

FOR SALE OR LEASE

46,700 SF FREESTANDING BUILDING ON 10.39 ACRES

900 FRONT STREET, BINGHAMTON, NY

JUNIOR ANCHOR
SPACE OPPORTUNITY



RARE BIG-BOX WITH ON-SITE PARKING

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

BRIAN KATZ
CEO
briankatz@katzretail.com
(212) 257-4995

JOHN HERETAKIS
DIRECTOR
johnh@katzretail.com
(516) 424-4855

PROPERTY OVERVIEW

HIGHLIGHTS

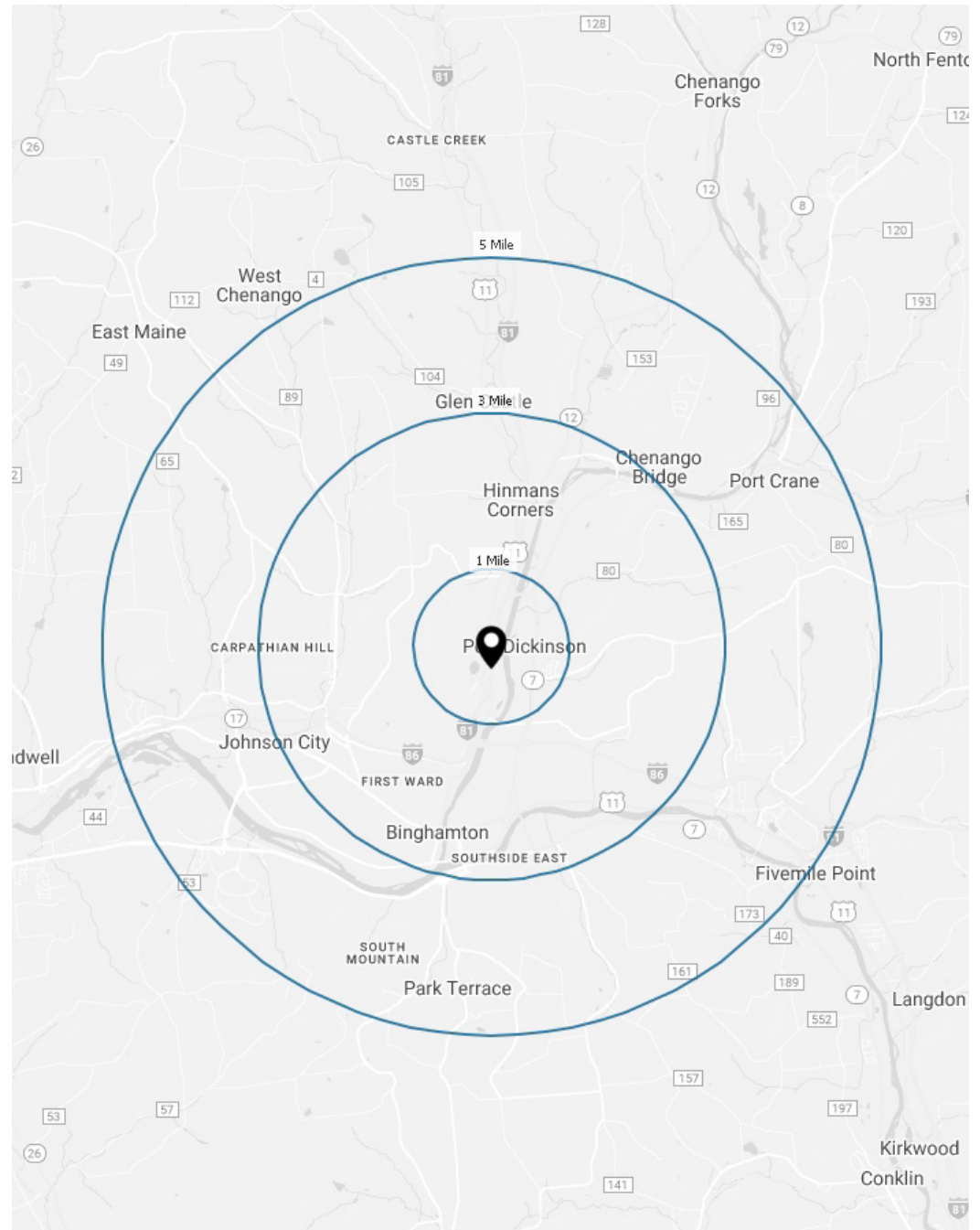
- 46,700 SF Building
- Large 10.39 Acre Parcel
- Ample Parking: 653 +/- Spaces
- Signalized intersection into the property
- Adjacent to SUNY Broome Community College & Broome County Sheriff's Office
- Located 7 miles away from SUNY Binghamton University

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	4,788	53,636	95,421
HOUSEHOLDS	1,902	23,508	38,837
DAYTIME EMPLOYEES	2,345	28,502	47,371
AVERAGE HH INCOME	\$97,549	\$62,819	\$69,782

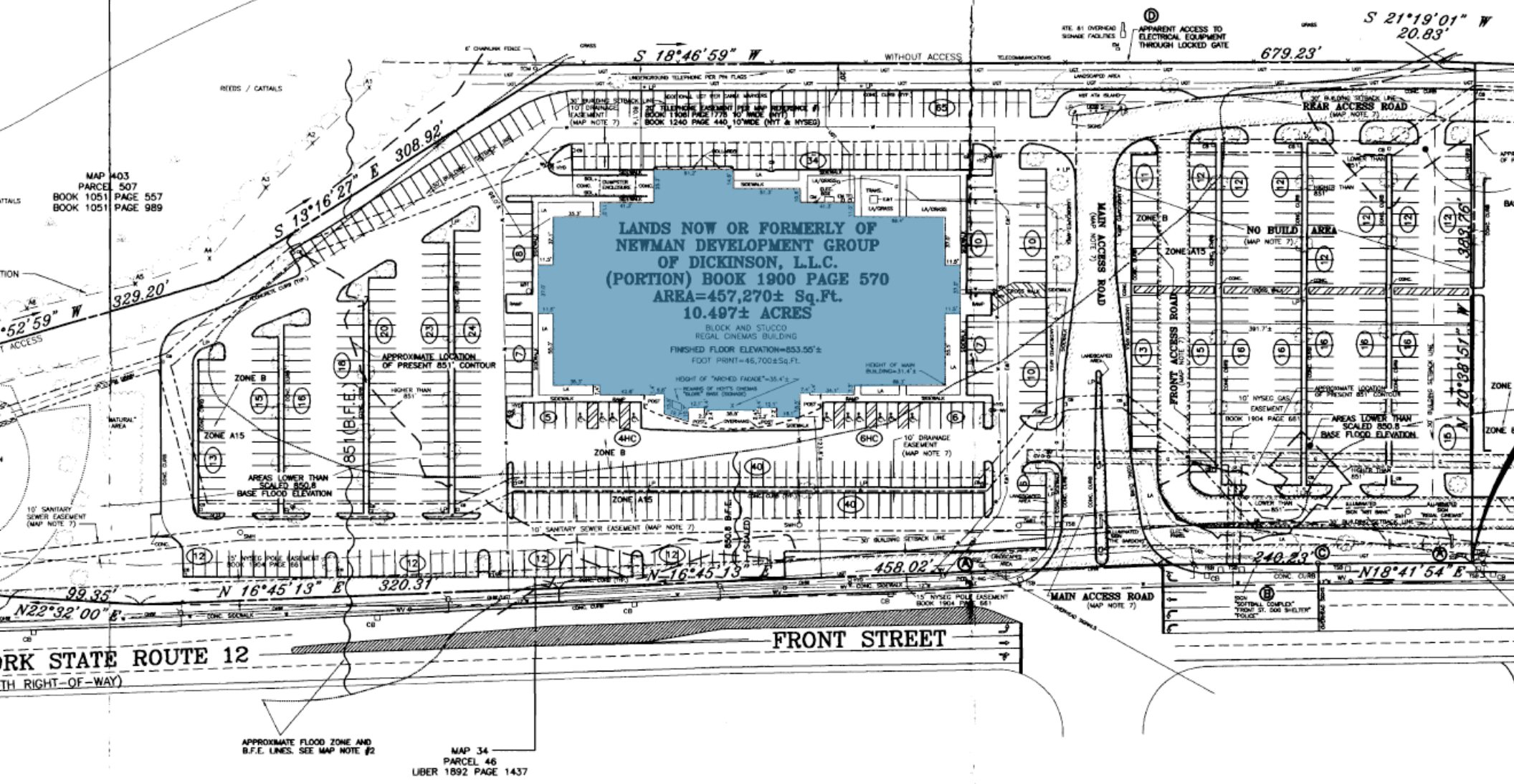
TRAFFIC COUNTS

UPPER FRONT STREET	16,108 AADT
INTERSTATE 81	47,256 AADT



900 FRONT STREET | EXECUTIVE SUMMARY

MAP 403
PARCEL 508
BOOK 1051 PAGE 557
BOOK 1051 PAGE 989



900 FRONT STREET | SITE SURVEY



I-81 Highway Visibility



900 FRONT STREET | PHOTOS



900 FRONT STREET | PHOTOS

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



SUNY BROOME

BROOME COUNTY SHERIFF'S OFFICE

UPPER FRONT STREET - 16,108 AADT

I-191 - 47,256 AADT

SITE

Cracker Barrel
OLD COUNTRY STORE

Fairfield
By MARRIOTT

Applebee's
GRILL & BAR



900 FRONT STREET | CLOSE MARKET AERIAL



CONTACT AGENTS

JOHN HERETAKIS
 DIRECTOR
 johnh@katzretail.com
 (516) 424-4855

BRIAN KATZ
 CEO
 briankatz@katzretail.com
 (212) 257-4995



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.21.23