

SALE / LEASE

105 Annetta St Vestal, NY

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Vestal, NY 13850

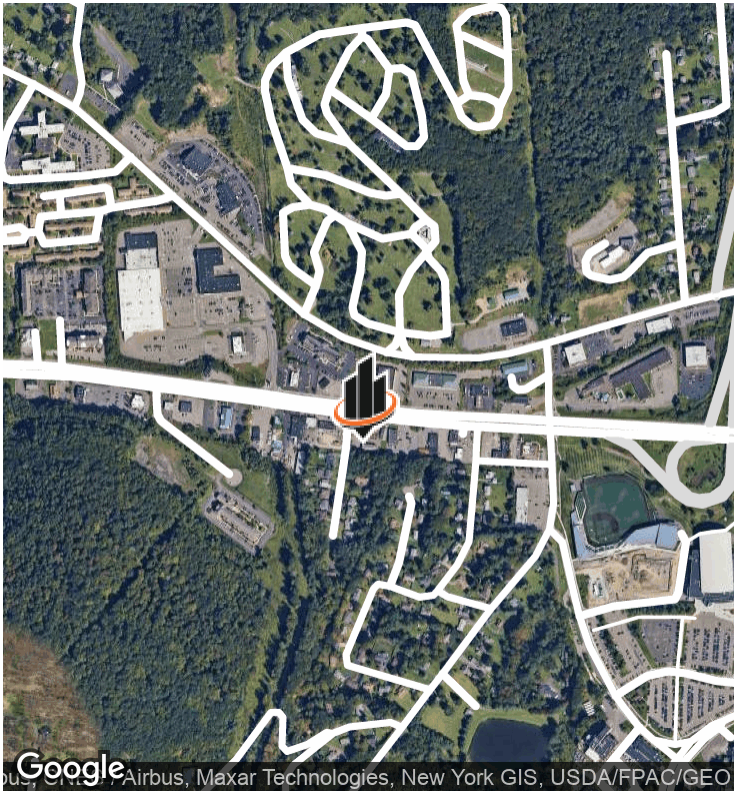
PRESENTED BY:

SCOTT WARREN, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for details
LEASE RATE:	Call for details
BUILDING SIZE:	4,928 SF
AVAILABLE SF:	2,464 - 4,928 SF
LOT SIZE:	0.44 Acres
PRICE / SF:	-
YEAR BUILT:	1980
ZONING:	C-1
MARKET:	Binghamton MSA
APN:	159.09-2-17

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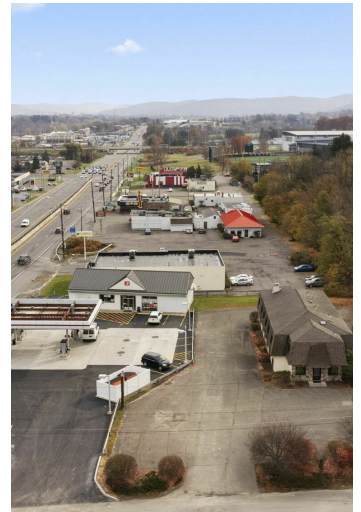
PROPERTY OVERVIEW

Offered for Sale is this office space in a premium Vestal Parkway location. This is situated directly behind the Speedway and highly visible from the Vestal Parkway next to the 201 interchange and entrance to SUNY Binghamton. The Vestal Parkway has an average daily traffic count at this location of 37,300. Because of it's very close proximity to the 201 interchange the entire Binghamton MSA is reachable in a 15 minute drive time. This is also zoned as C-1 which can be a number of different uses including retail. The building has been white boxed and ready to design your dream space. Plumbing and drain lines are in 11 of the rooms increasing the number of potential uses of the building. This building, because of the plumbing in a number of the rooms, would be ideal for any medical use. This building has central Air and Central Vacuum. There is ample off street parking on site as well with 28 spaces. Owner financing may be available for a qualified owner/user.

PROPERTY HIGHLIGHTS

- Prime Vestal Parkway Location.
- Highly visible from the Vestal parkway
- Right next to the 201 interchange and the entrance to SUNY Binghamton.
- Average daily traffic count at this location of 37,300.

ADDITIONAL PHOTOS

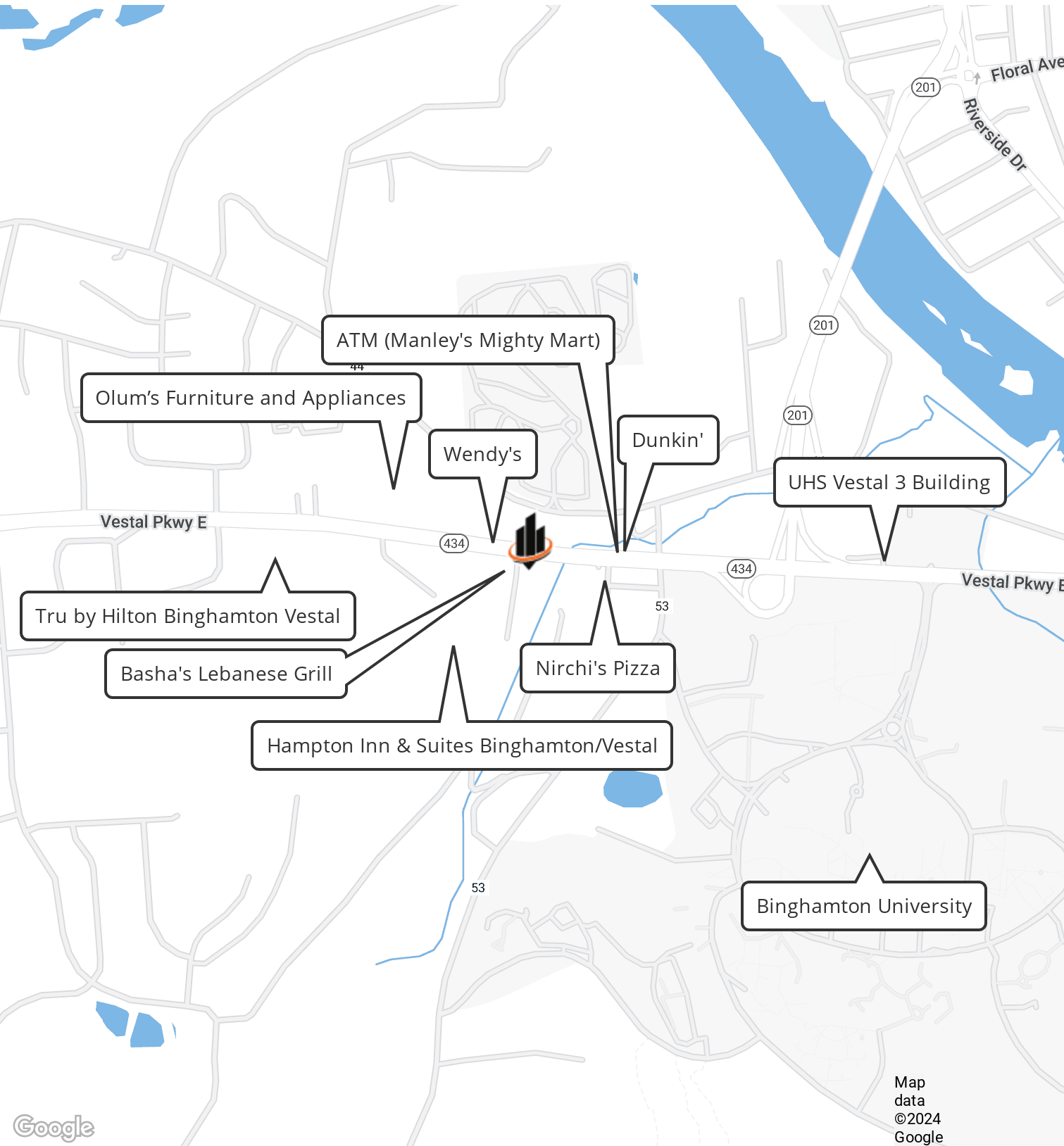


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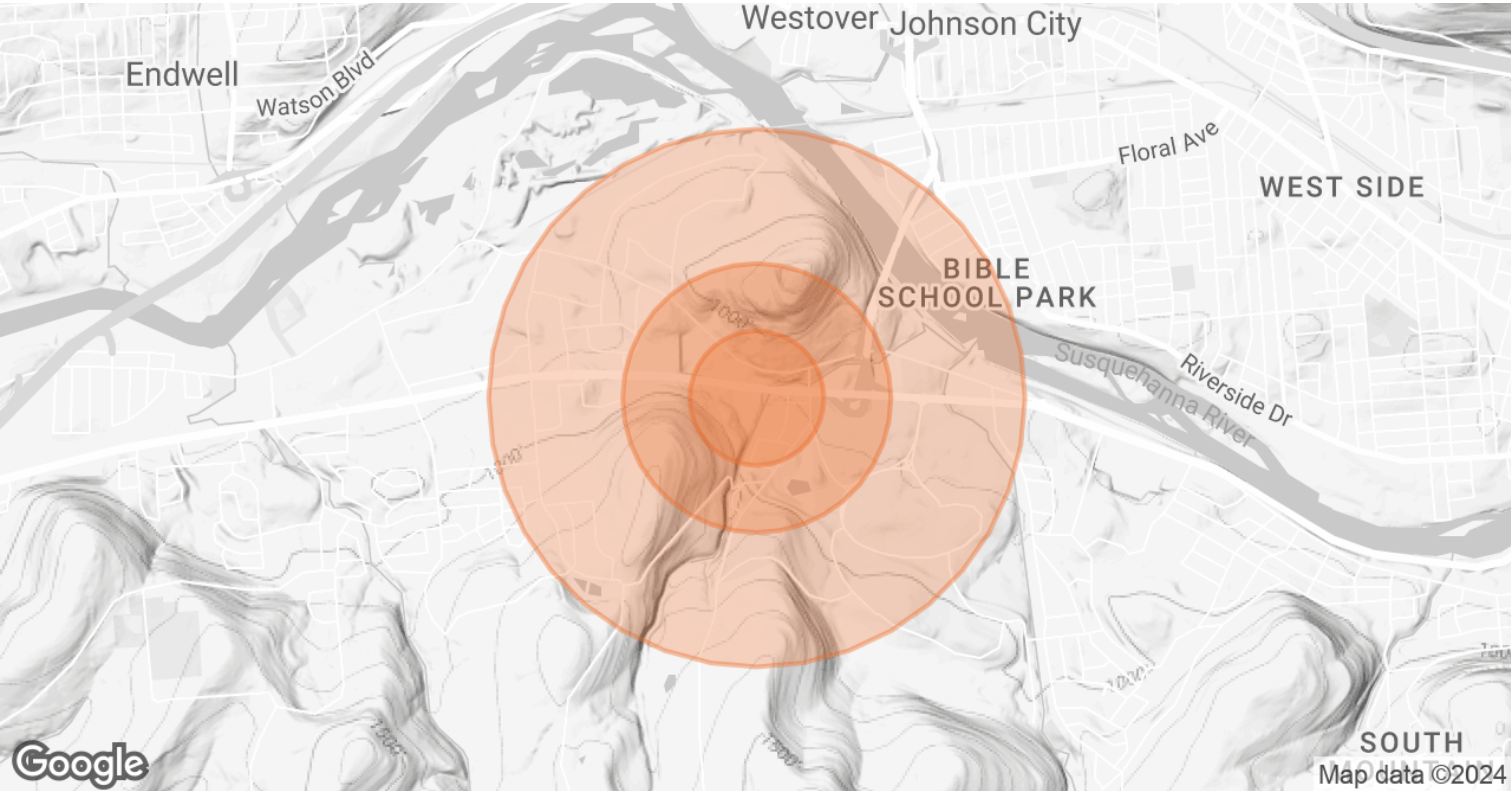
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	184	1,036	5,249
AVERAGE AGE	44.8	33.8	29.7
AVERAGE AGE (MALE)	39.4	30.5	26.4
AVERAGE AGE (FEMALE)	47.8	35.5	33.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	54	206	1,131
# OF PERSONS PER HH	3.4	5.0	4.6
AVERAGE HH INCOME	\$101,599	\$86,412	\$68,322
AVERAGE HOUSE VALUE	\$243,070	\$217,605	\$185,126

* Demographic data derived from 2020 ACS - US Census

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