



Offering Memorandum

CLINTON STREET MIXED-USE VALUE-ADD OPPORTUNITY



299 Clinton Street

BINGHAMTON, NY 13905

PRESENTED BY:

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TABLE OF CONTENTS

THE TEAM

Meet The Team 4

PROPERTY INFORMATION

Property Summary 6

Property Highlights 7

Property Photos 8

LOCATION INFORMATION

Location Description 10

Retailer Map 11

Aerial Map 12

DEMOGRAPHICS

Demographics Map & Report 14

PROPERTY ANALYSIS

Income & Expenses 16

The SVN Brand 17

Core Services and Specialty Practices 18

Marketing Platform 19

Disclaimer 20





The Team

MEET THE TEAM



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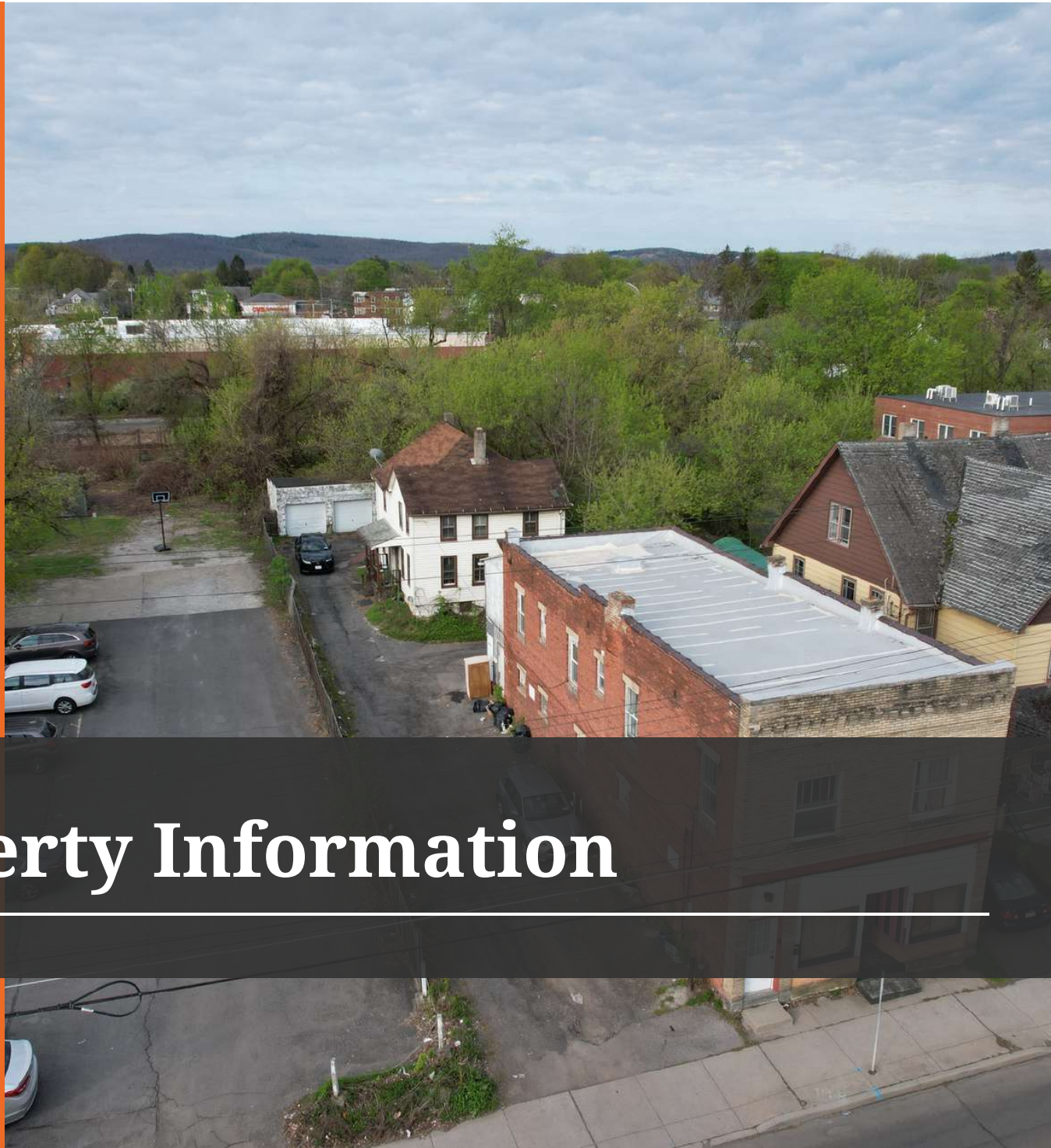


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Property Information

PROPERTY SUMMARY

299 CLINTON STREET

BINGHAMTON, NY 13905

OFFERING SUMMARY

SALE PRICE:	\$299,000
BUILDING SIZE:	2,852 SF
CAP RATE:	7.85%



PROPERTY SUMMARY

Offered for sale is a two-building mixed-use investment opportunity located along Clinton Street in Binghamton, just two blocks from the Glenwood Avenue interchange. The property is currently configured with four residential units and one commercial space, providing a balanced income stream in a well-trafficked and accessible location. The asset offers immediate upside through pre-approval for an additional one-bedroom unit on the ground floor, allowing a new owner to increase density and revenue without navigating the entitlement process. Positioned along a highly visible corridor, the property benefits from approximately 9,500 vehicles per day on Clinton Street and over 7,500 vehicles per day on Glenwood Avenue, supporting both residential demand and commercial exposure. With in-place income, expansion potential, and strong underlying location fundamentals, the property presents a clear value-add opportunity. The combination of multiple buildings, mixed-use configuration, and additional unit potential positions this offering for both stable cash flow and future income growth within one of Binghamton's established commercial corridors.



PROPERTY HIGHLIGHTS

- Two-building mixed-use investment with 4 residential units and 1 commercial space
- Pre-approval in place for an additional one-bedroom unit, creating immediate upside
- Located two blocks from the Glenwood Avenue interchange with strong accessibility
- High-visibility corridor with approximately 9,500 vehicles per day on Clinton Street
- Diversified income stream with both residential and commercial tenancy
- In-place cash flow with potential to increase revenue through added unit
- Positioned within a proven Binghamton submarket supporting long-term occupancy



MIXED-USE ASSET



PRIME LOCATION

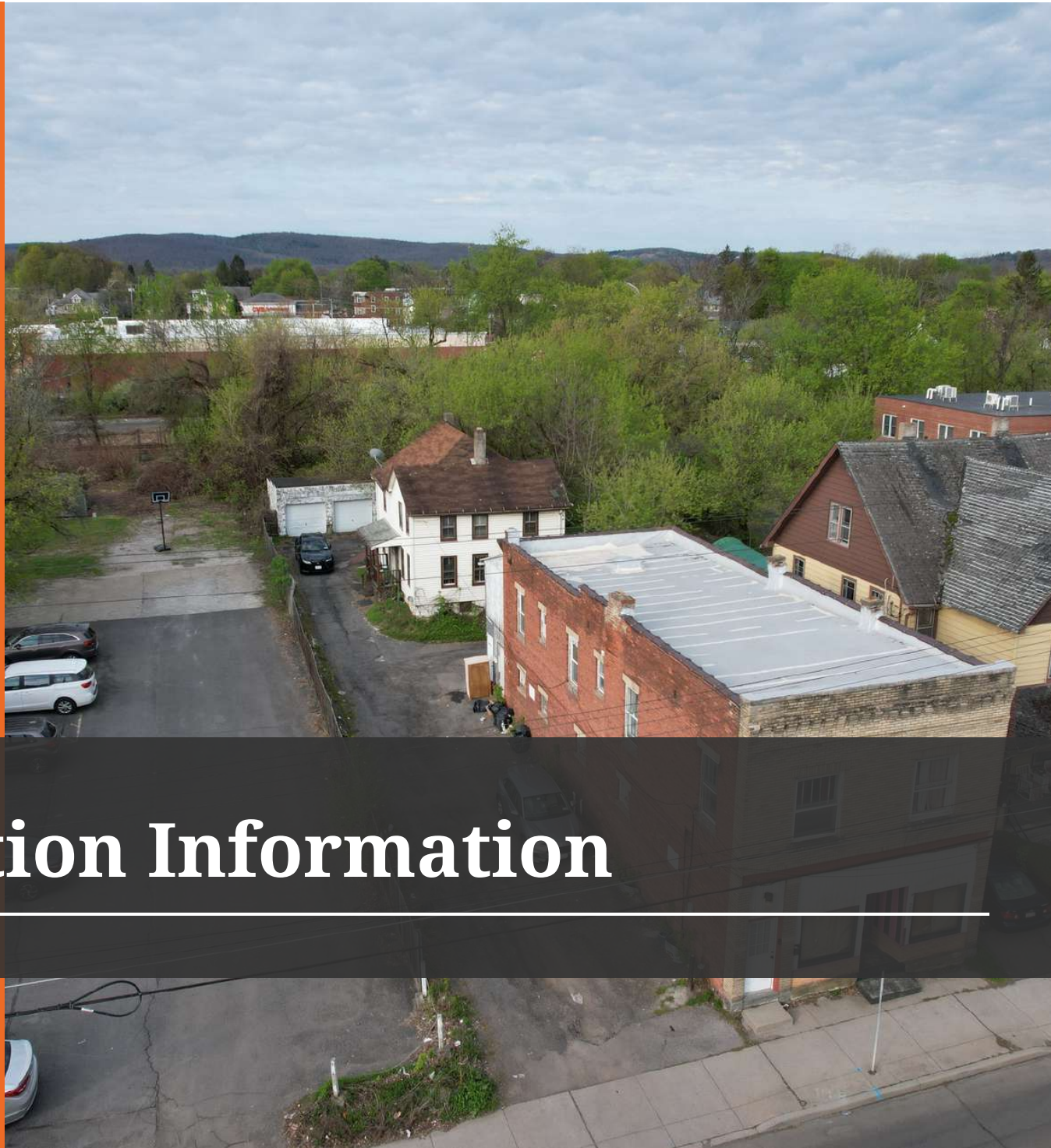


DIVERSIFIED INCOME



PROPERTY PHOTOS





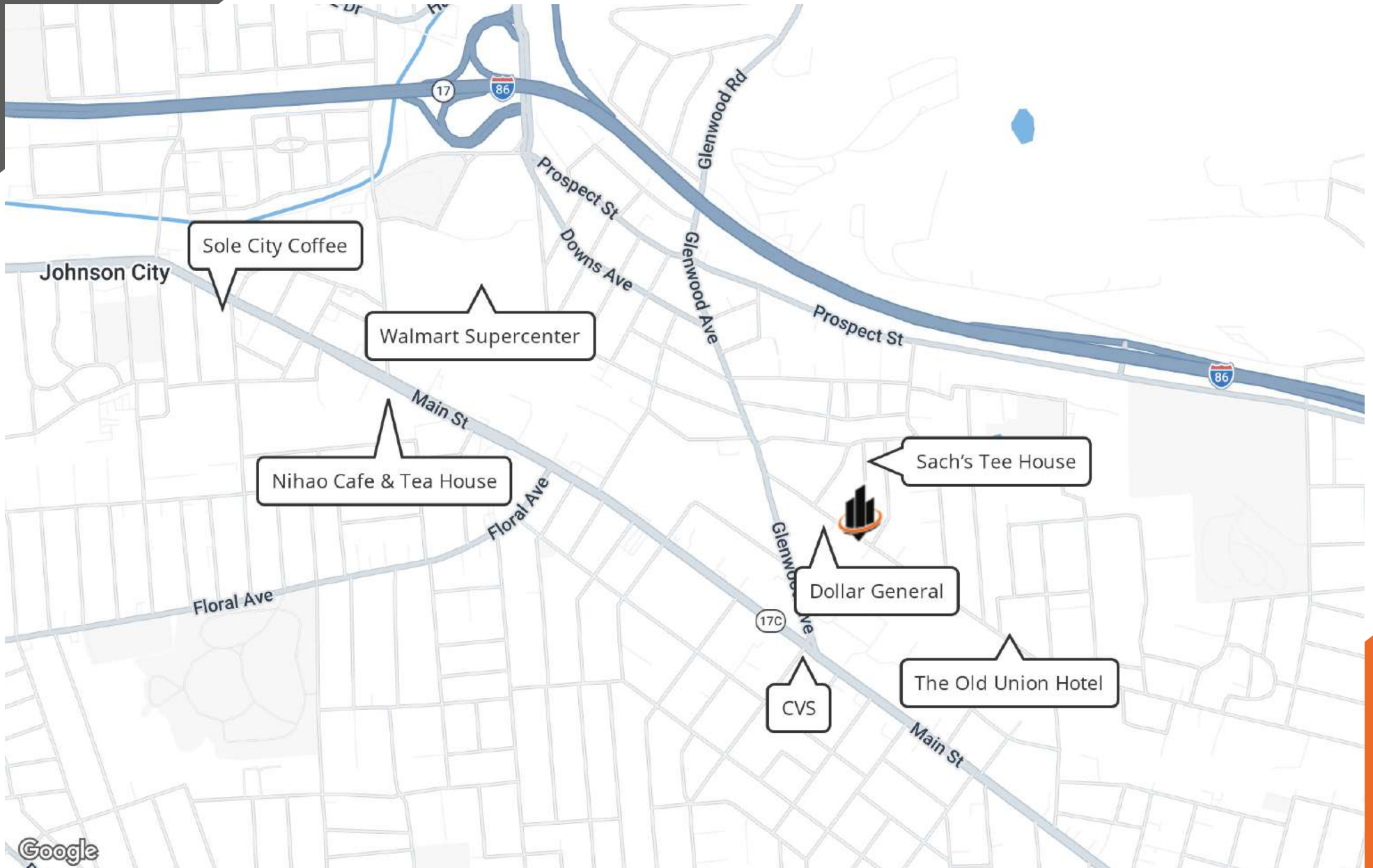
Location Information

LOCATION DESCRIPTION

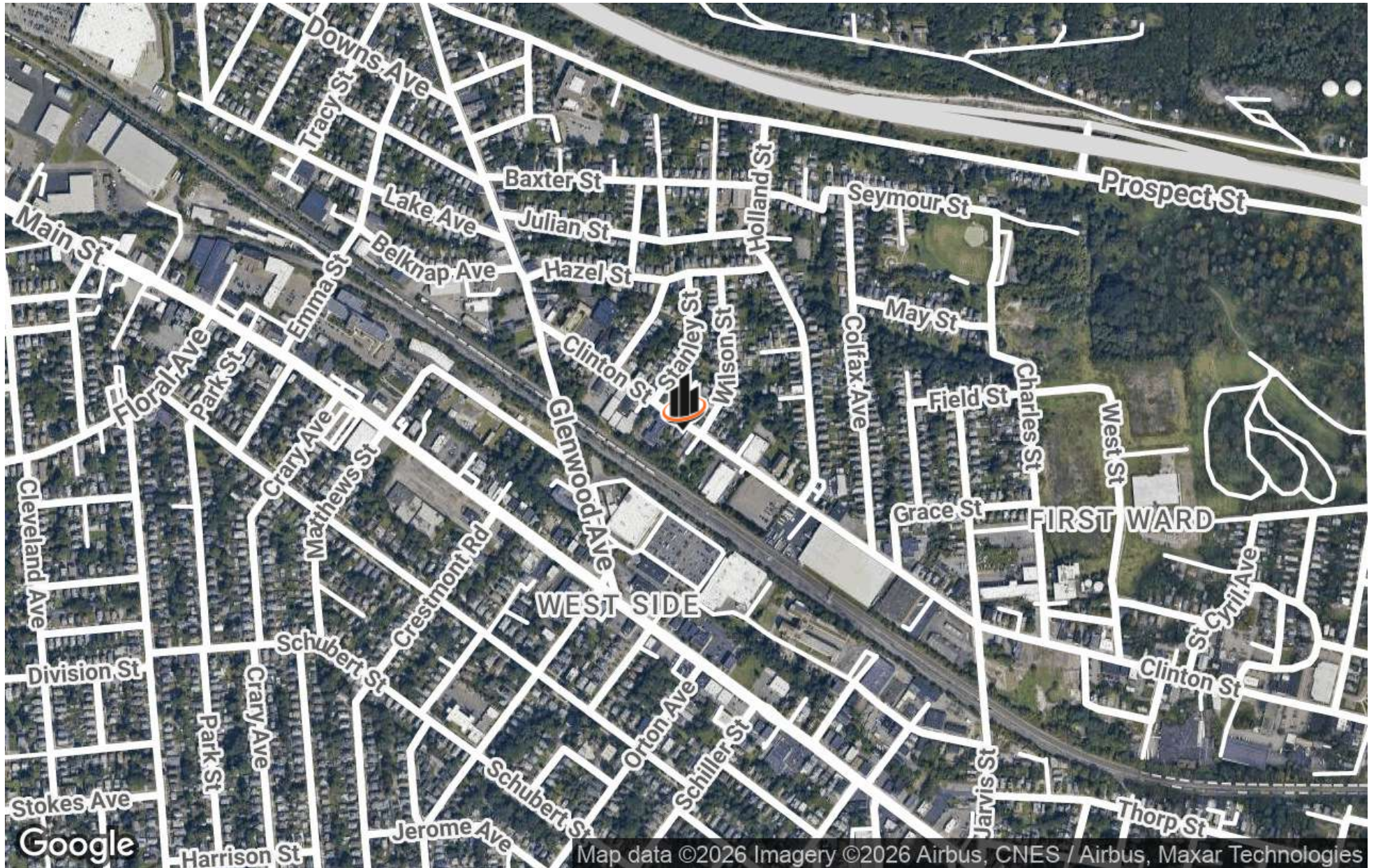
299 Clinton Street is positioned along one of Binghamton's primary commercial corridors, just two blocks from the Glenwood Avenue interchange. This section of Clinton Street serves as a key connector between the City's North Side, Downtown, and surrounding residential neighborhoods, supporting consistent traffic flow and daily activity. The property benefits from immediate access to Interstate 86, providing efficient regional connectivity throughout the Southern Tier. Clinton Street is characterized by a mix of neighborhood retail, service-oriented businesses, and residential housing, creating a stable environment for both commercial and residential tenancy. With traffic counts approaching 10,000 vehicles per day on Clinton Street and over 7,500 on Glenwood Avenue, the location offers strong visibility and accessibility. The surrounding area continues to support workforce housing demand and neighborhood commerce, reinforcing long-term occupancy and investment stability.



RETAILER MAP



AERIAL MAP





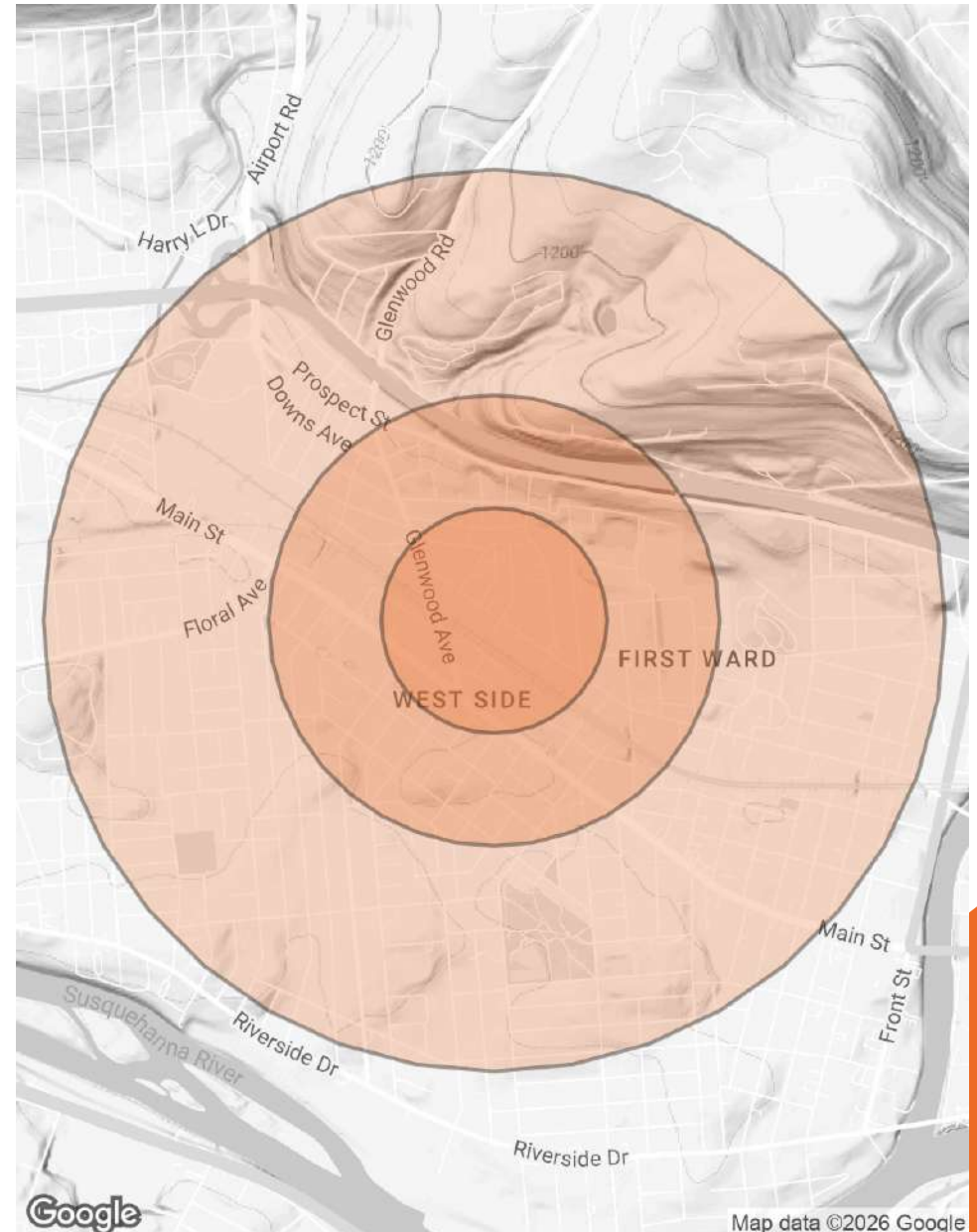
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,326	5,229	18,399
AVERAGE AGE	34.7	33.4	33.6
AVERAGE AGE (MALE)	33.9	33.0	32.6
AVERAGE AGE (FEMALE)	35.9	35.5	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	585	2,328	7,659
# OF PERSONS PER HH	2.3	2.2	2.4
AVERAGE HH INCOME	\$60,097	\$61,547	\$65,767
AVERAGE HOUSE VALUE	\$93,369	\$111,590	\$129,003

2023 American Community Survey (ACS)





Property Analysis

INCOME & EXPENSES



INCOME SUMMARY

VACANCY COST	(\$2,355)
GROSS INCOME	\$44,745

EXPENSES SUMMARY

MANAGEMENT	\$4,475
TAXES	\$9,375
INSURANCE	\$2,550
ELECTRIC	\$500
GAS	\$500
WATER/SEWER	\$1,650
REPAIRS/MAINTENANCE	\$2,237
OPERATING EXPENSES	\$21,287
NET OPERATING INCOME	\$23,458

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 together 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.

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- 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



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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.



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