

151 North Comrie Avenue, Johnstown, NY 12095

JOHNSTOWN RETAIL DEVELOPMENT

+/-0.91 ACRE - PRIME RETAIL SITE



- Flat site suitable for numerous uses and surrounded by national tenants.
- Prime retail development site in Fulton County's main commercial corridor along N. Comrie Ave.
- Traffic counts approaching 25,000 VPD at adjacent intersection

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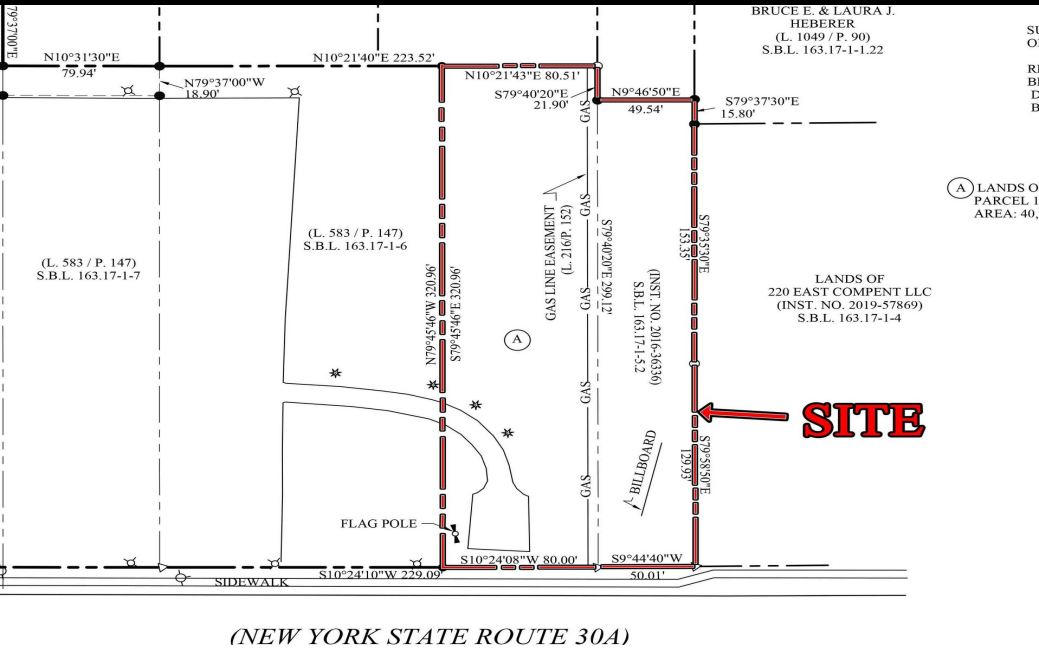
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IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Sale Price:	\$620,000
Lot Size:	+/- 0.91 Acres
Price / Acre:	\$681,319
Zoning:	C-2 (Arterial Commercial)
Utilities:	Access to municipal water and sewer
Taxes:	TBD based on final lot subdivision
Traffic Count:	17,491 VPD - N. Comrie Ave 7,568 VPD - Briggs St

PROPERTY OVERVIEW

Owner is willing to sell or ground lease this retail development site.

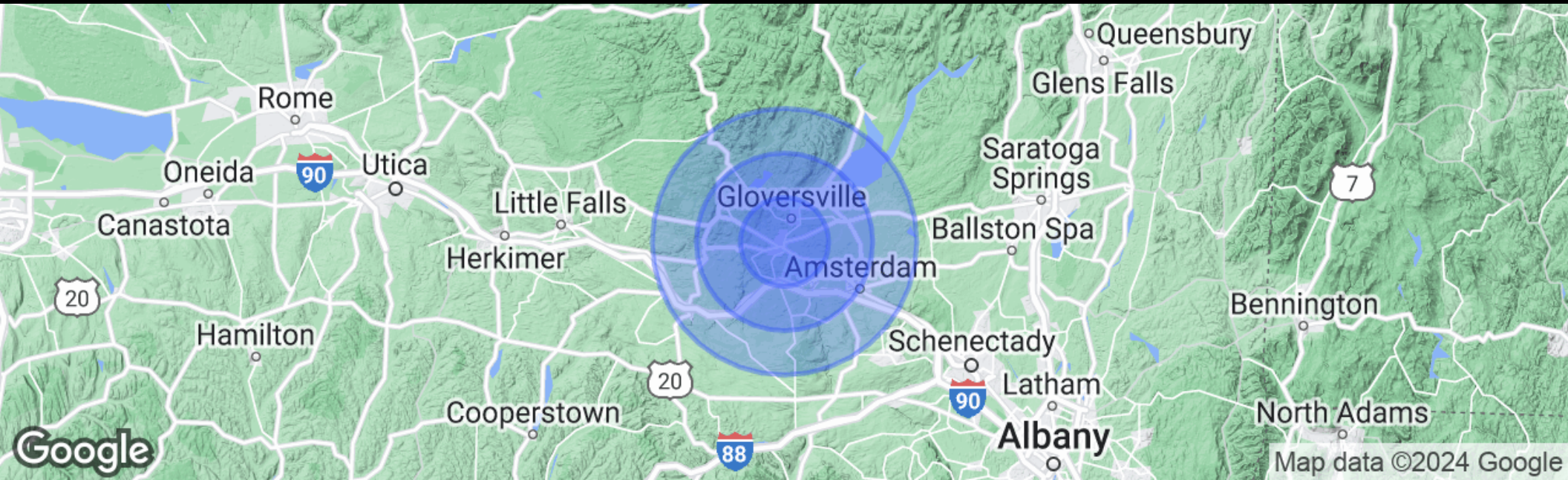
PROPERTY HIGHLIGHTS

- Nearly an acre of land with +/-130' of frontage.
- Traffic counts approaching 25,000 VPD at intersection of N. Comrie Ave and Briggs St.
- Situated between Walgreen's and Brown's Ford; across the street from Wendy's, NBT Bank, KFC, and O'Reilly Auto Parts; and, down the street from Taco Bell, 7-Brew, Popeye's (coming soon) Price Chopper, ALDI, and TJ Maxx, just to name a few.
- Rare development site in the Johnstown market.

Location Map



Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	30,451	59,440	104,855
Average Age	43	43	43
Average Age (Male)	41	42	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	12,950	24,833	43,600
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,520	\$86,422	\$87,849
Average House Value	\$185,331	\$202,344	\$211,475

Demographics data derived from AlphaMap