



2113 VESTAL PARKWAY W.

2113 VESTAL PARKWAY WEST, VESTAL, NY 13850



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Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

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TABLE OF CONTENTS

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	11
DEMOGRAPHICS	13
ADVISOR BIOS	15

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PROPERTY INFORMATION



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	2.2 Acres
Building Size:	0 SF
Zoning:	Commercial Development
Market:	Binghamton Retail
Submarket:	Binghamton Office
Price / SF:	-

PROPERTY OVERVIEW

Offered for sale is 2.2 Acres of Commercial Development land on the Vestal Parkway West near Ross Corners. Excellent location. with an abundance of potential uses. Vestal Parkway Frontage between Vestal and Apalachin. Average Daily traffic count of 12,356 running parallel to Route 86 with a traffic count of 32,076. A retail analysis indicates a number of potential uses.

PROPERTY HIGHLIGHTS

- Vestal Parkway Frontage.
- Average Daily Traffic Count 12,356.
- Parallel to Route 86 with a traffic count of 32,076.
- Retail Analysis shows a number of potential uses.



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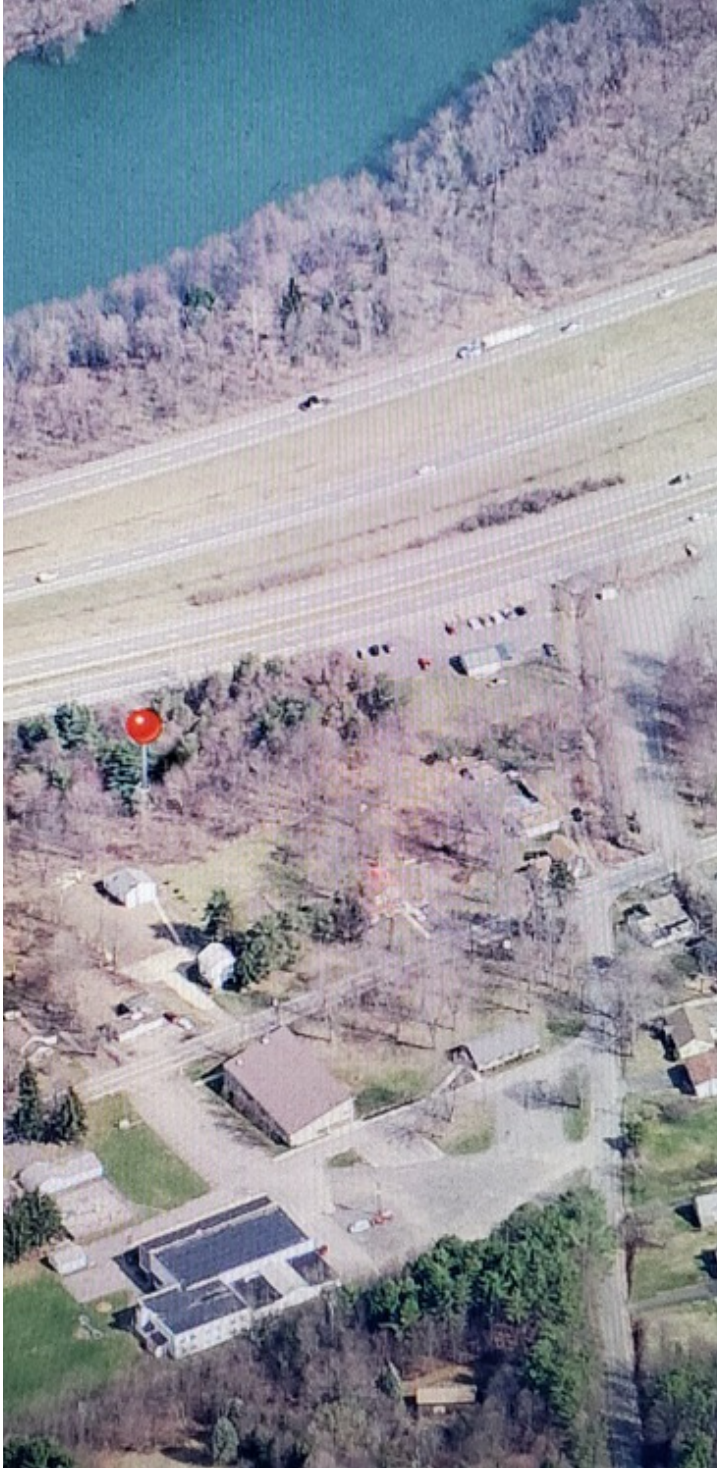
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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Excellent strategic location with an abundance of potential uses. Vestal Parkway Frontage between Vestal and Apalachin. Average Daily traffic count of 12,356 running parallel to Route 86 with a traffic count of 32,076.

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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	2113 Vestal Parkway W.
Street Address	2113 Vestal Parkway West
City, State, Zip	Vestal, NY 13850
County	Broome
Market	Binghamton Retail
Sub-market	Binghamton Office
Signal Intersection	No

BUILDING INFORMATION

Free Standing	No
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PROPERTY HIGHLIGHTS

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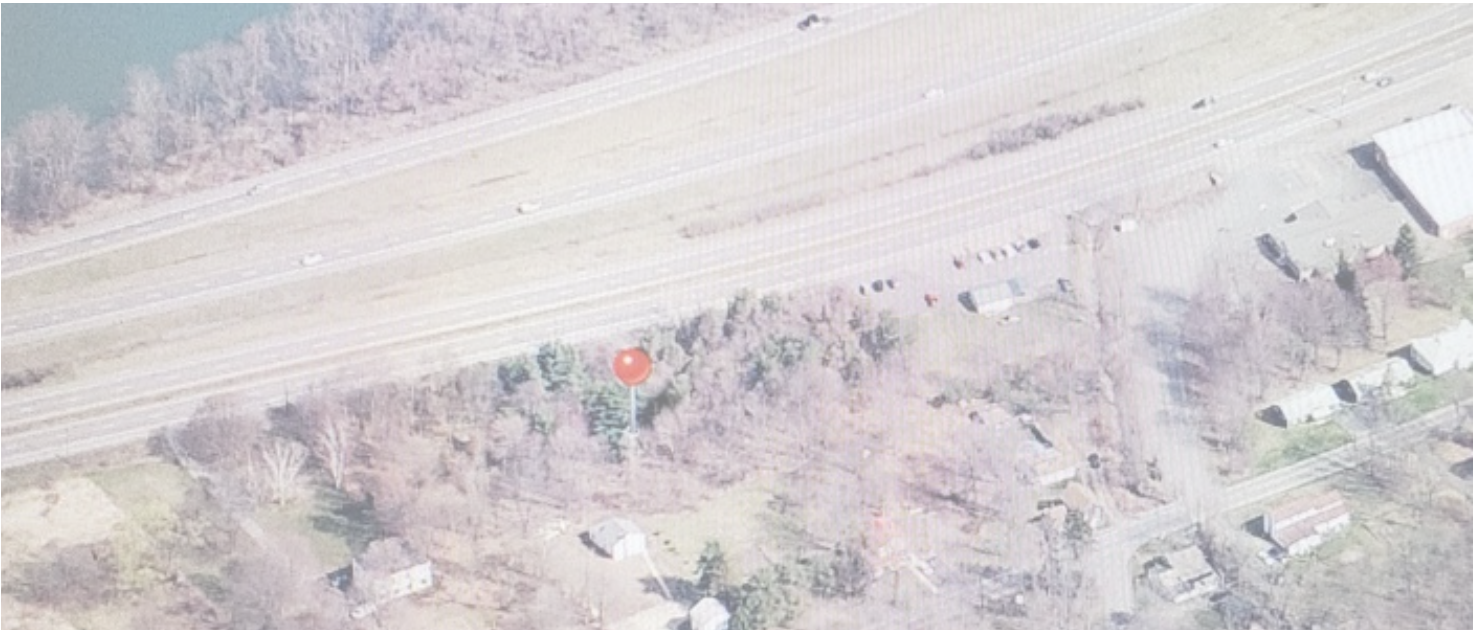
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LOCATION INFORMATION



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REGIONAL MAP



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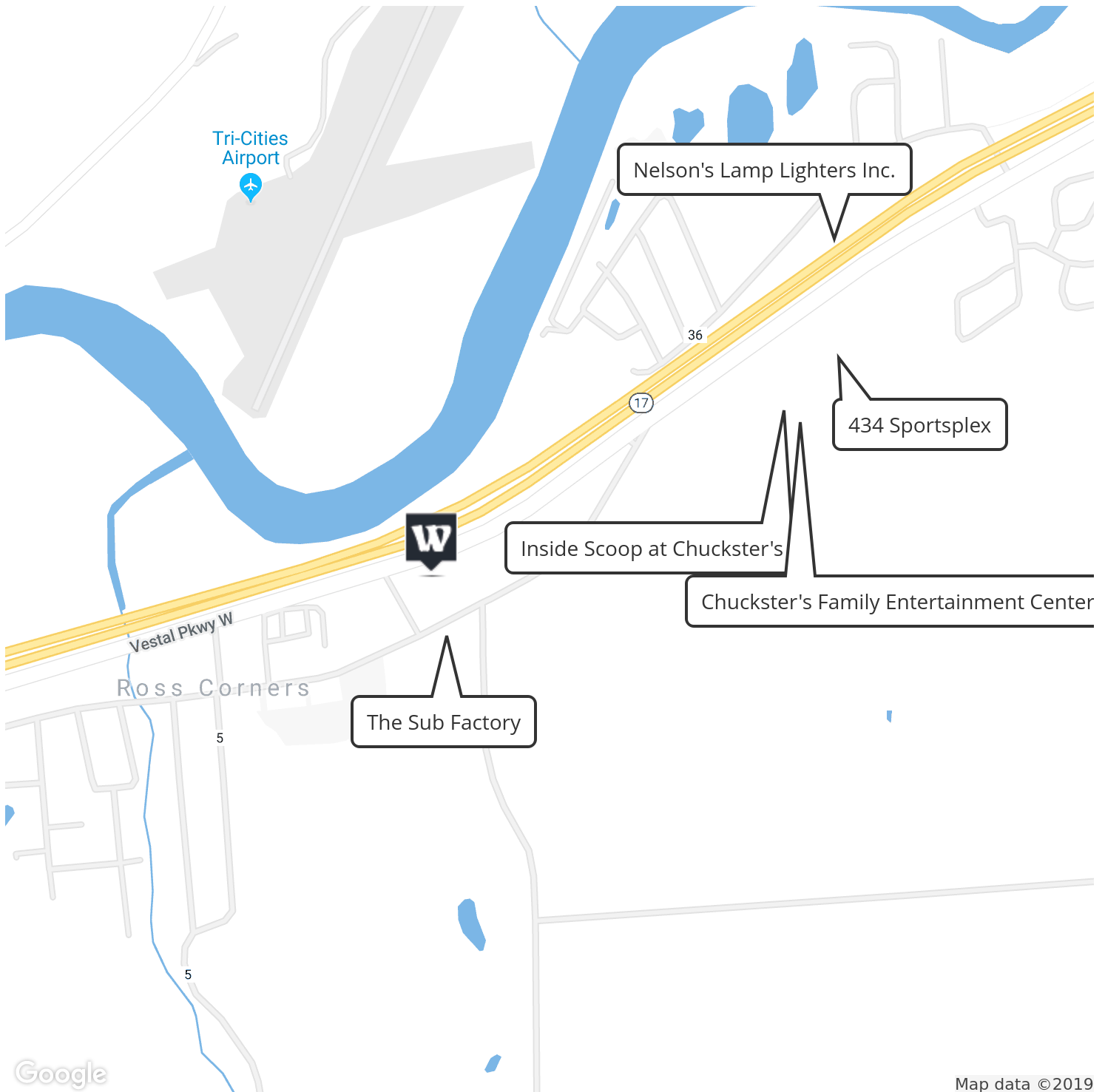
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LOCATION MAPS



Map data ©2019



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AERIAL MAPS



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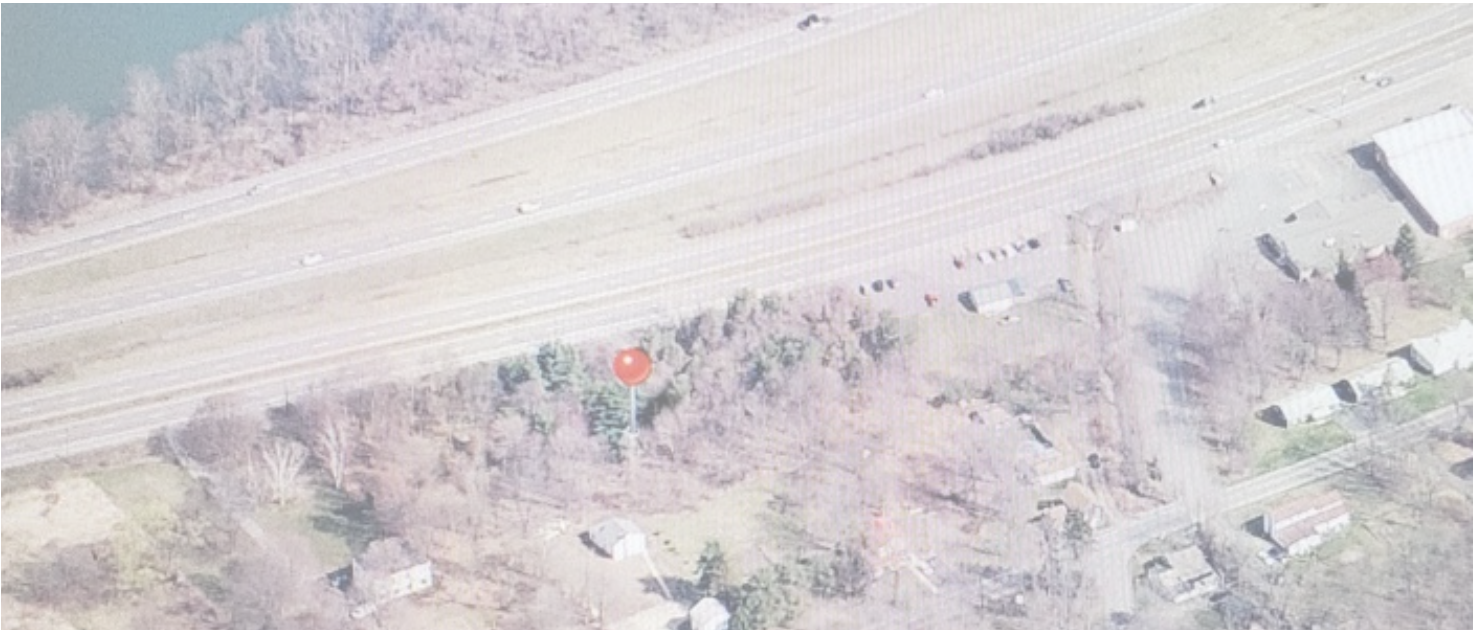
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FINANCIAL ANALYSIS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	2113 VESTAL PARKWAY WEST
Price	\$400,000
Price per SF	-
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-
OPERATING DATA	2113 VESTAL PARKWAY WEST
Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-
FINANCING DATA	2113 VESTAL PARKWAY WEST
Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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4

DEMOGRAPHICS



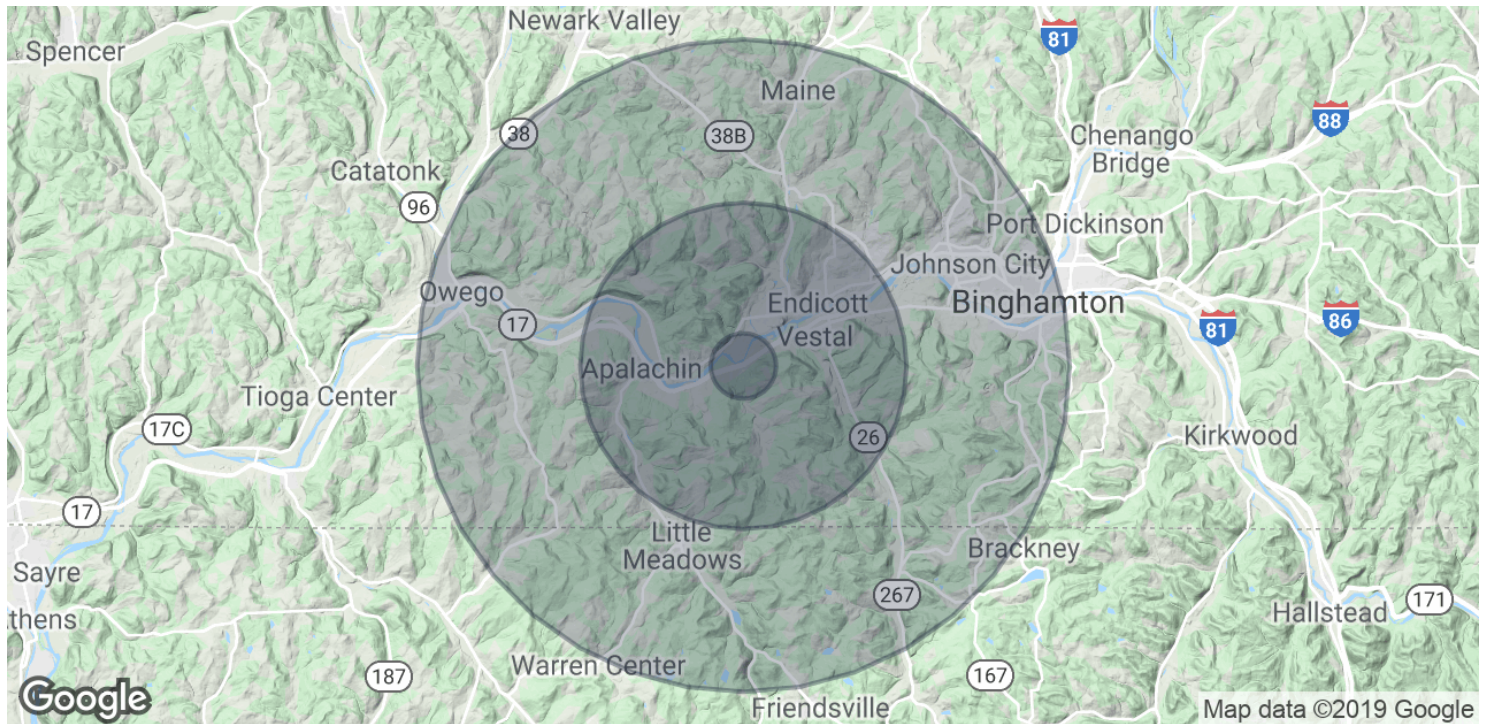
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,841	51,585	126,133
Median age	41.7	41.8	40.3
Median age (Male)	40.5	41.0	38.9
Median age (Female)	44.1	43.3	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,221	22,566	49,856
# of persons per HH	2.3	2.3	2.5
Average HH income	\$55,750	\$60,543	\$66,412
Average house value	\$141,225	\$146,045	\$154,272

* Demographic data derived from 2010 US Census

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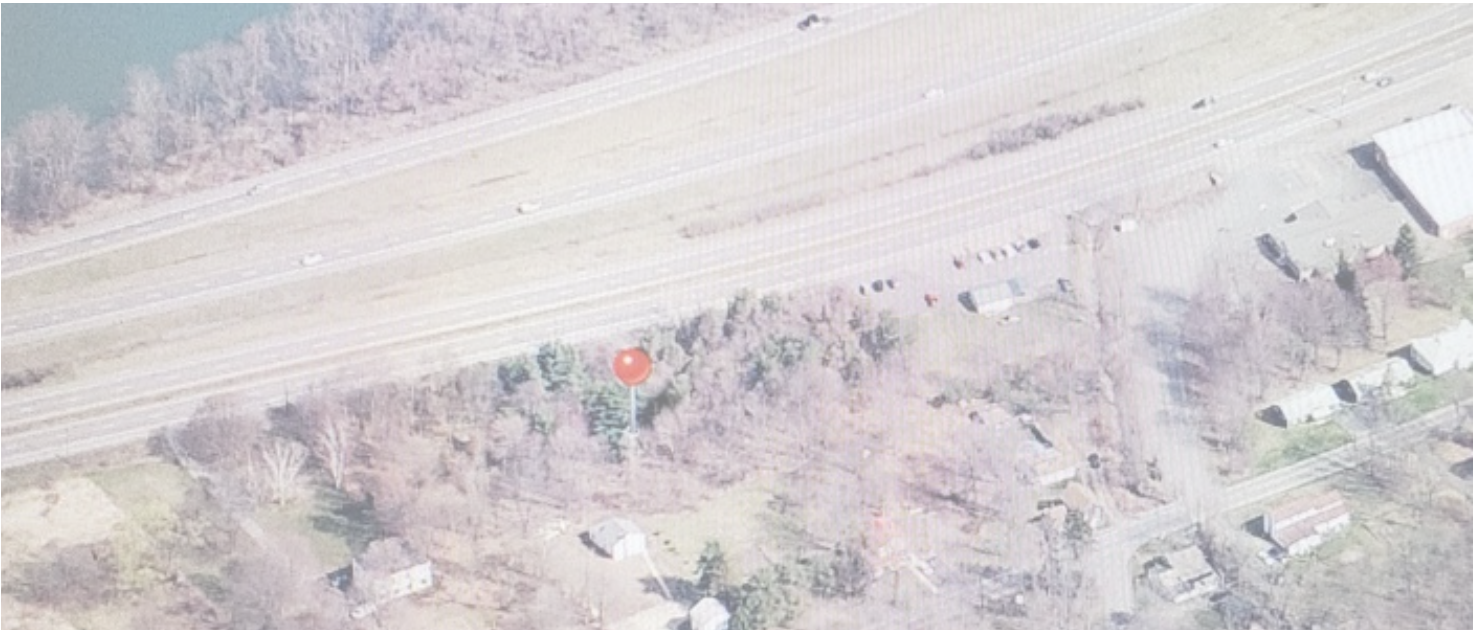
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ADVISOR BIOS



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ADVISOR BIO 1

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Direct: 607.621.0439**PROFESSIONAL BACKGROUND**

Scott began a financial services career in 1986. He has held a variety of Sales and Marketing positions including: Agent, District Manager, Regional Sales Director responsible for 5 States to a Corporate Executive with Columbian Mutual Life Insurance Company. He then, with his 2 partners, built a National Marketing Organization which operated in all 50 States and had over 7,000 Agents.

Since he sold his share of the Marketing Organization Scott became a full time Commercial Realtor. He is a multi-million dollar a year producer. He has earned a Certificate in Commercial Real Estate from Cornell University's SC Johnson School of Business. Scott is also working towards his CCIM designation and has completed coursework in: User Decision Analysis, Market Analysis, Construction cost estimating and scheduling, 1031 tax deferred exchange, Financial Analysis, Negotiations, Creating Reliable valuations, Financial modeling for Real Estate Development and Construction Management and Project Delivery.

Scott has closed Hotels, Banks, Churches, Multi Use Properties, Strip plaza's, Multi-Family Properties and multi-million dollar development projects. Scott is one of the most active Realtors in the Upstate Investment market.

EDUCATION

Bachelor of Science, Industrial Engineering - State University of New York at Binghamton 1985.

MEMBERSHIPS

CCIM
NYSCAR

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