



PROPOSAL

122B Washington Avenue

122B WASHINGTON AVENUE

Endicott, NY 13760

PRESENTED BY:

COTY LUNN

O: 607.481.5660

coty.lunn@svn.com

SCOTT WARREN, CCIM

O: 607.621.0439

scott.warren@svn.com



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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

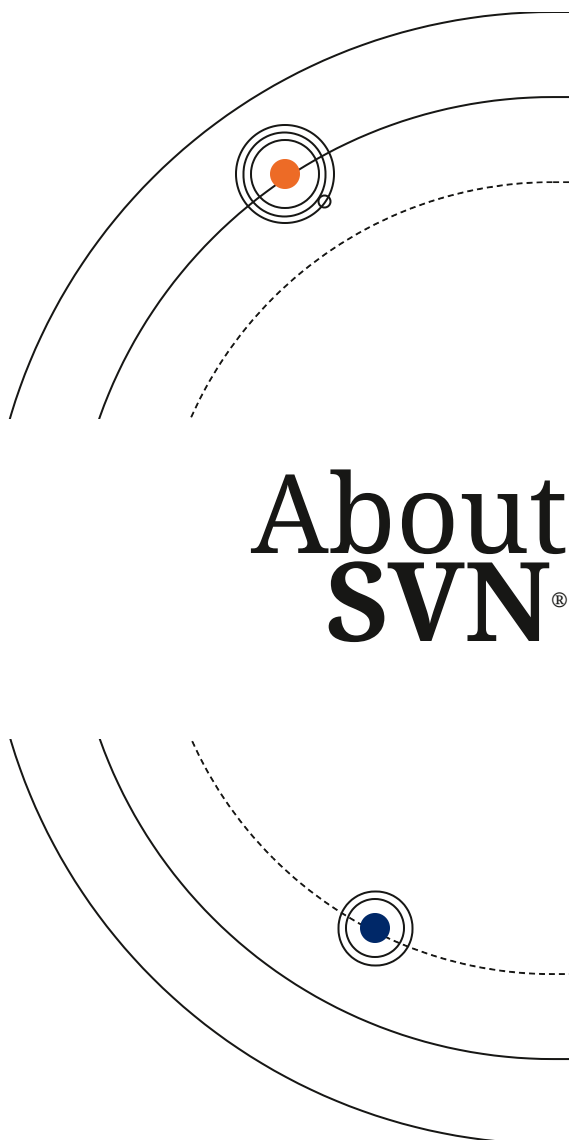
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
About SVN

ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

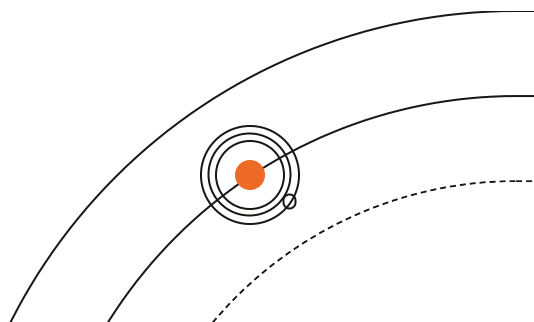
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THE 9.6% REPORT

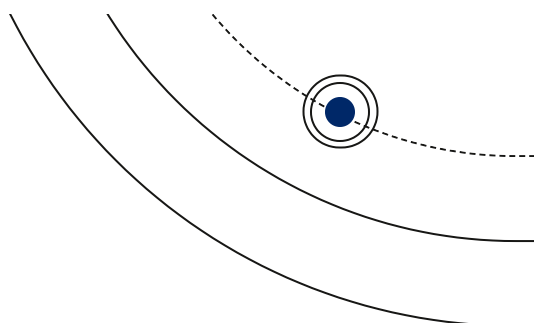
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

**A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION**



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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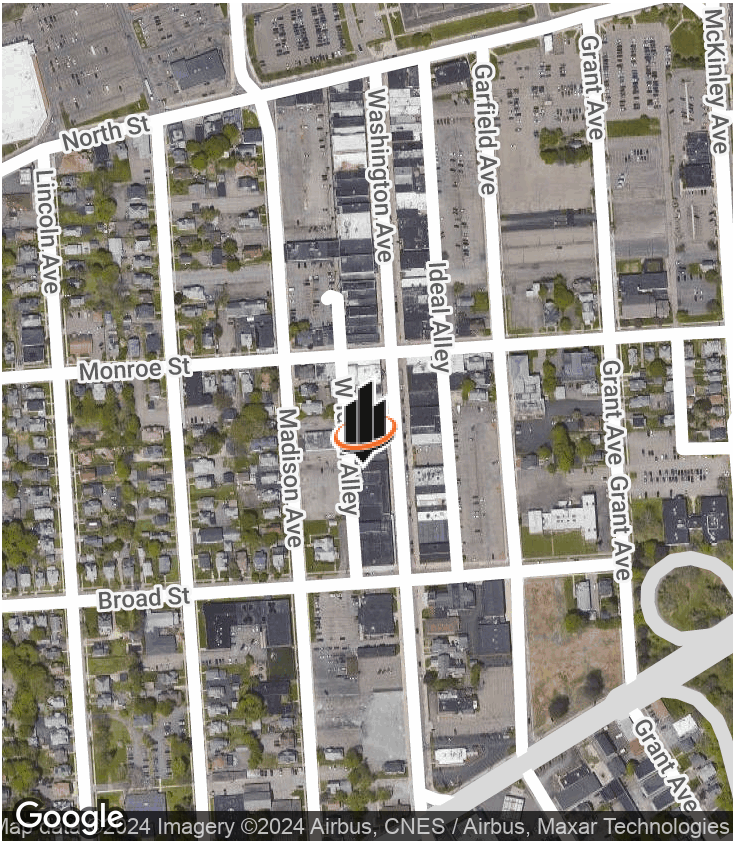




SECTION 2

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,000.00 SF/yr (MG)
BUILDING SIZE:	763 SF
AVAILABLE SF:	763 SF

PROPERTY OVERVIEW

Welcome to your next business venture! This prime retail space, located within walking distance of the prestigious Huron Campus, BAE Systems, and the bustling Price Chopper Plaza, offers an unparalleled opportunity to thrive in the heart of a vibrant community. Spanning 763 square feet, this retail space is offered at \$1,000/month modified gross lease, with utilities conveniently included. Whether you're launching a new concept, expanding your brand, or seeking to establish a foothold in a thriving market, this space provides the perfect canvas for your vision. With a walkability score of 84, this location is primed for foot traffic, ensuring maximum exposure for your business. Join the ranks of successful enterprises that have flourished in this dynamic area, where commerce and community converge to create a dynamic ecosystem of opportunity. Seize this chance to become an integral part of a thriving commercial landscape, where innovation meets convenience!

PROPERTY HIGHLIGHTS

- Prime retail space located near the Huron Campus, BAE Systems, and Price Chopper Plaza
- Spanning 763 square feet, offered at \$1,000/month modified gross lease
- High walkability score of 84 ensures maximum foot traffic exposure
- Opportunity to thrive in a vibrant community

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Welcome to your next business venture! This prime retail space, located within walking distance of the prestigious Huron Campus, BAE Systems, and the bustling Price Chopper Plaza, offers an unparalleled opportunity to thrive in the heart of a vibrant community. Spanning 763 square feet, this retail space is offered at \$1,000/month modified gross lease, with utilities conveniently included. Whether you're launching a new concept, expanding your brand, or seeking to establish a foothold in a thriving market, this space provides the perfect canvas for your vision. With a walkability score of 84, this location is primed for foot traffic, ensuring maximum exposure for your business. Join the ranks of successful enterprises that have flourished in this dynamic area, where commerce and community converge to create a dynamic ecosystem of opportunity. Seize this chance to become an integral part of a thriving commercial landscape, where innovation meets convenience!

LOCATION DESCRIPTION

This is an excellent location to benefit from a rapidly developing area. This location is walking distance to the new IM3 location, The Huron Campus, BAE Systems and the Price Chopper Plaza. This location has an average daily traffic count of 3,406 and a very walkable score of 84.

COMPLETE HIGHLIGHTS

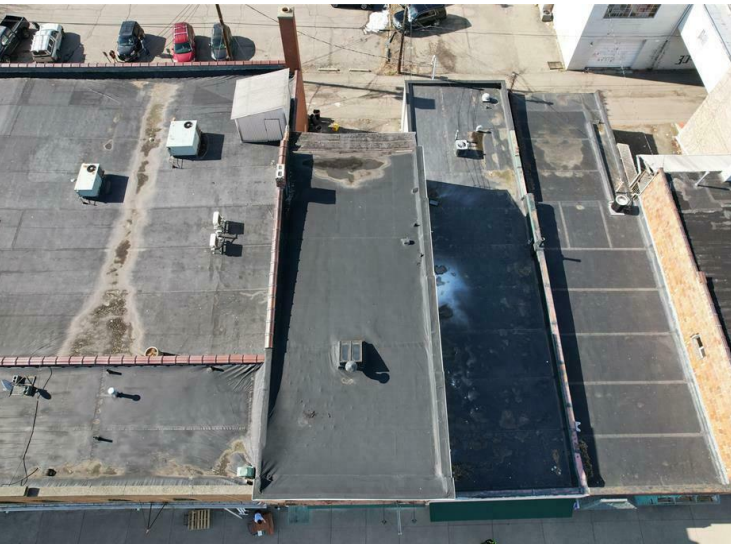


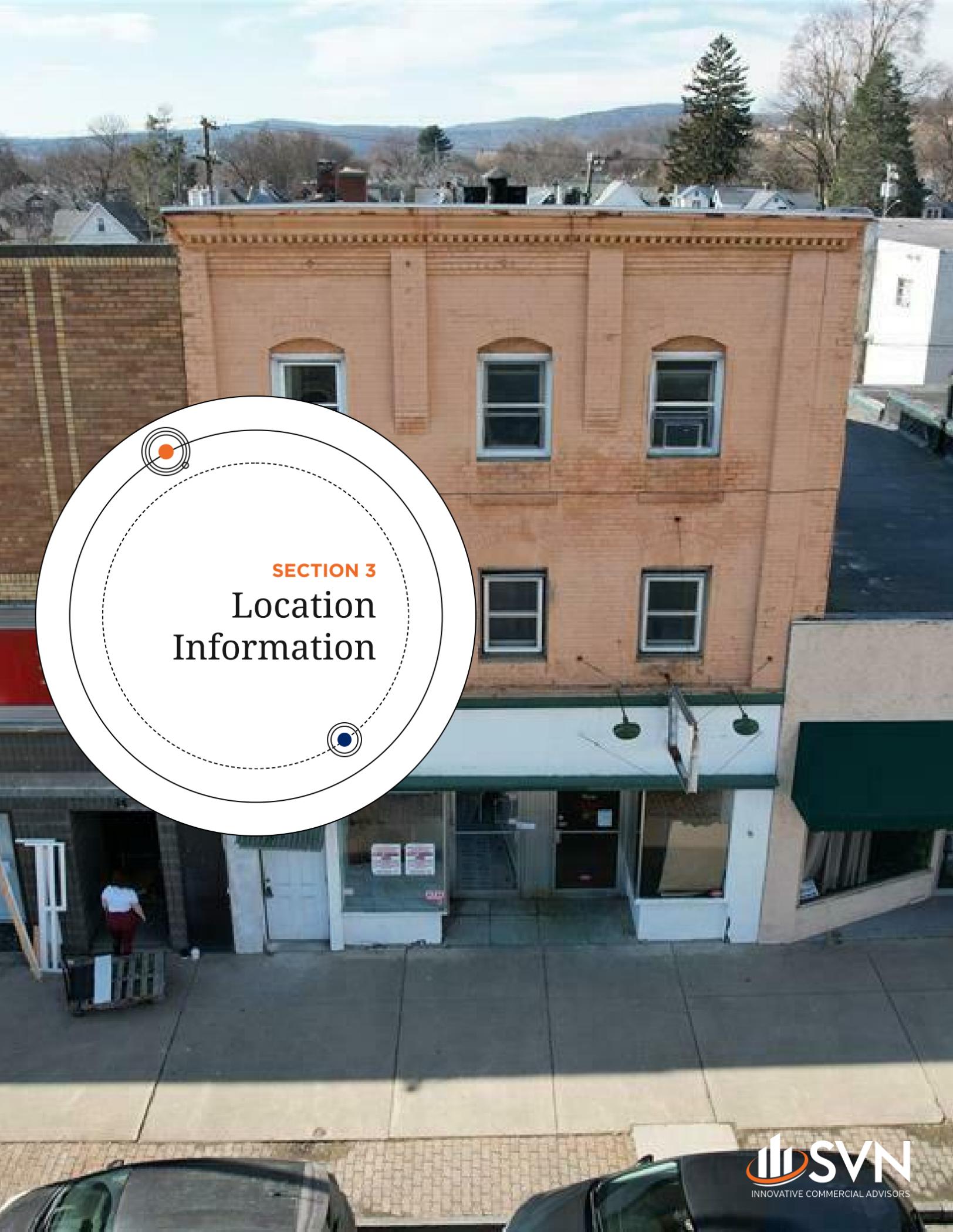
PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



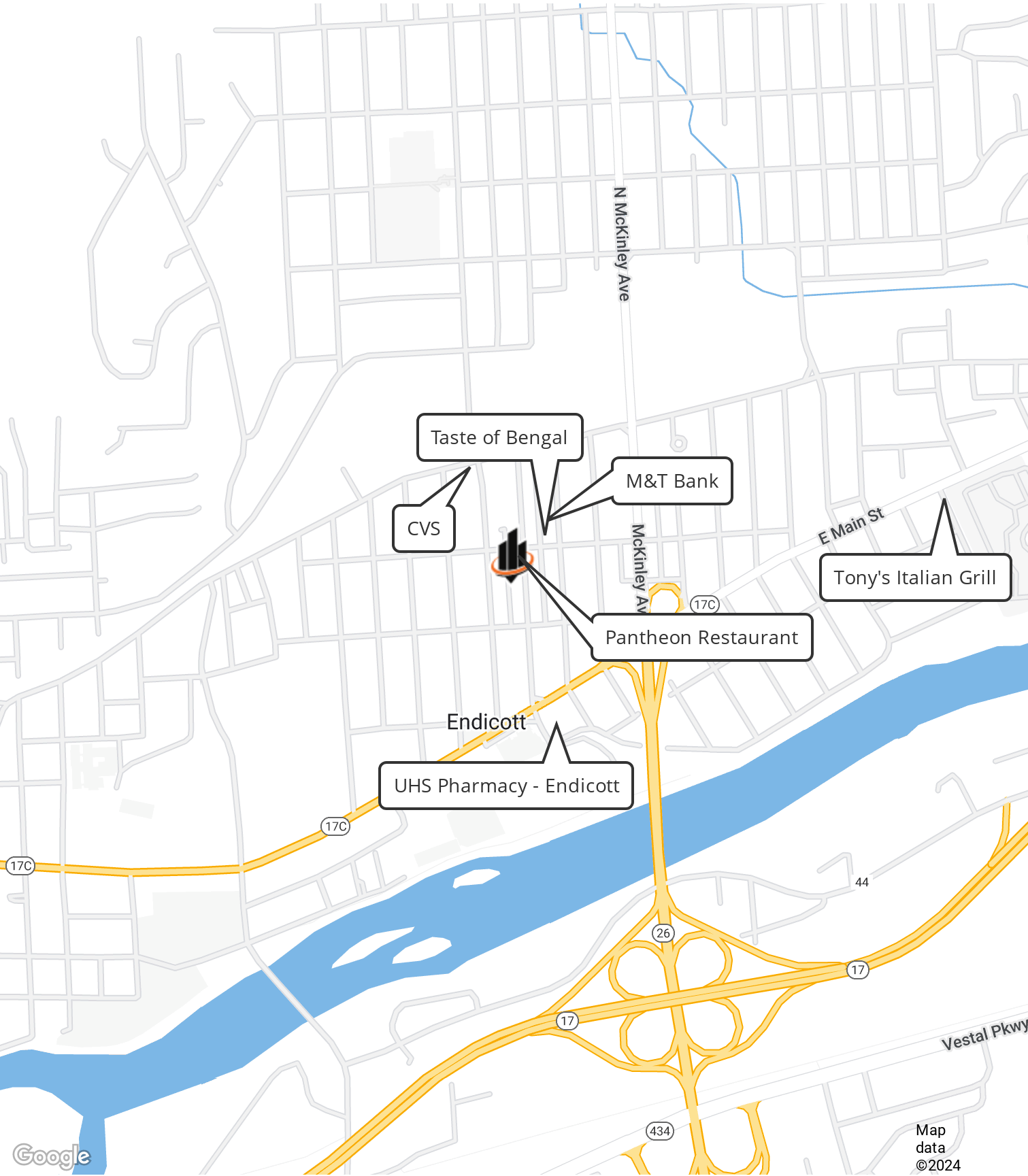


SECTION 3
Location
Information

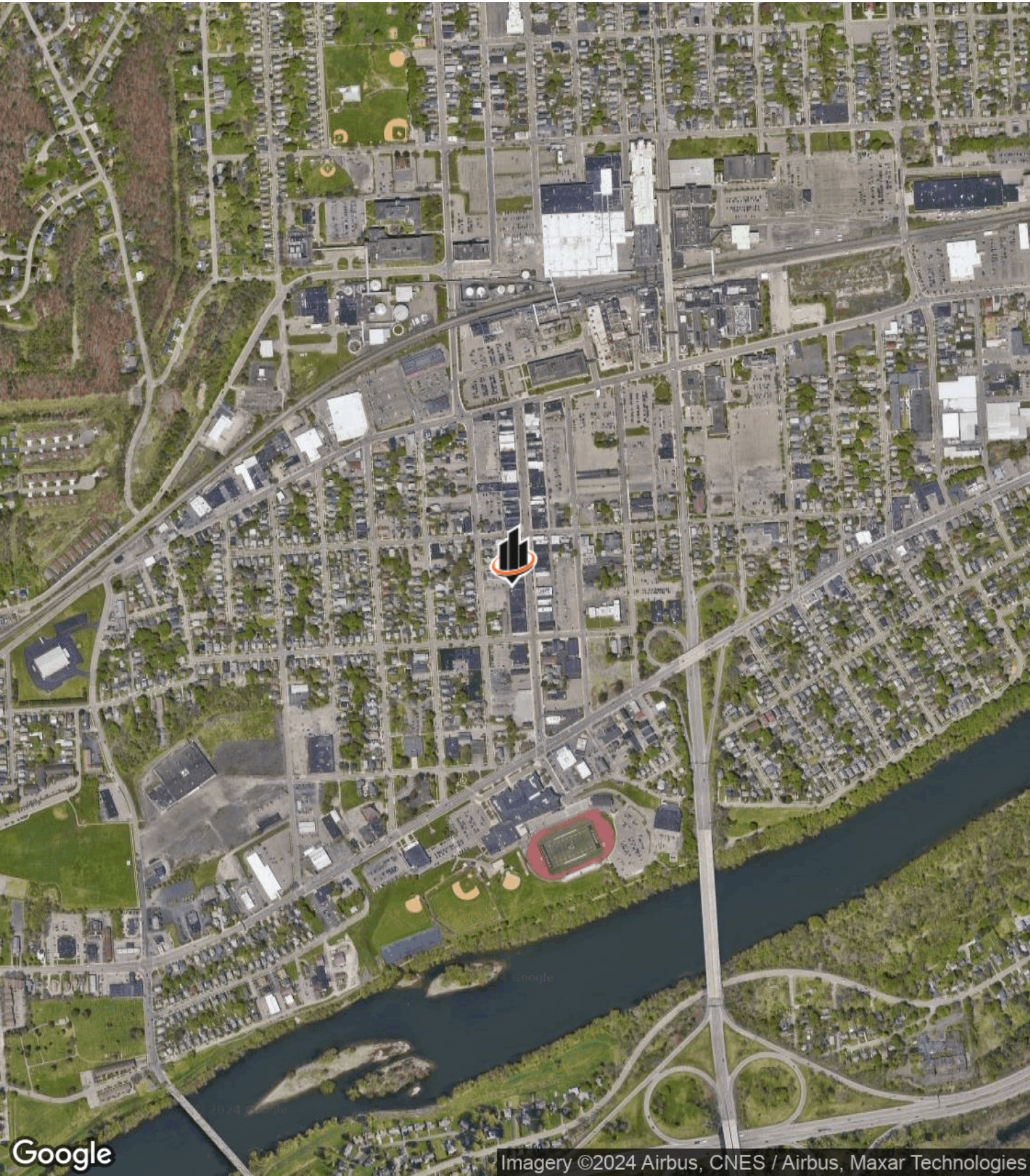
REGIONAL MAP

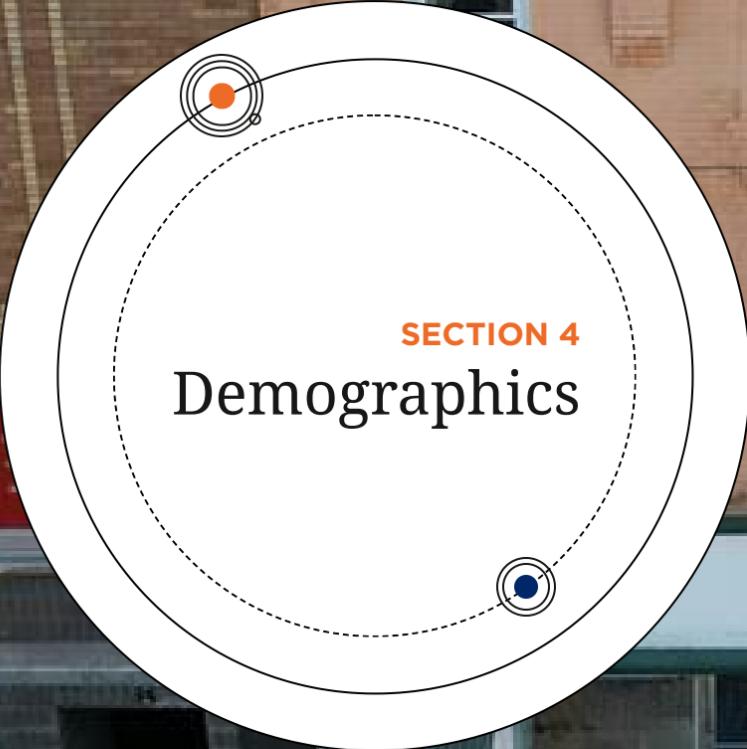


LOCATION MAP



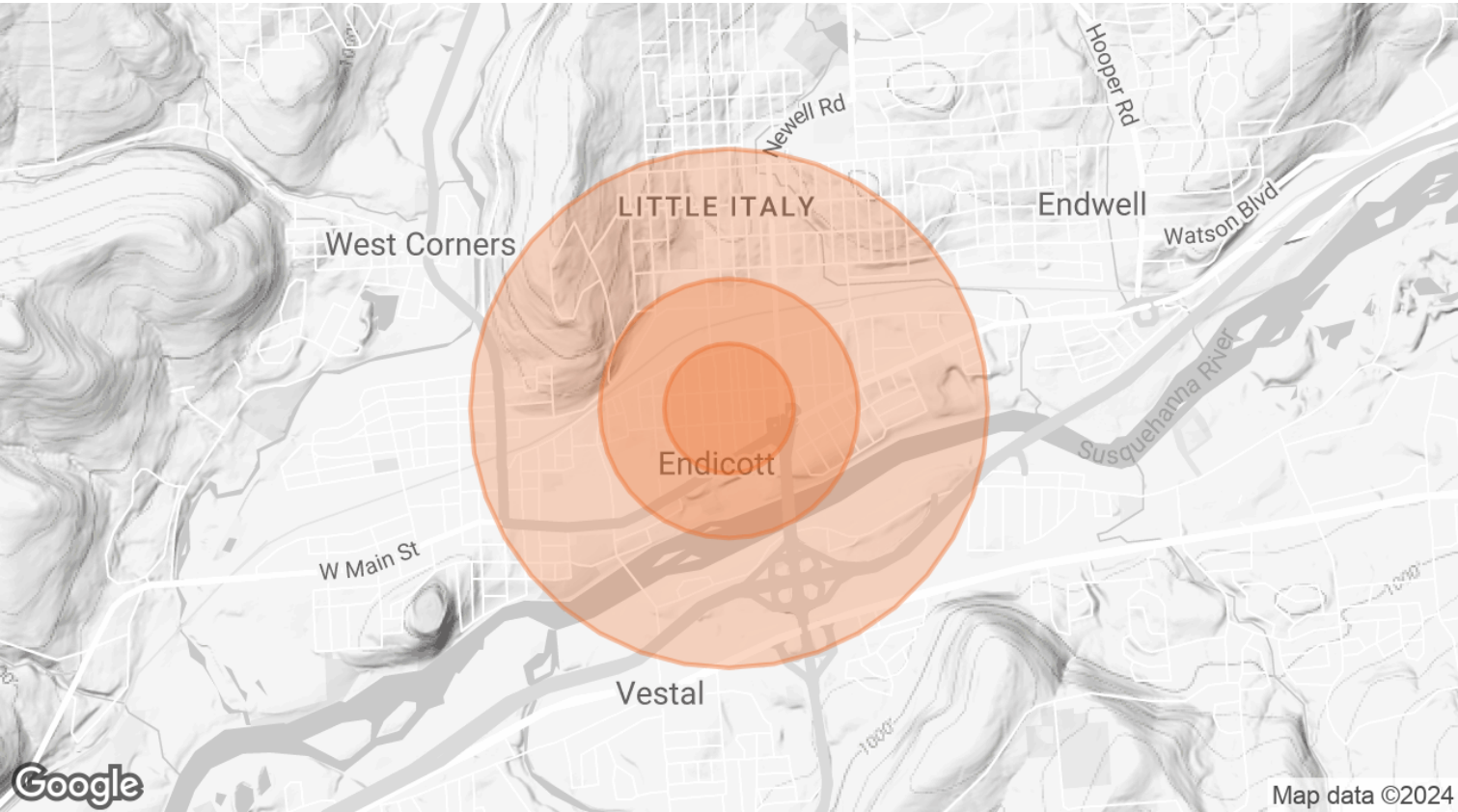
AERIAL MAP





SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	840	3,989	11,969
AVERAGE AGE	33.2	34.9	37.2
AVERAGE AGE (MALE)	34.8	34.3	36.4
AVERAGE AGE (FEMALE)	30.9	34.8	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	427	2,146	6,575
# OF PERSONS PER HH	2.0	1.9	1.8
AVERAGE HH INCOME	\$27,557	\$35,921	\$42,170
AVERAGE HOUSE VALUE	\$74,491	\$81,586	\$89,011

2020 American Community Survey (ACS)



SECTION 5
Advisor Bios

ADVISOR BIO 1



COTY LUNN

Associate Advisor

coty.lunn@svn.com

Direct: **607.481.5660** | Cell: **607.481.5660**

PROFESSIONAL BACKGROUND

Coty Lunn is an esteemed licensed commercial real estate salesperson with SVN® Innovative Commercial Advisors. With a career spanning over five years, Coty's commitment to excellence and dedication to his clients have resulted in an impressive portfolio of 200+ successful real estate transactions.

Hailing from the vibrant community of Endicott, Coty possesses an intimate knowledge of the local real estate landscape. His deep roots in the area not only make him a trusted advisor but also reflect his unwavering commitment to serving the needs of his community.

A true connoisseur of real estate, Coty's passion for personal and professional investment has been a lifelong focus. He boasts a remarkable portfolio of three personal properties, a testament to his dedication to the industry. Whether you're a first-time buyer or a seasoned investor, Coty's expertise and experience will guide you toward making informed decisions.

In his spare time, Coty combines his personal and professional interests by immersing himself in the world of drone videography and photography. By capturing stunning aerial views of properties and neighborhoods, he offers a unique perspective that adds value to his clients' real estate experiences.

Coty's diverse background includes a degree in criminal justice, a testament to his commitment to ethics and integrity. This foundation enriches his real estate practice, allowing him to approach transactions with a keen sense of fairness and justice.

In conclusion, Coty Lunn is not just a real estate agent; he's your trusted partner on your real estate journey. With a track record of 200+ transactions, local expertise, and a passion for personal and professional investment, Coty is the professional you can rely on. His commitment to responsiveness, information, and integrity, combined with his unique hobby and educational background, sets him apart as a standout commercial real estate salesperson.

EDUCATION

Associates degree in Criminal Justice

Drone pilots license

MEMBERSHIPS

NYSCAR

NAR

SVN | Innovative Commercial Advisors

520 Columbia Dr. Suite 103

Johnson City, NY 13790

ADVISOR BIO 2



SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439**

PROFESSIONAL BACKGROUND

Scott's remarkable career began in 1986, and since then, he's held diverse Sales and Marketing roles, rising from Agent to District Manager and eventually becoming a Regional Sales Director overseeing five states. His journey culminated as a Corporate Executive at Columbian Mutual Life Insurance Company, reflecting his exceptional leadership and strategic prowess.

Driven by innovation, Scott co-founded a National Marketing Organization alongside visionary partners, expanding its reach to all 50 states with over 7,000 Agents, setting new industry standards.

Recognizing the evolving commercial real estate landscape, Scott seamlessly transitioned to this field, consistently producing multi-million dollar results. He completed a Certificate in Commercial Real Estate from Cornell University and earned the prestigious CCIM designation. His expertise spans various areas, from Market Analysis to Financial Modeling.

Specializing in Investment Real Estate, Scott's dynamic approach has facilitated deals involving Hotels, Banks, Churches, Multi-Use Properties, and more. His commitment to client value has cemented his status as one of the most active and influential investment realtors in the upstate market, earning him the Costar Power Broker award in 2018.

Scott's dedication, expertise, and innovative spirit continue to shape the future of commercial real estate, underlining his unwavering commitment to client success.

EDUCATION

Bachelors of Science Industrial Engineering
CCIM

MEMBERSHIPS

CCIM
NYSCAR

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