

3-21 Doran Ln

SIDNEY, NY



OFFERING MEMORANDUM

PRESENTED BY:

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PROPERTY INFORMATION

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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

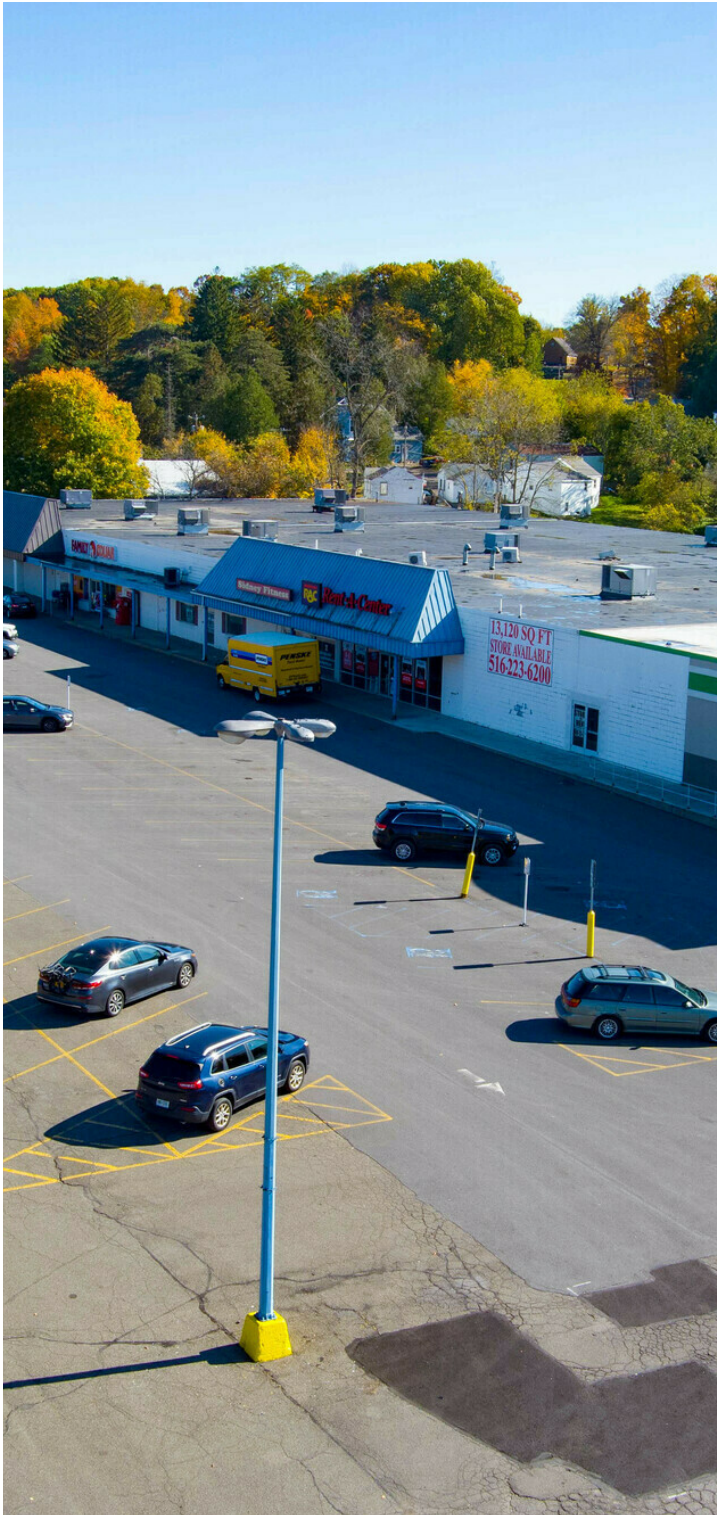
OFFERING SUMMARY

Sale Price:	\$4,999,999
Number of Units:	6
Building Size:	55,687 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	274	832	1,534
Total Population	570	1,729	2,970
Average HH Income	\$47,727	\$47,875	\$41,907



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

Sale Price

\$4,999,999

LOCATION INFORMATION

Street Address	3-21 Doran Ln
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



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LOCATION INFORMATION

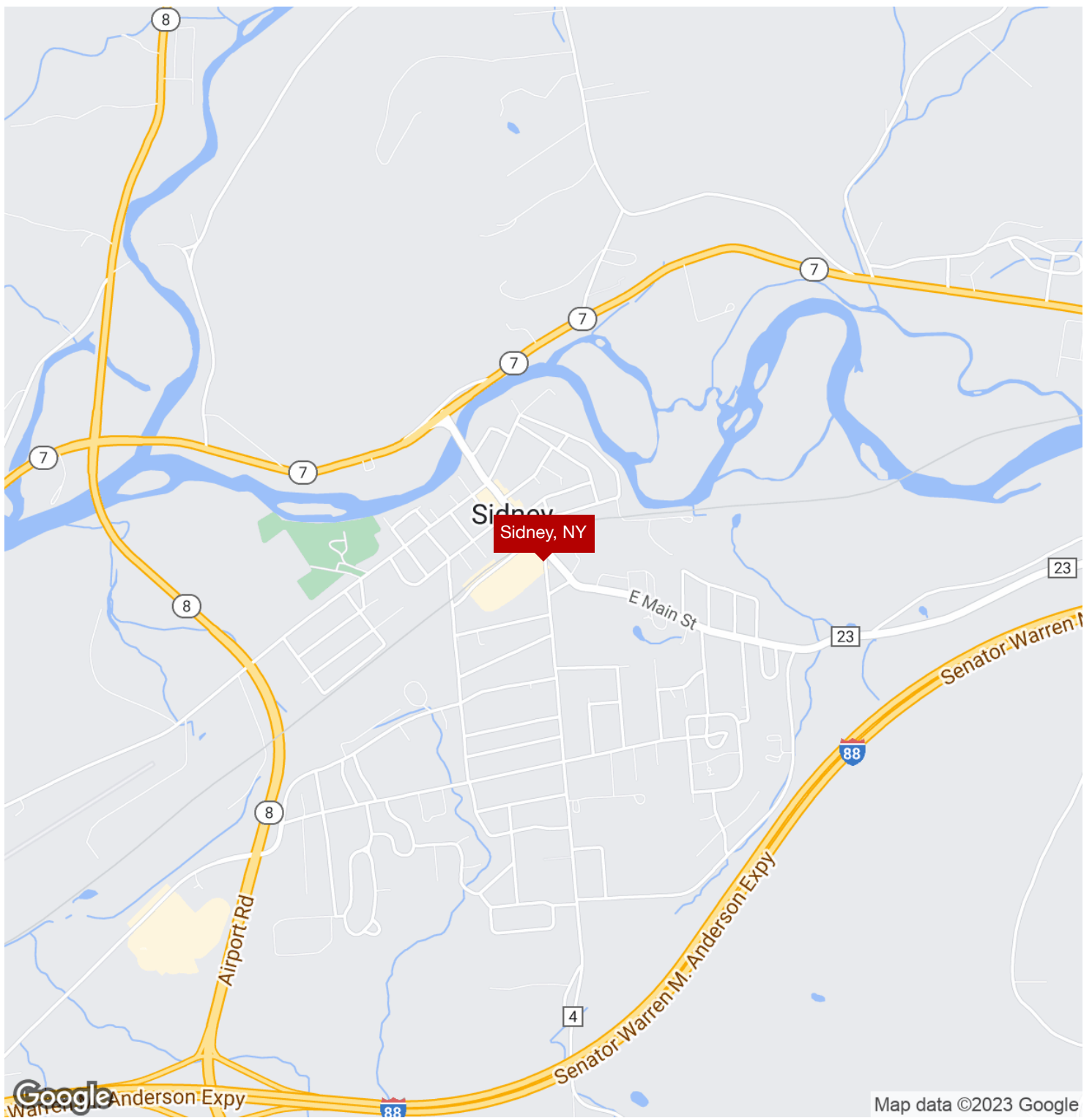
2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

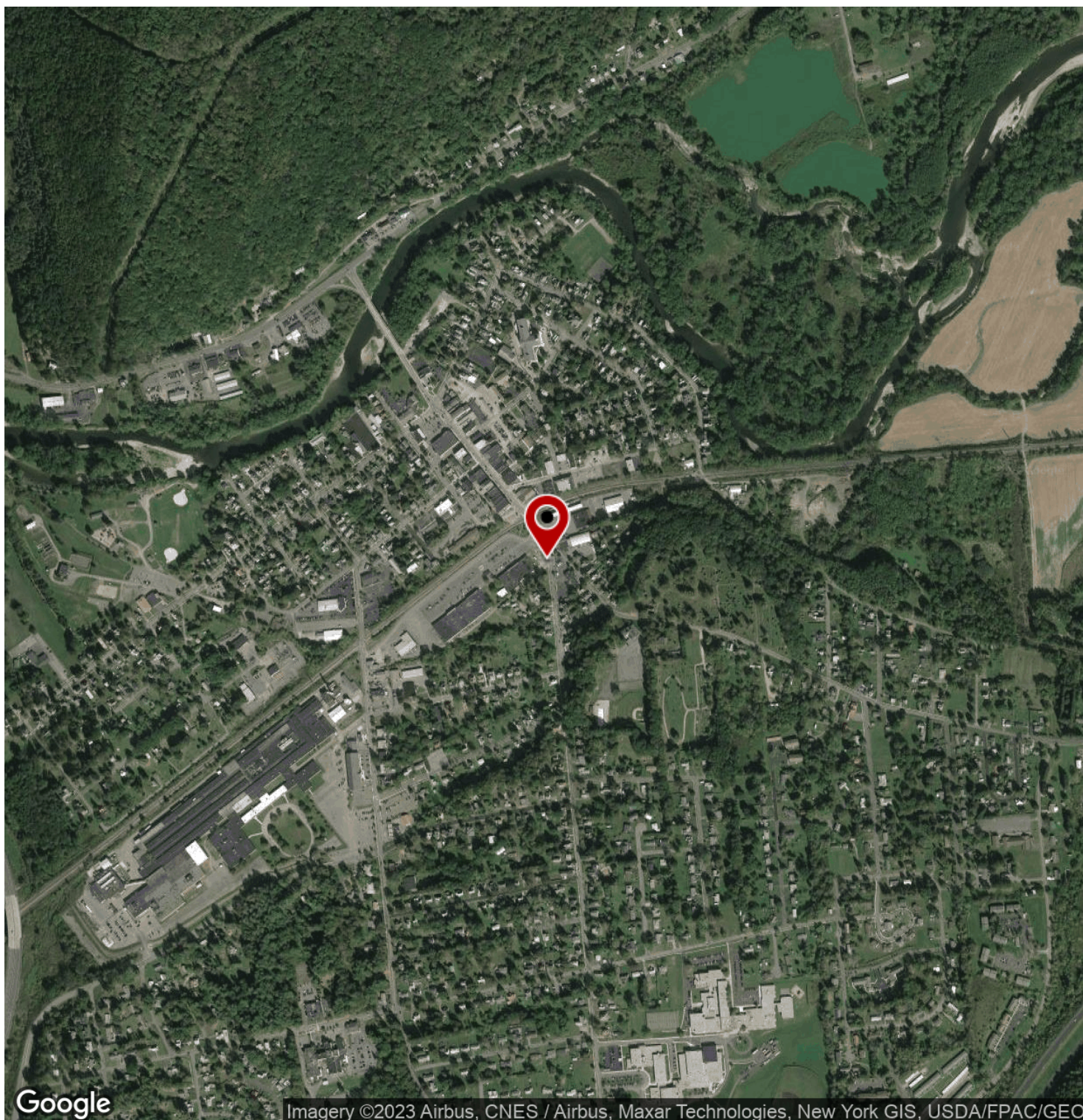
Regional Map



Location Map



Aerial Map



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FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

Price	\$4,999,999
Price per SF	\$90
Price per Unit	\$833,333

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...



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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



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


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Lease Comps Map & Summary



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

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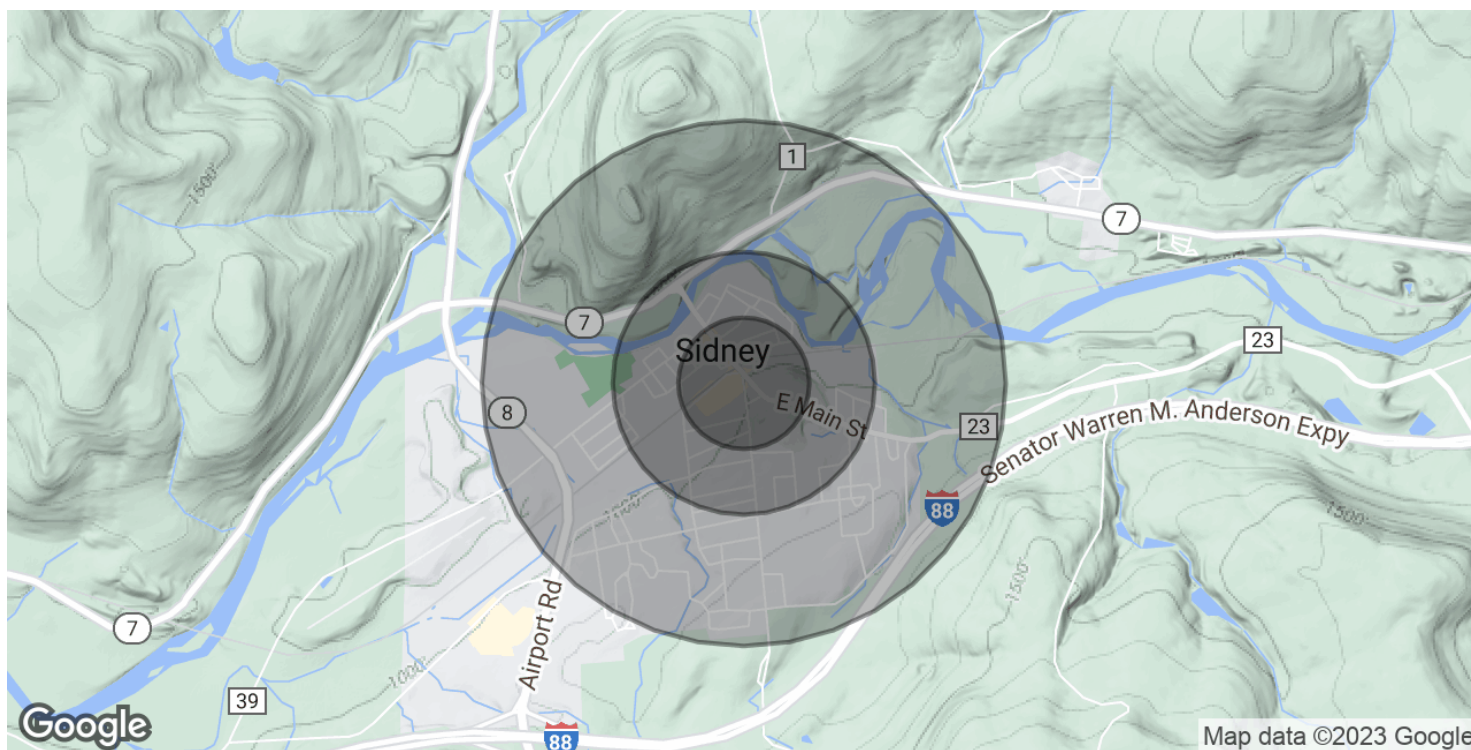
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DEMOGRAPHICS

6

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	570	1,729	2,970
Average Age	37.1	37.4	40.2
Average Age (Male)	30.6	31.5	36.7
Average Age (Female)	40.9	41.1	43.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	274	832	1,534
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$47,727	\$47,875	\$41,907
Average House Value	\$80,427	\$81,480	\$84,408

* Demographic data derived from 2020 ACS - US Census



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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](#))

