

737 W. Main Street

ENDICOTT, NY



OFFERING MEMORANDUM

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PROPERTY INFORMATION

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DEMOGRAPHICS



737 W. MAIN STREET

PROPERTY INFORMATION

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PROPERTY SUMMARY

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Property Summary



PROPERTY DESCRIPTION

Turn key restaurant centrally located on W Main Street in Endicott. This former restaurant has 6,532 sq ft of space plus ample parking. Excellent strategic location. This is directly on State Route 17C across the street from Enjoy Golf Course. This is walking distance to the former IBM Glenwood facility. This has an average daily traffic count of 12,534. Bring your ideas to this establishment and open your next restaurant or business here.

PROPERTY HIGHLIGHTS

- Formerly a successful Restaurant for decades.
- Excellent location. Directly on State Route 17C across the Street from En-joie Golf Course.
- Walking distance to former IBM Glenwood facility.
- Average Daily Traffic Count 12,534.

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	0.56 Acres
Building Size:	6,532 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



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Property Details

Sale Price

\$449,000

LOCATION INFORMATION

Building Name	737 W. Main Street
Street Address	737 W Main St
City, State, Zip	Endicott, NY 13760
County	Broome
Market	Binghamton MSA

BUILDING INFORMATION

Building Size	6,532 SF
Tenancy	Single
Number of Floors	2
Year Built	1970

PROPERTY INFORMATION

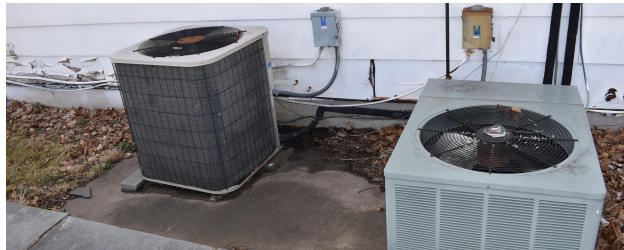
Property Type	Retail
Property Subtype	Restaurant
Zoning	Neighborhood Commercial
Lot Size	0.56 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Additional Photos



737 W. MAIN STREET

LOCATION INFORMATION

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REGIONAL MAP

LOCATION MAP

AERIAL MAP

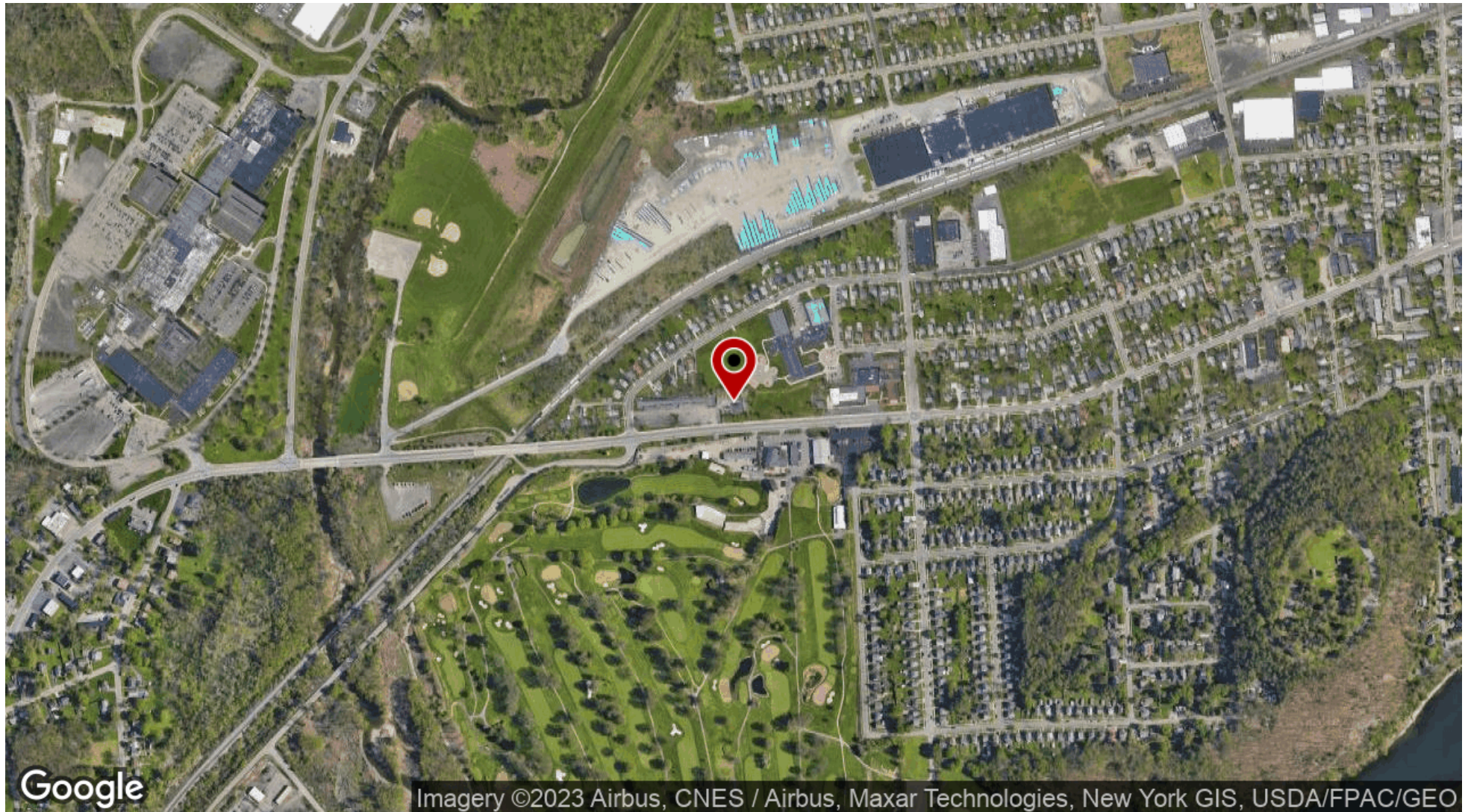
Regional Map



Location Map



Aerial Map



737 W. MAIN STREET

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

737 W. MAIN STREET

Price	\$449,000
Price per SF	\$69

OPERATING DATA

737 W. MAIN STREET

FINANCING DATA

737 W. MAIN STREET

737 W. MAIN STREET

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

