

GHS BANK

105 Court St, Binghamton, NY 13901



PROPERTY DESCRIPTION

Offered for lease is this 1,384 high quality office space on Court St in Binghamton, NY. If location is everything then this space has it all. Directly on Court Street in Binghamton near the Chenango Street roundabout. Across the street from Security Mutual Life Insurance Company. Walking distance to the Courthouse and all of Downtown Binghamton's Restaurants, Shops and amenities. Heavy foot and vehicle traffic. This location has a very walkable score of 88 and an average daily traffic count of 7,687. This is being offered for \$20/SF for a full service lease including utilities.

PROPERTY HIGHLIGHTS

- Excellent location.
- Walkable score of 88. Across the street from Security Mutual.
- Turnkey opportunity.
- Heavy foot and vehicle traffic.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Number of Units:	1
Available SF:	1,384 SF
Lot Size:	0.19 Acres
Building Size:	1,384 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	865	2,620	9,625
Total Population	782	3,648	16,536
Average HH Income	\$11,831	\$24,159	\$35,331

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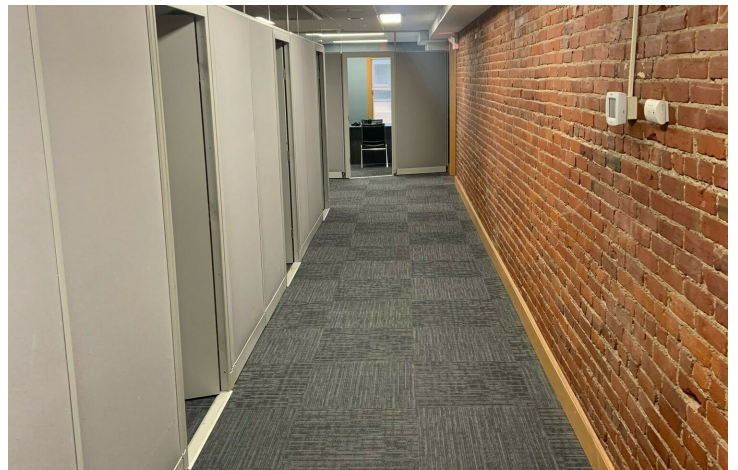
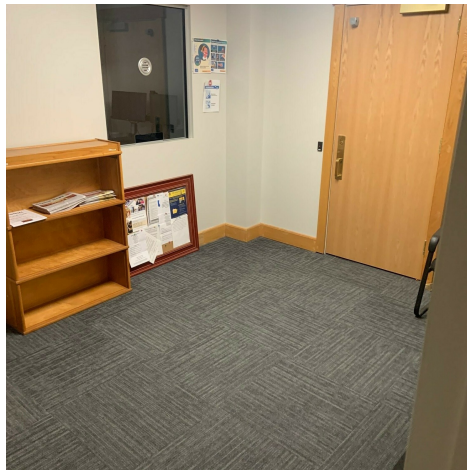
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

OFFICE FOR LEASE

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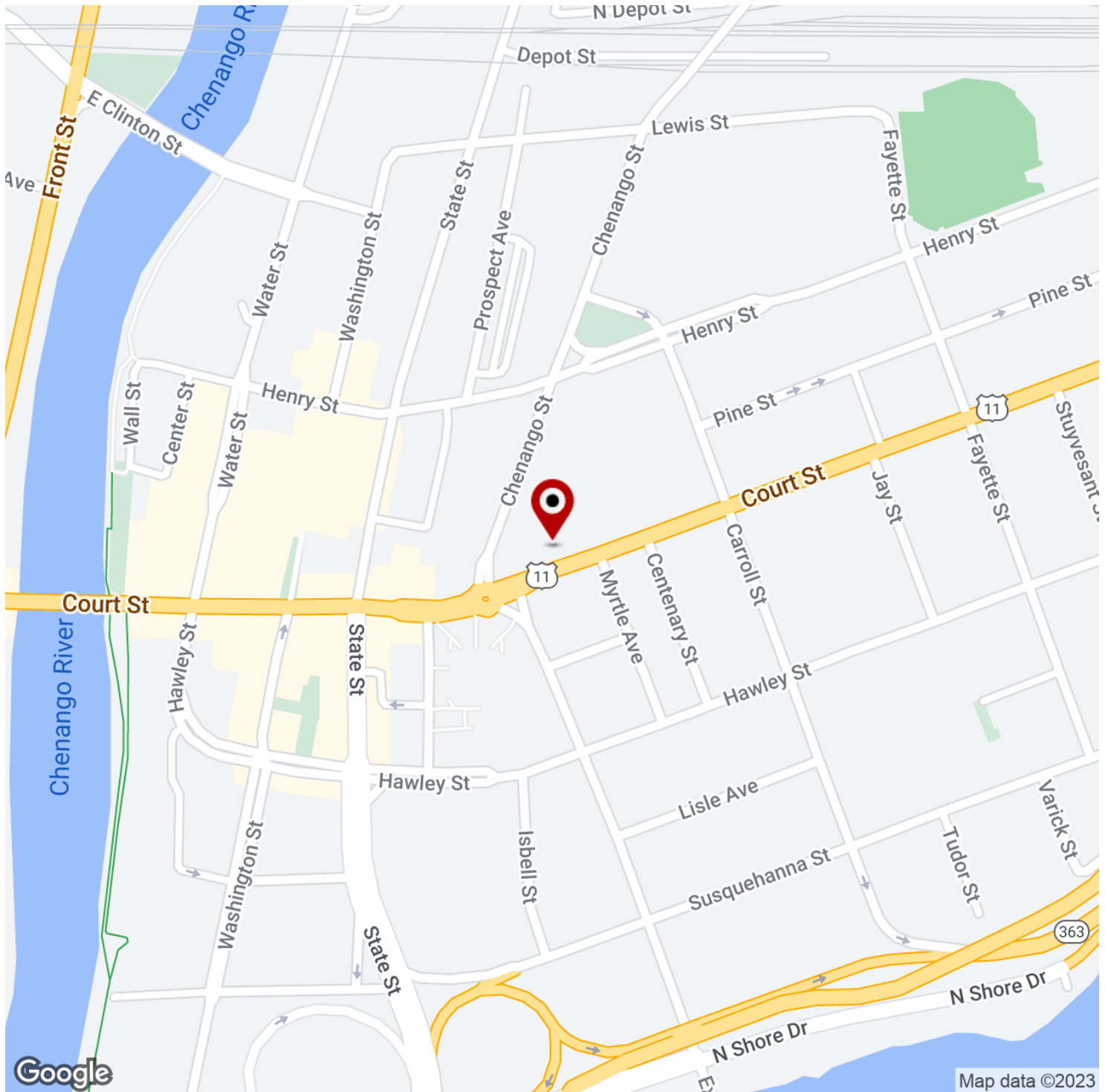
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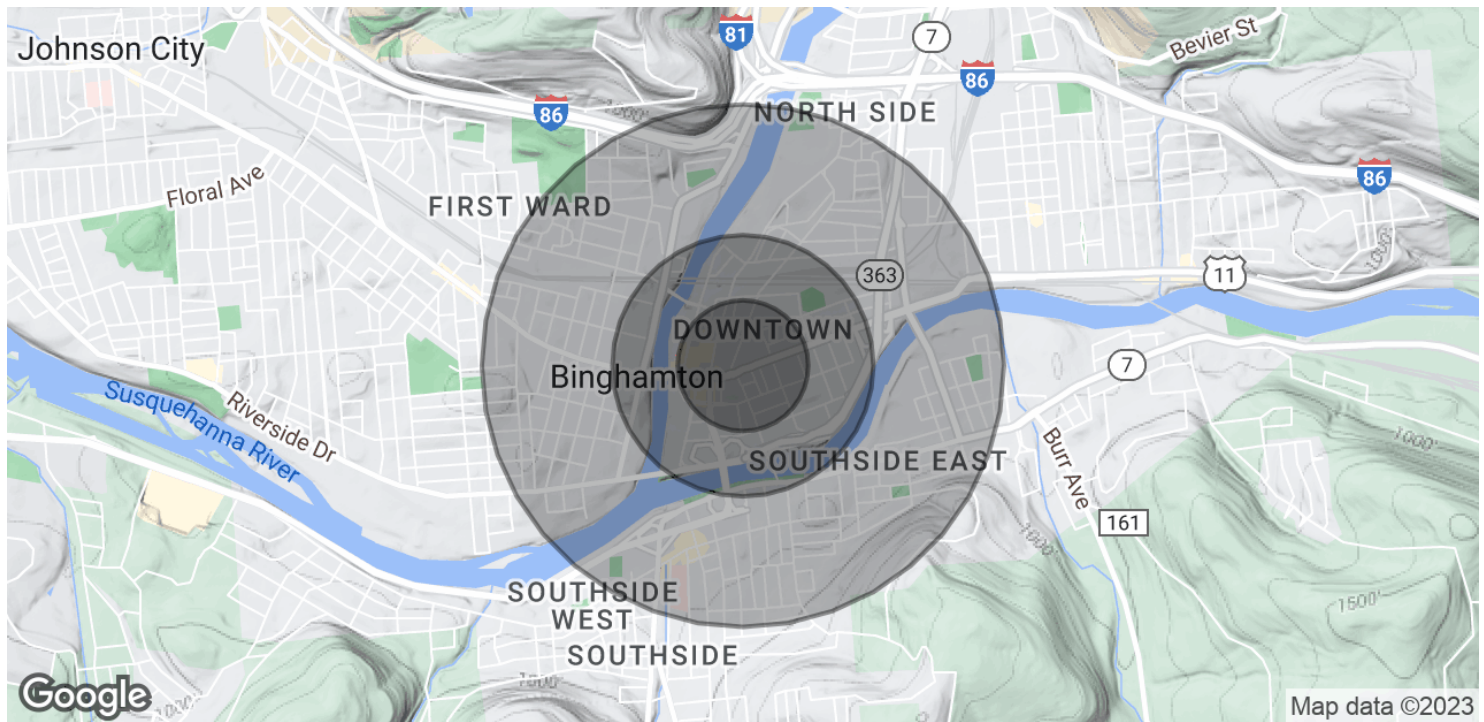
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	782	3,648	16,536
Average Age	39.1	44.3	34.8
Average Age (Male)	35.7	38.8	33.1
Average Age (Female)	38.6	45.9	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	865	2,620	9,625
# of Persons per HH	0.9	1.4	1.7
Average HH Income	\$11,831	\$24,159	\$35,331
Average House Value	\$0	\$73,138	\$79,704

* Demographic data derived from 2020 ACS - US Census

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