



INVESTMENT OPPORTUNITY

For more information, contact:

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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

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		

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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.

Sears 8324 Oakdale Mall Burlington eynolds Rd Coat Factory Oakdale Fairview St Bon-Ton Oakdale Mall Oakdale Mall Calvery Cemetery JC Penney Oakdale Mall Macy's acek D Oakdale Mall 2034 ory St 17842 10383 Eastbound Westbound 201 Harry L. Drive Bridg 10363 Fvert St ≌ 4508 North Field St ailey Pla 3175 6155 5070 **RTE 17** 4591 67.334 Azon Rd

TRAFFIC COUNTS MAP

201 Northbound traffic

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Jerry St





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