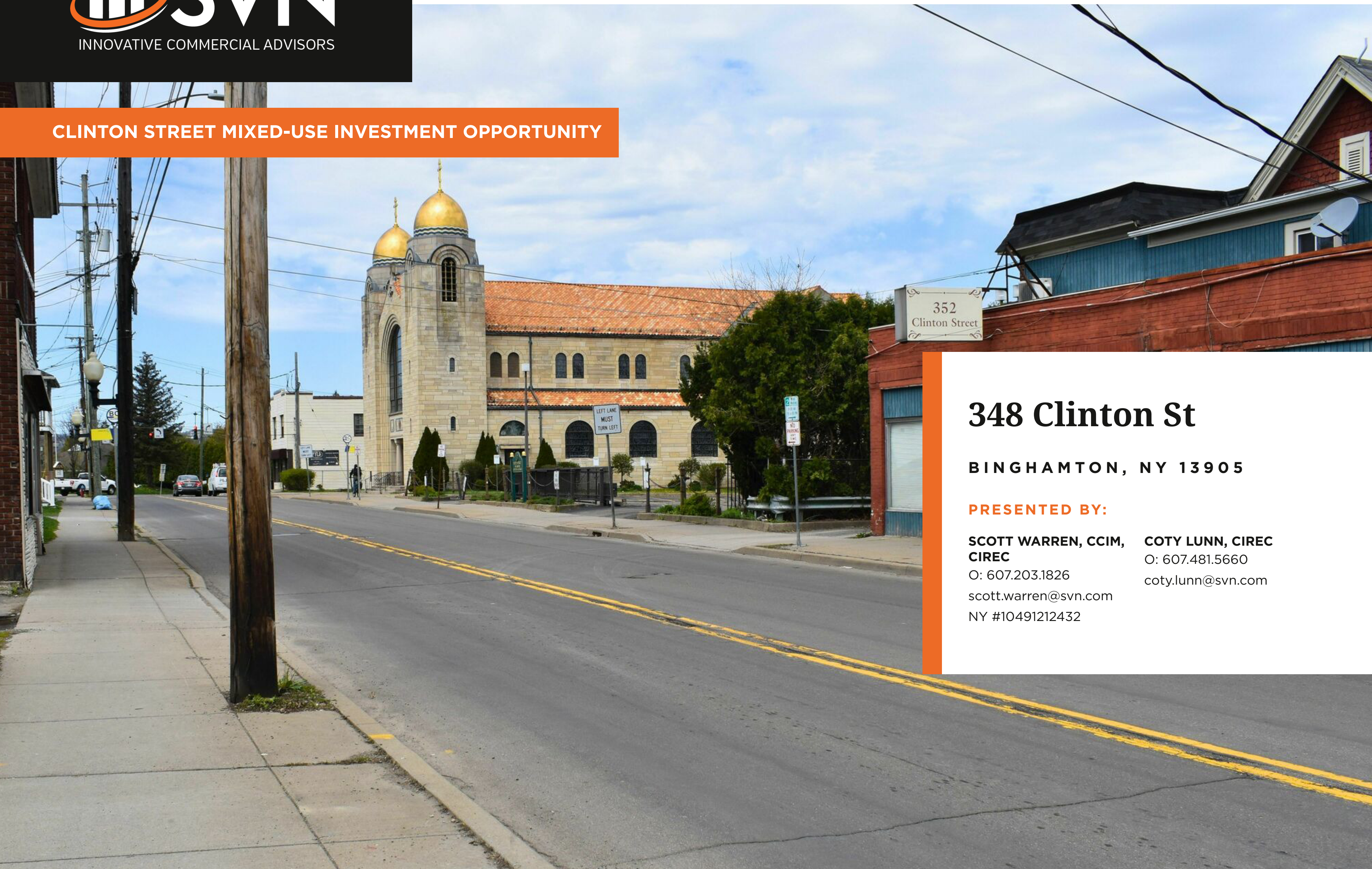
INNOVATIVE COMMERCIAL ADVISORS

Offering Memorandum

CLINTON STREET MIXED-USE INVESTMENT OPPORTUNITY



348 Clinton St

BINGHAMTON, NY 13905

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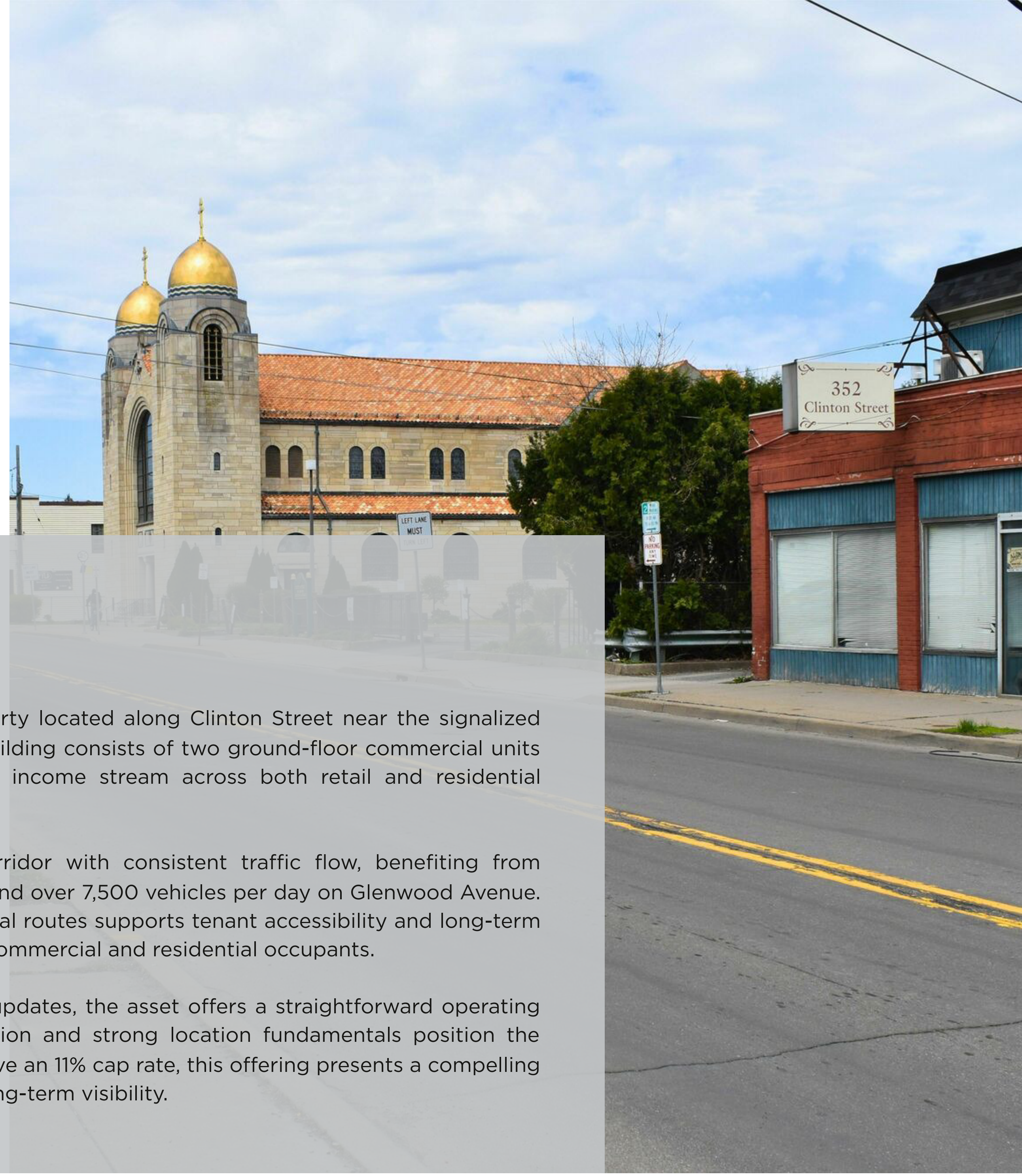
Property Information

PROPERTY SUMMARY



348 CLINTON ST

BINGHAMTON, NY 13905

OFFERING SUMMARY	
SALE PRICE:	**$273,000**
BUILDING SIZE:	4,516 SF
LOT SIZE:	6,077 SF
CAP RATE:	12.81%

PROPERTY SUMMARY

Offered for sale is a 5-unit mixed-use investment property located along Clinton Street near the signalized intersection of Glenwood Avenue in Binghamton. The building consists of two ground-floor commercial units and three residential apartments, creating a balanced income stream across both retail and residential tenancy.

The property is positioned within a high-visibility corridor with consistent traffic flow, benefiting from approximately 9,500 vehicles per day on Clinton Street and over 7,500 vehicles per day on Glenwood Avenue. Immediate access to Interstate 86 and surrounding arterial routes supports tenant accessibility and long-term leasing stability, making the location attractive for both commercial and residential occupants.

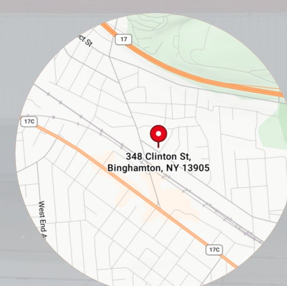
Constructed of durable brick and supported by recent updates, the asset offers a straightforward operating profile with in-place income. The mixed-use configuration and strong location fundamentals position the property well for continued performance. Priced to achieve an 11% cap rate, this offering presents a compelling opportunity for investors seeking stable cash flow and long-term visibility.

PROPERTY HIGHLIGHTS

- 5-unit mixed-use property with 2 commercial spaces and 3 residential apartments
- High-visibility location near the intersection of Clinton Street and Glenwood Avenue
- Strong traffic counts with approximately 9,500 vehicles per day on Clinton Street and 7,500 on Glenwood Avenue
- Immediate access to Interstate 86 supporting regional connectivity
- Durable brick construction with recent updates completed
- Diversified income stream across retail and residential tenancy
- Priced to achieve an 11% cap rate with in-place cash flow

MIXED-USE ASSET

HIGH VISIBILITY



PRIME LOCATION

PROPERTY PHOTOS

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Location Information

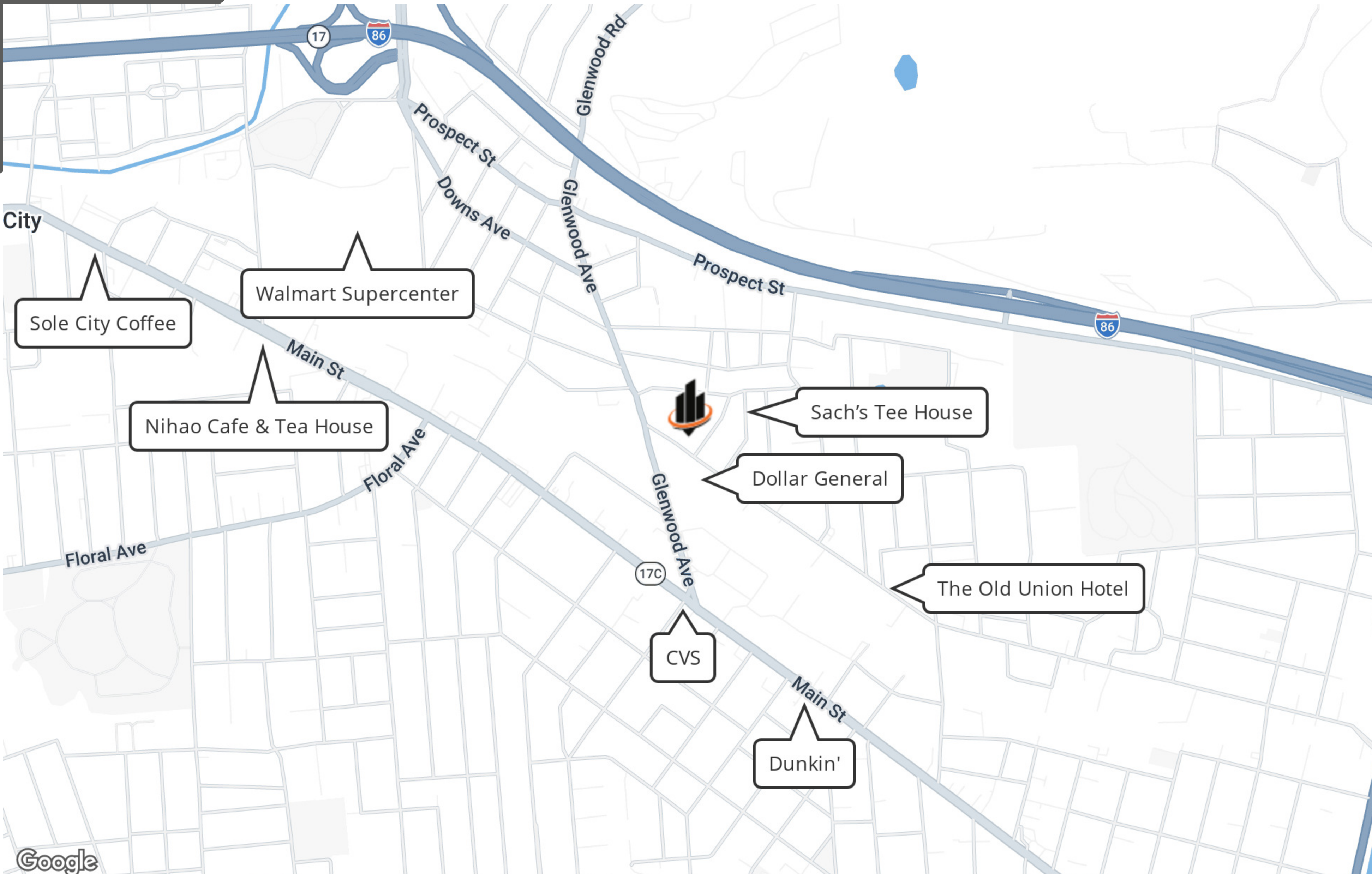
LOCATION DESCRIPTION

348 Clinton Street is located along one of Binghamton's primary commercial corridors, just off the signalized intersection of Clinton Street and Glenwood Avenue. This stretch serves as a key connector between the City's North Side, Downtown, and surrounding residential neighborhoods, supporting steady traffic flow and daily activity.

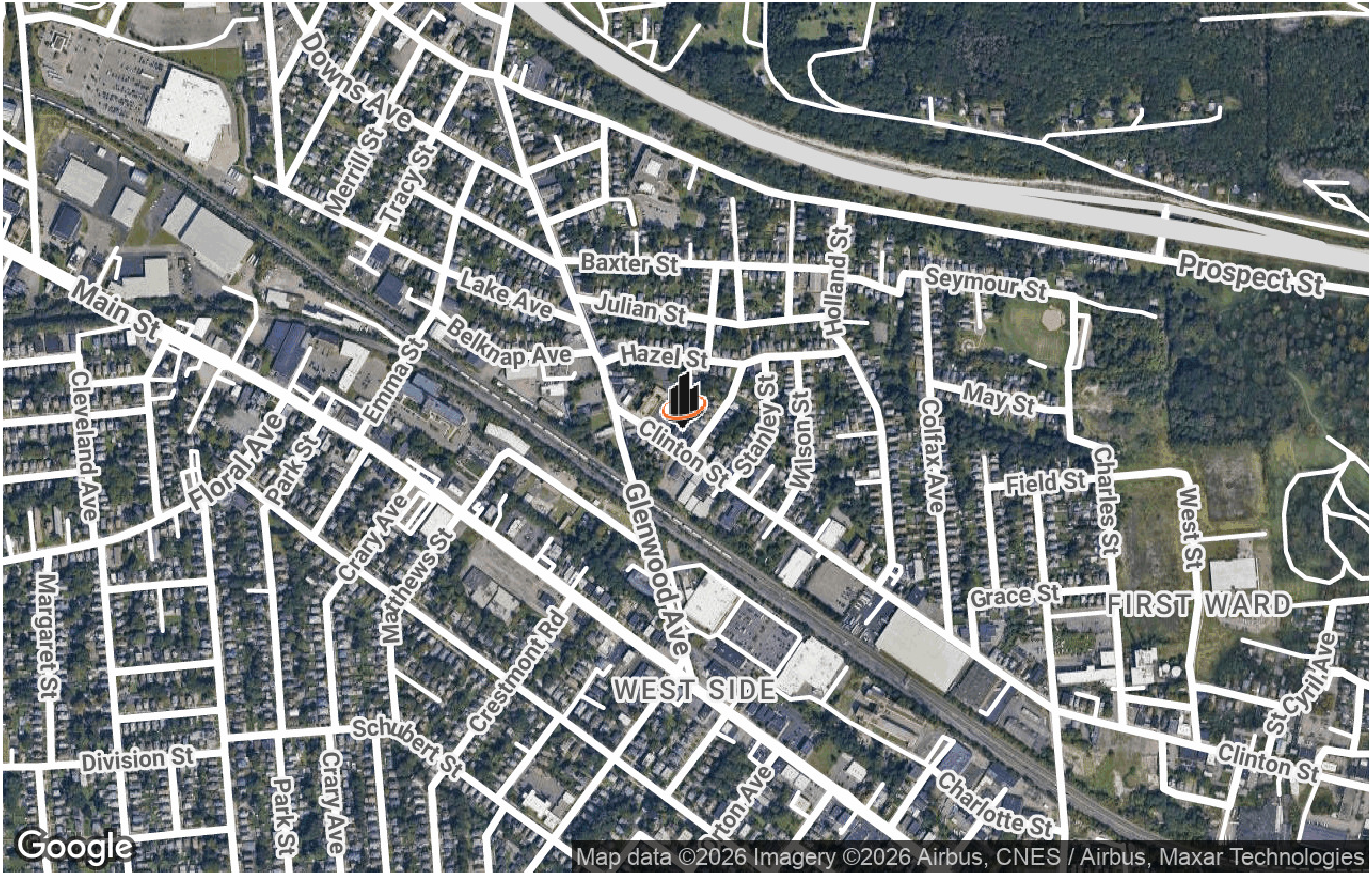
The property benefits from immediate access to Interstate 86, allowing for efficient regional connectivity throughout the Southern Tier. Clinton Street is lined with a mix of local businesses, service providers, and residential housing, creating a consistent tenant base and reliable demand for both commercial and residential space.

With traffic counts approaching 10,000 vehicles per day on Clinton Street and over 7,500 on Glenwood Avenue, the location provides strong exposure for commercial users while maintaining convenience for residential tenants. The surrounding area continues to support a blend of workforce housing and neighborhood retail, reinforcing long-term stability and occupancy.

RETAILER MAP



AERIAL MAP



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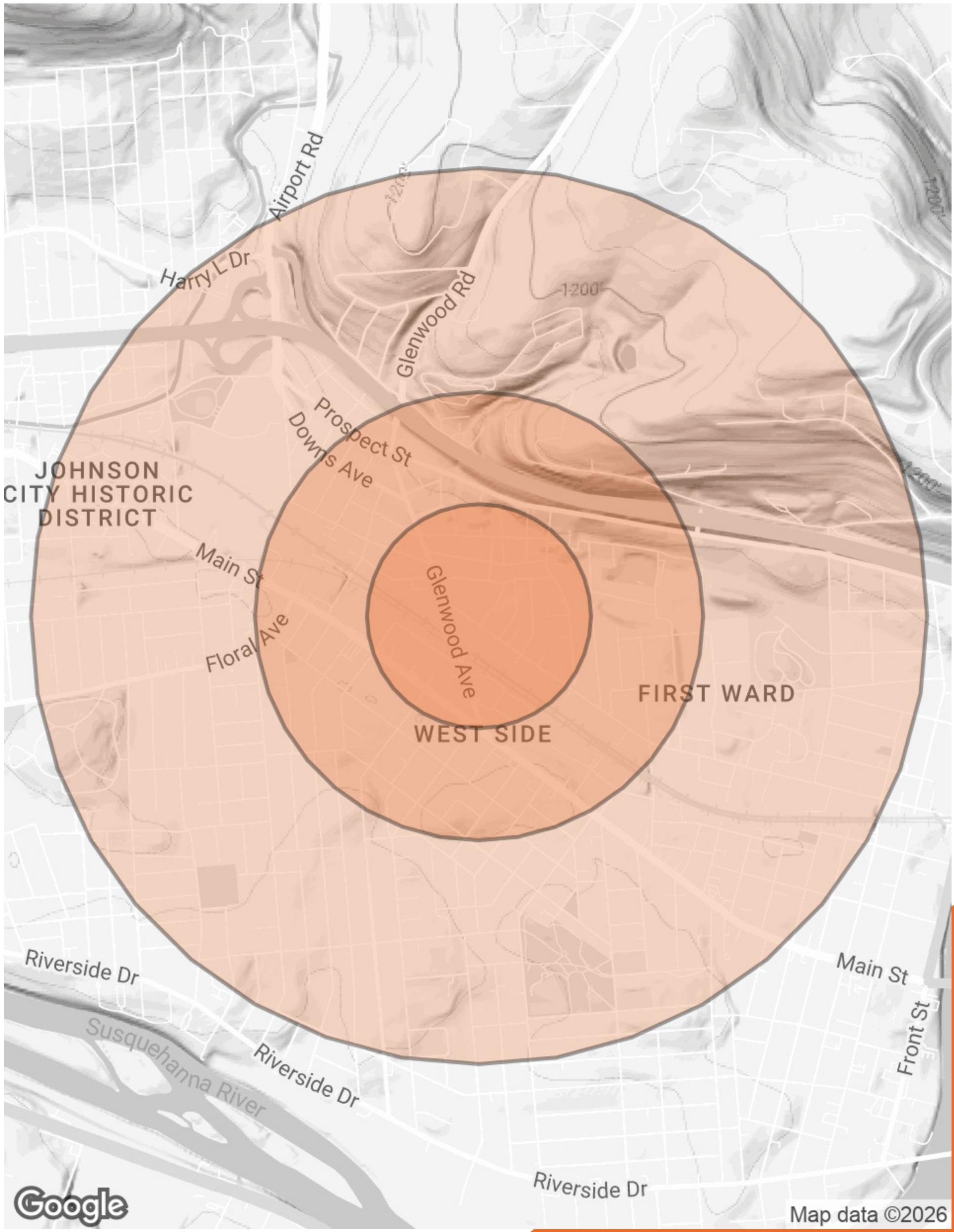
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,513	4,878	16,953
AVERAGE AGE	36.2	35.0	34.1
AVERAGE AGE (MALE)	35.3	34.2	33.0
AVERAGE AGE (FEMALE)	39.0	37.6	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	699	2,218	7,276
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	$58,081	$59,781	$65,513
AVERAGE HOUSE VALUE	$94,899	$109,877	$124,909

2023 American Community Survey (ACS)



Property Analysis

INCOME & EXPENSES

INCOME SUMMARY	
VACANCY COST	($2,820)
GROSS INCOME	**$53,580**

EXPENSES SUMMARY	
TAXES	$6,414
INSURANCE	$2,350
MAINTENANCE	$2,679
ELECTRICITY	$600
WATER/SEWER	$1,200
MANAGEMENT	$5,358
OPERATING EXPENSES	**$18,601**

NET OPERATING INCOME	**$34,979**

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THE SVN BRAND

- Founded in 1987
- A **globally recognized** brand
- Local **independent ownership** combined with a **global support** network
- **225+ Offices** across the globe (and expanding)
- **Accelerated growth** through the **collective strength** of our network
- **Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration and organized competition**
- A franchise business model that supports **entrepreneurial growth and autonomy**
- Over **2,000 Advisors** and staff
- **7+7** Core Services & Specialty Practice Areas
- **More offices in the US** than any other CRE company
- Comprehensive **training & support**
- Commitment to working togther to creat **amazing value** with our clients, colleagues and our communities

SVN®
Core Services & Specialty Practices

Our **SVN Specialty Practices are supported by our various Product Councils** that give **SVN Advisors the opportunity to network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING PLATFORM

- PROPERTY SIGNAGE
- PROPERTY POSTCARDS
- REGIONAL EMAIL BLAST
- CRE FEATURED PROPERTY BLAST
- SVN NATIONAL BLAST EMAIL
- BUILDOUT PROPERTY & MARKETING PLATFORM
- DIRECT EMAIL, MAIL & PHONE CALLS
- MARKETING & SOCIAL MEDIA TEMPLATES
- SOCIAL MEDIA & PROMOTION
- INTERACTIVE APPS
- WEEKLY FEATURED PROPERTIES

DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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