

RETAIL FOR LEASE

73 COURT ST

73 Court St , Binghamton, NY 13901



PROPERTY DESCRIPTION

Prime Court Street Night Club or Restaurant opportunity ! If location is everything then this listing has it all. Street level on Court St near the Chenango St roundabout. In the heart of the Downtown business district. Turnkey opportunity. 5,000 SF on the ground floor with a finished basement for private parties. Asking below market rent to give a new business the opportunity for success ! This location has an average daily traffic count of 7,988 and a walkability score of 87. This is walking distance to all of Downtown Binghamton's Restaurants, Shops and Amenities. Available immediately.

PROPERTY HIGHLIGHTS

- Prime Court St Location.
- Street level retail.
- Offered at below market rent.
- Turnkey opportunity

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Available SF:	6,000 SF
Lot Size:	0.09 Acres
Building Size:	19,880 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,087	31,935	45,433
Total Population	14,294	73,829	114,637
Average HH Income	\$39,551	\$47,563	\$51,226

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

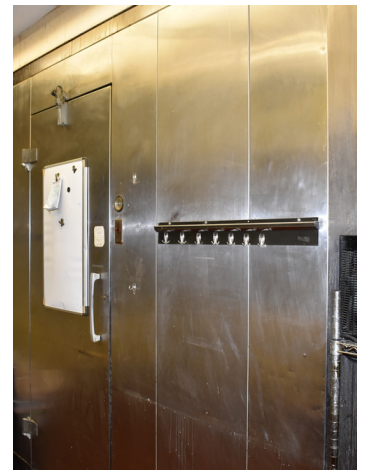
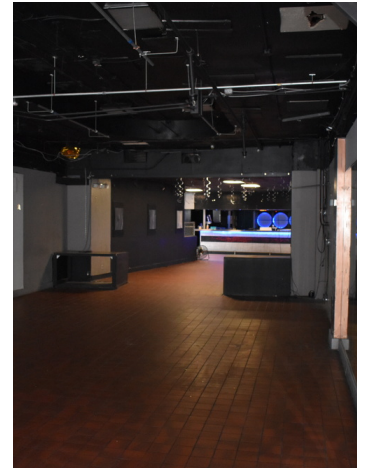
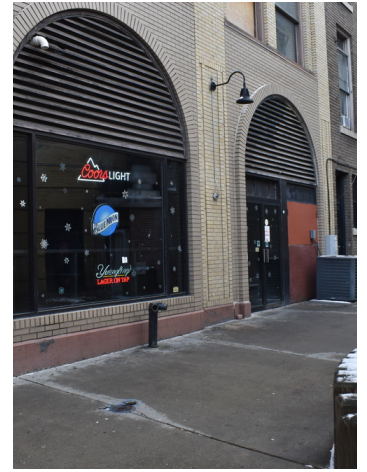
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

RETAIL FOR LEASE

73 COURT ST

73 Court St , Binghamton, NY 13901



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

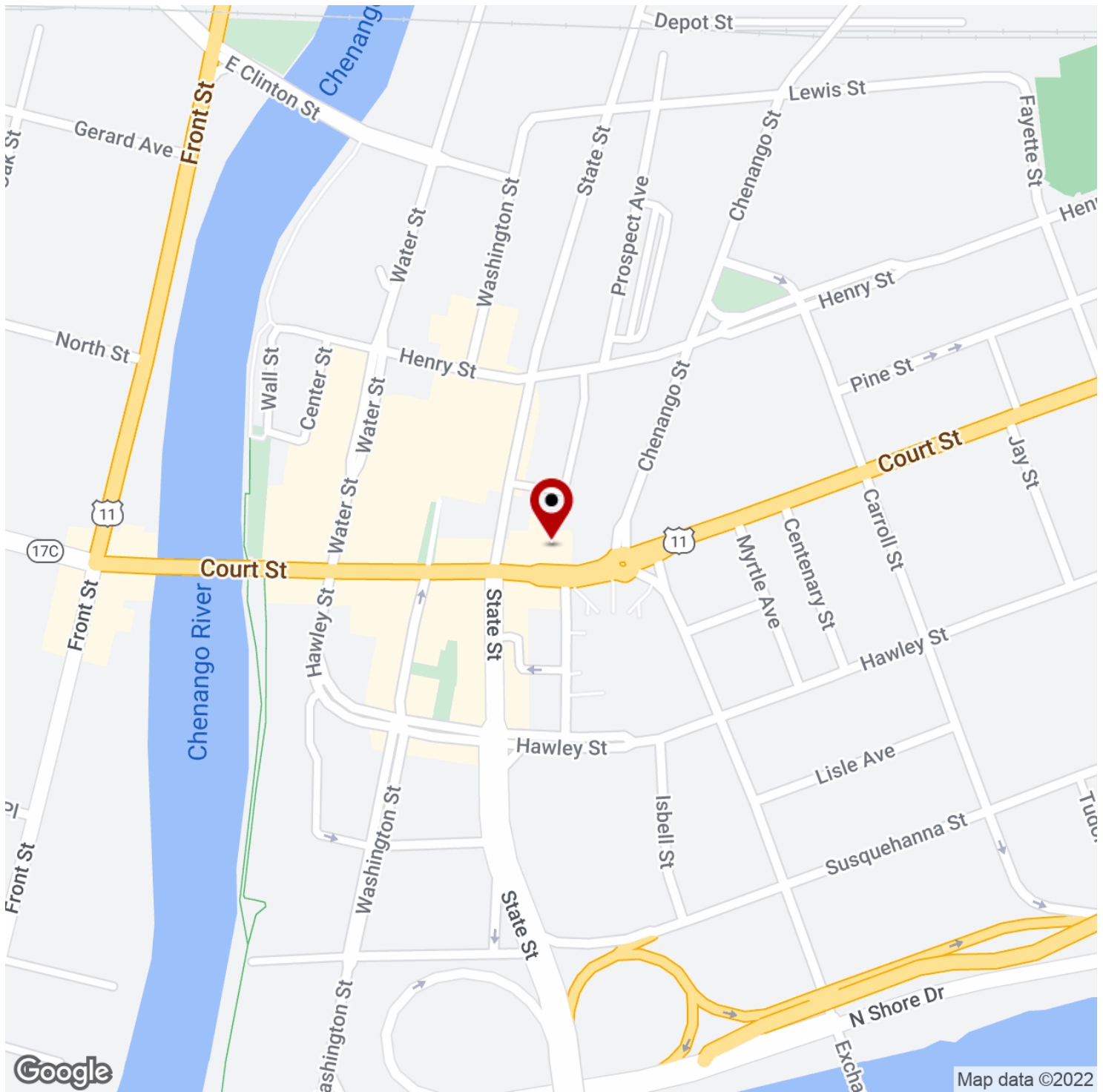
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

RETAIL FOR LEASE

73 COURT ST

73 Court St , Binghamton, NY 13901



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

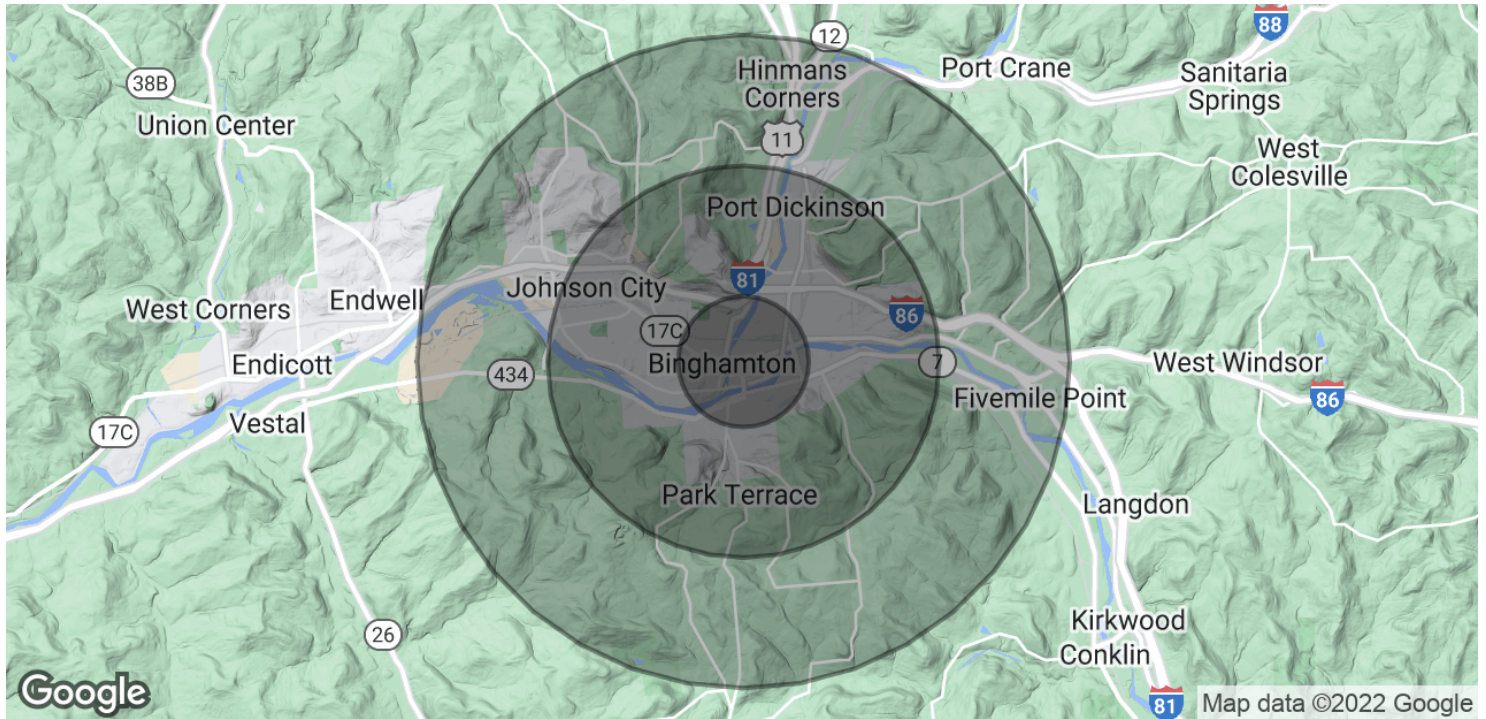
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

RETAIL FOR LEASE

73 COURT ST

73 Court St , Binghamton, NY 13901



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,294	73,829	114,637
Average Age	39.5	38.0	37.2
Average Age (Male)	34.1	34.7	34.5
Average Age (Female)	45.3	41.3	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,087	31,935	45,433
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$39,551	\$47,563	\$51,226
Average House Value	\$108,807	\$104,975	\$111,192

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated