

**ASKING \$1,900,000**
**FEATURES**

- Investment opportunity with strong leases.
- 9,012 SF total.
- Ample parking.
- Outstanding central location.
- Located less than 2 miles from Binghamton University, Pharmacy and Nursing Schools.
- Easy interstate access.
- High traffic counts (see page 3).

**Tenant Mix Includes:**

- Metro Mattress
- Pizza Hut
- Naturally Nails & Spa

**INVESTMENT OPPORTUNITY**

For more information, contact:

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Demographics	5 Mile	10 Miles	15 Miles
Population	117,480	181,618	214,539
Households	48,344	74,850	87,787
Median HHI. Income	\$42,317	\$47,889	\$49,629

Source: ESRI Business Analyst 2017

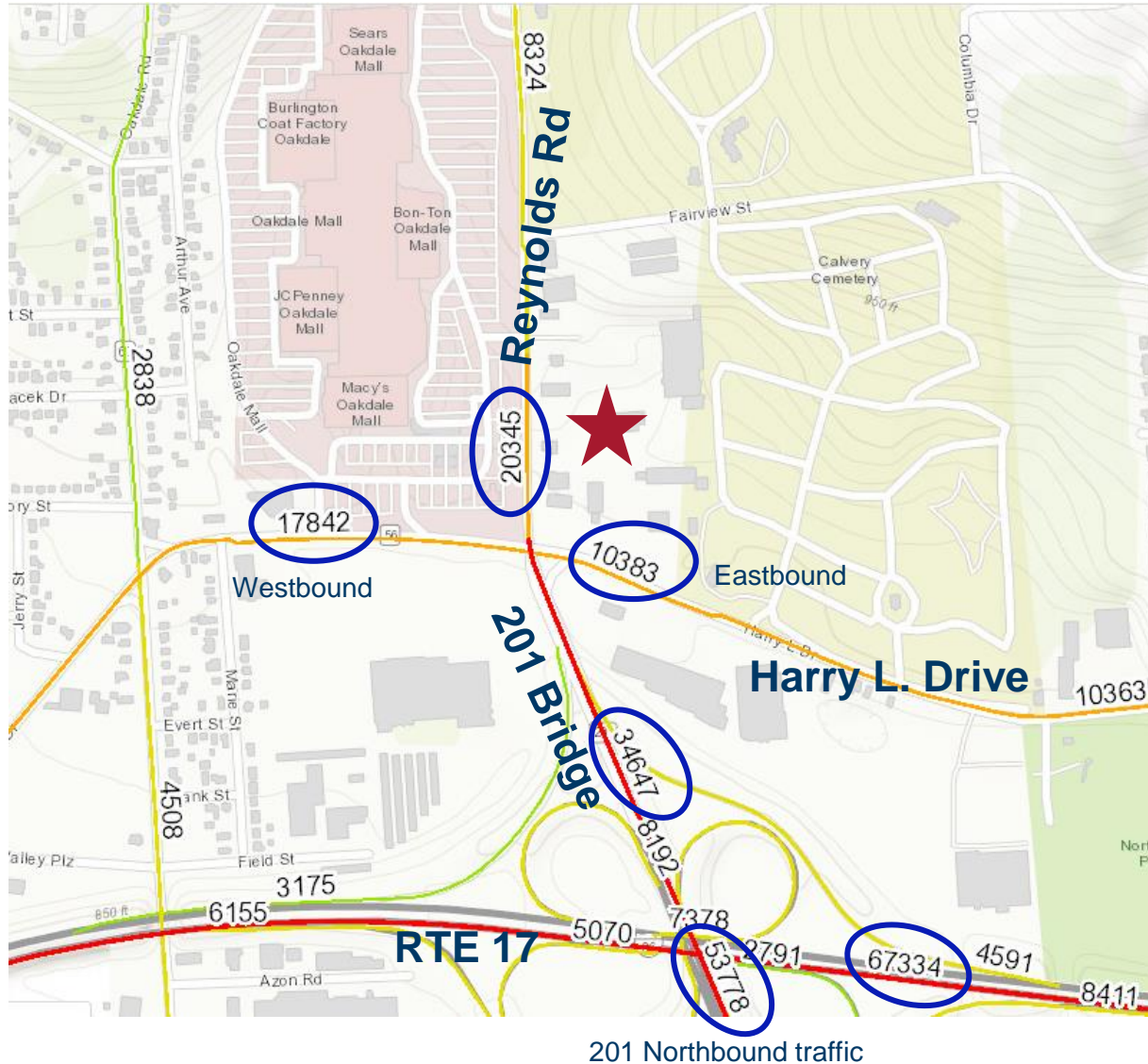
FOR SALE  
218 Reynolds Road  
Johnson City, NY



**MARKET OVERVIEW**

The Oakdale section of Johnson City is located in the center of the Greater Binghamton/ Broome County market.. Route 201, which terminates at Reynolds Road, site of the former Sears store, is the primary north-south connector across the Susquehanna River. It originates 2.5 miles to the south at the main campus of Binghamton University. The University is one of the major employers in the market and also the engine of economic growth in terms of research facilities, commercialization of technology, and economic expansion. A health sciences campus being developed in Johnson City is the home of the new School of Pharmacy and Pharmaceutical Sciences opening in 2018, followed by the relocation of the Decker School of Nursing. One thousand students, faculty and researchers will soon inhabit this campus. Adjacent to this Johnson City development is United Health Services, a growing hospital system and the County's largest employer. The Sears site is well positioned to take advantage of market-centric commercial and residential growth in the market.

**TRAFFIC COUNTS MAP**



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