



**LEASE**

# 26-30 Washington

**26-30 WASHINGTON AVENUE**

Endicott, NY 13760

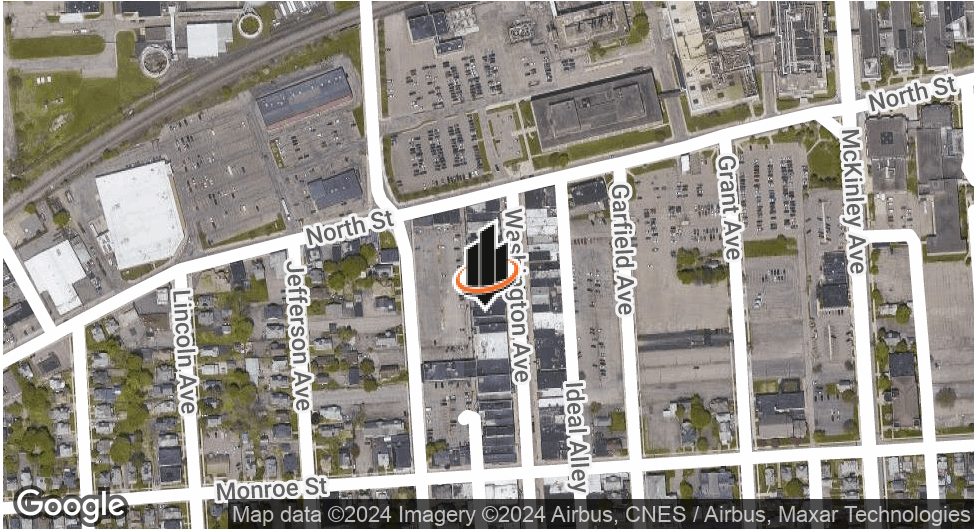
**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.00 - 8.00 SF/yr (NNN)
BUILDING SIZE:	12,800 SF
AVAILABLE SF:	2,000 - 5,400 SF
LOT SIZE:	0.06 Acres
YEAR BUILT:	1975
ZONING:	Central Business District
MARKET:	Binghamton MSA

PROPERTY OVERVIEW

If location is everything then this space has it all ! Offered for lease is 5,400 SF of prime retail or office space, 2,000 SF 2nd floor office or 5,400 SF of basement dry storage directly on Washington Ave. with municipal parking directly behind. This is walking distance to BAE systems, The Huron Campus and Price Chopper Plaza. This property has a very walkable score of 85. There is municipal parking directly behind the building. This building has been featured for the beautiful mural on the rear side of the building and it shows the owners commitment to making Endicott a great place to live, work and play. Be a part of Endicott's resurgence to the great community it is.

PROPERTY HIGHLIGHTS

- Great Location
- Economic Development and Improvements
- Potential Demographic Population Increase

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ADDITIONAL PHOTOS

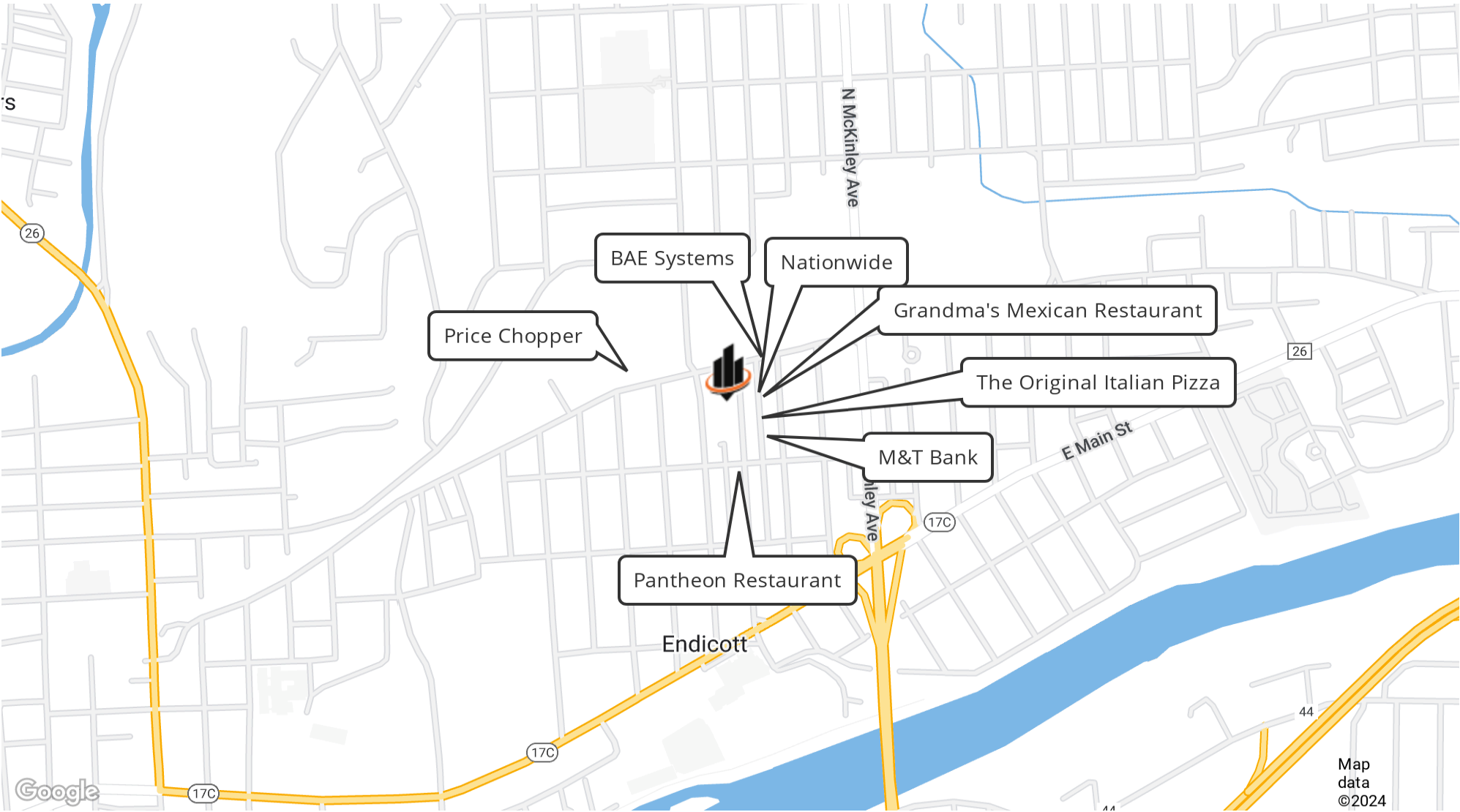


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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

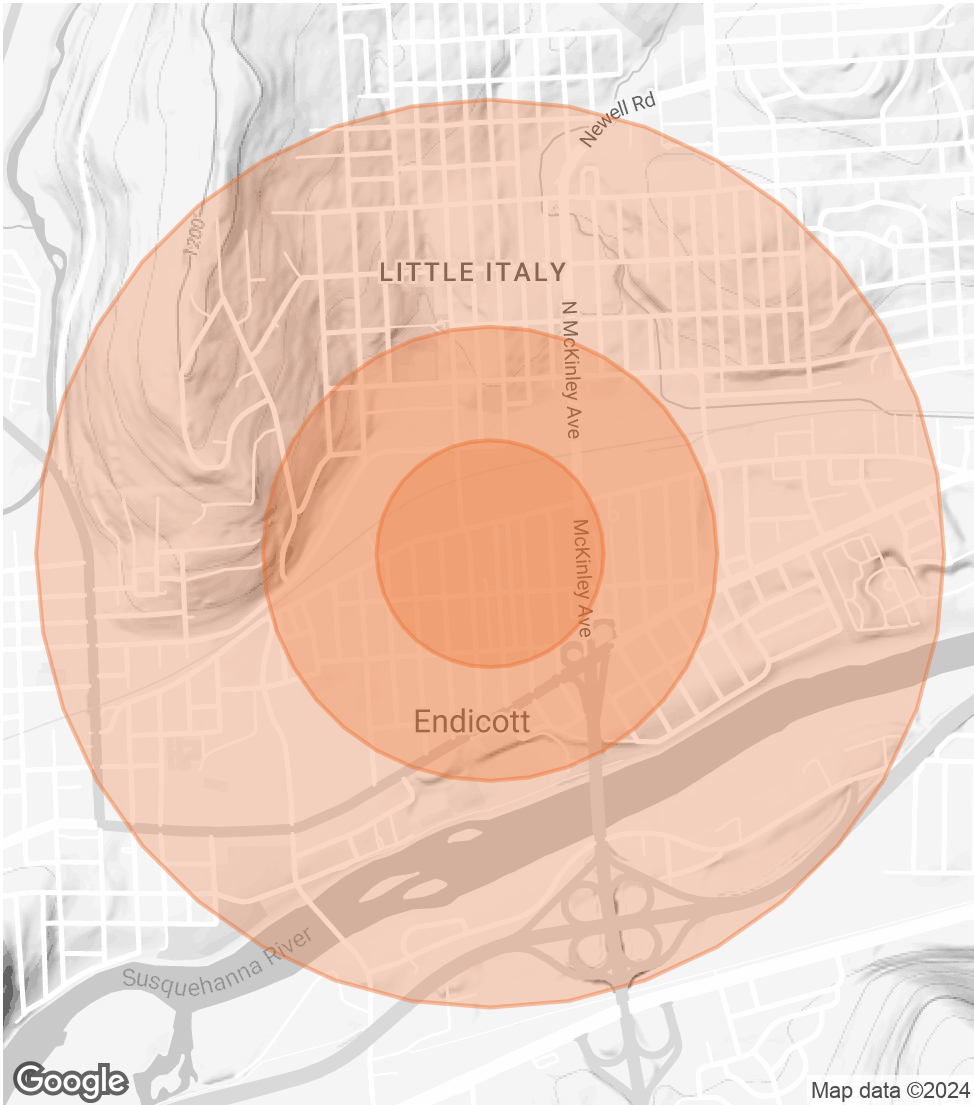
TOTAL POPULATION	856	3,902	12,576
AVERAGE AGE	32.8	34.2	37.3
AVERAGE AGE (MALE)	35.0	34.8	36.6
AVERAGE AGE (FEMALE)	30.5	33.0	37.0

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	435	2,120	6,847
# OF PERSONS PER HH	2.0	1.8	1.8
AVERAGE HH INCOME	\$28,679	\$35,463	\$42,937
AVERAGE HOUSE VALUE	\$76,201	\$81,854	\$90,870

2020 American Community Survey (ACS)



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