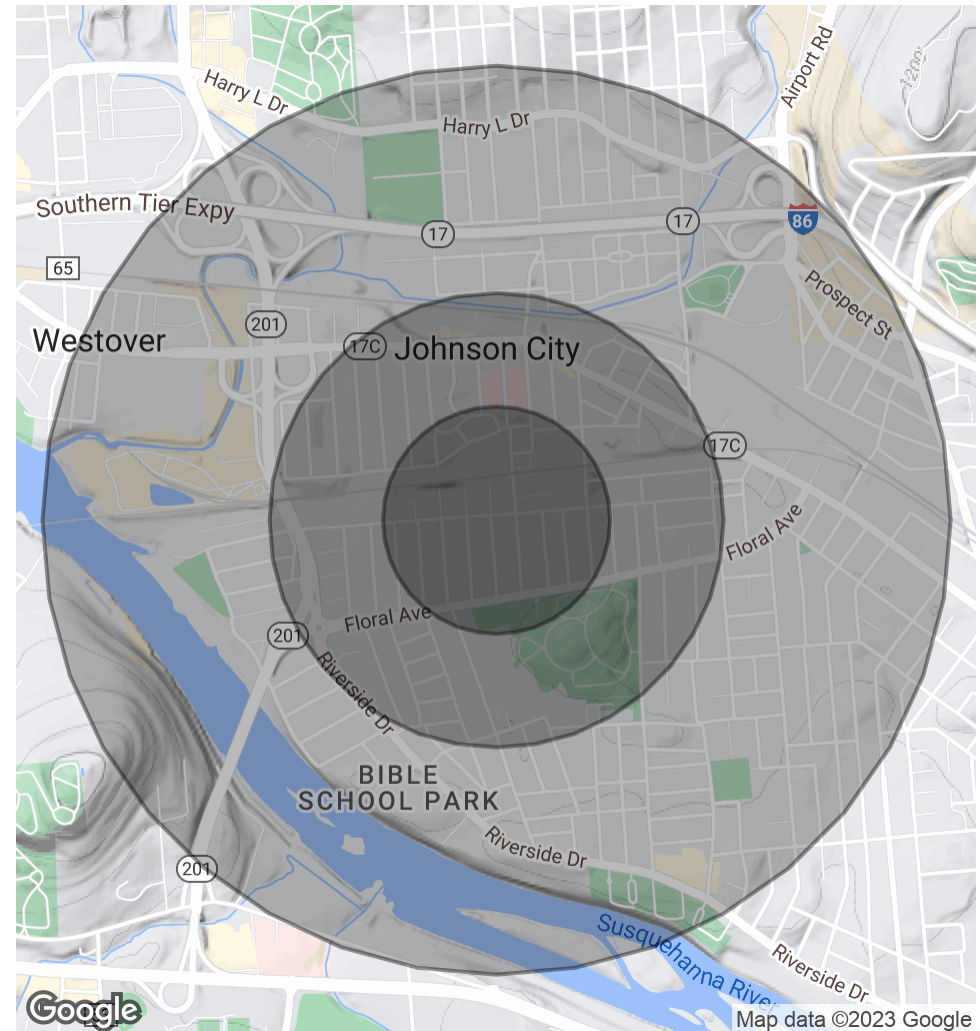


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,579	51,081	138,140
Average Age	36.3	39.1	41.3
Average Age (Male)	38.6	38.3	40.3
Average Age (Female)	31.8	40.0	42.1

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



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