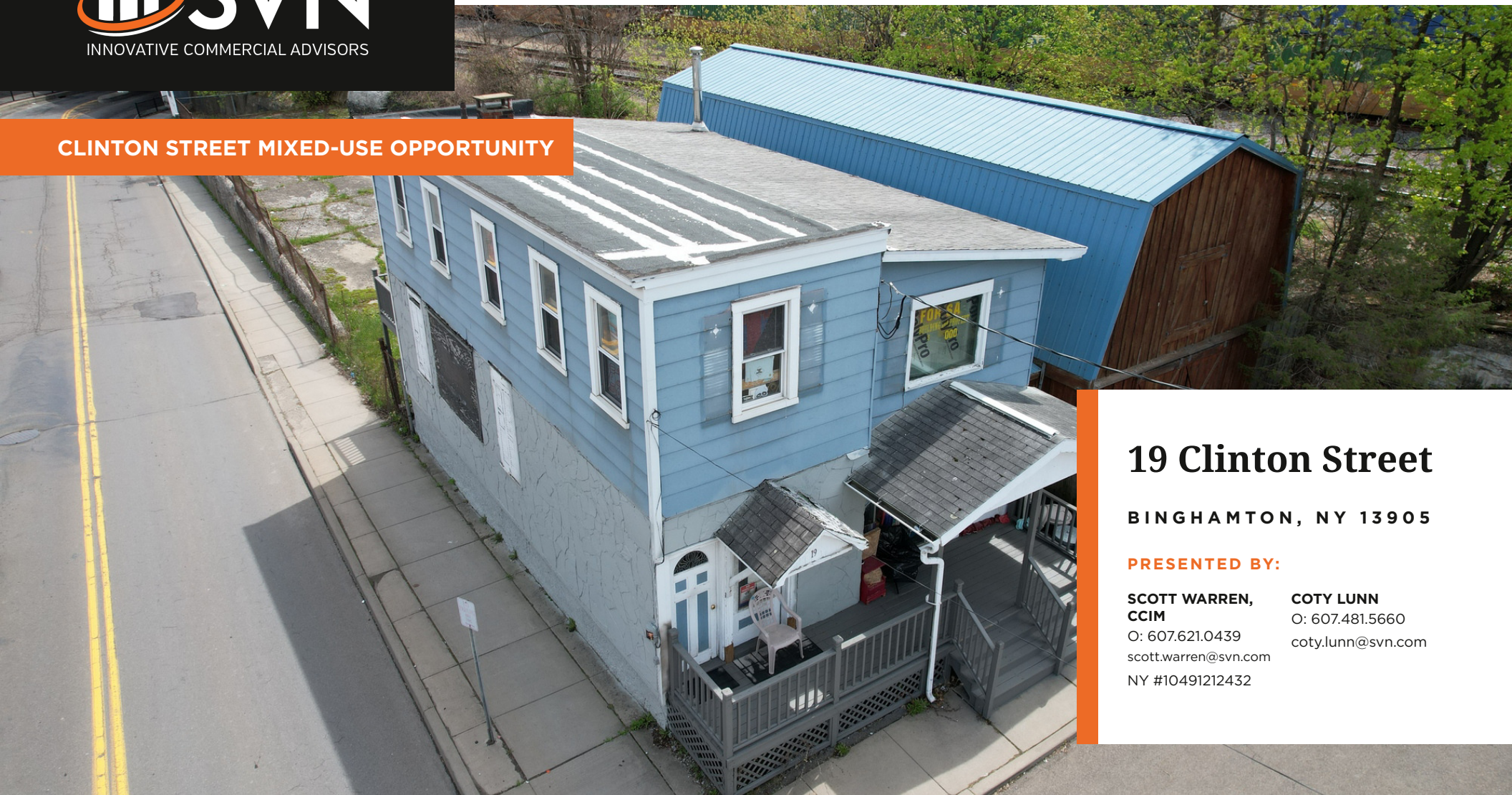




Offering Memorandum

CLINTON STREET MIXED-USE OPPORTUNITY



19 Clinton Street

BINGHAMTON, NY 13905

PRESENTED BY:

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LOCATION INFORMATION

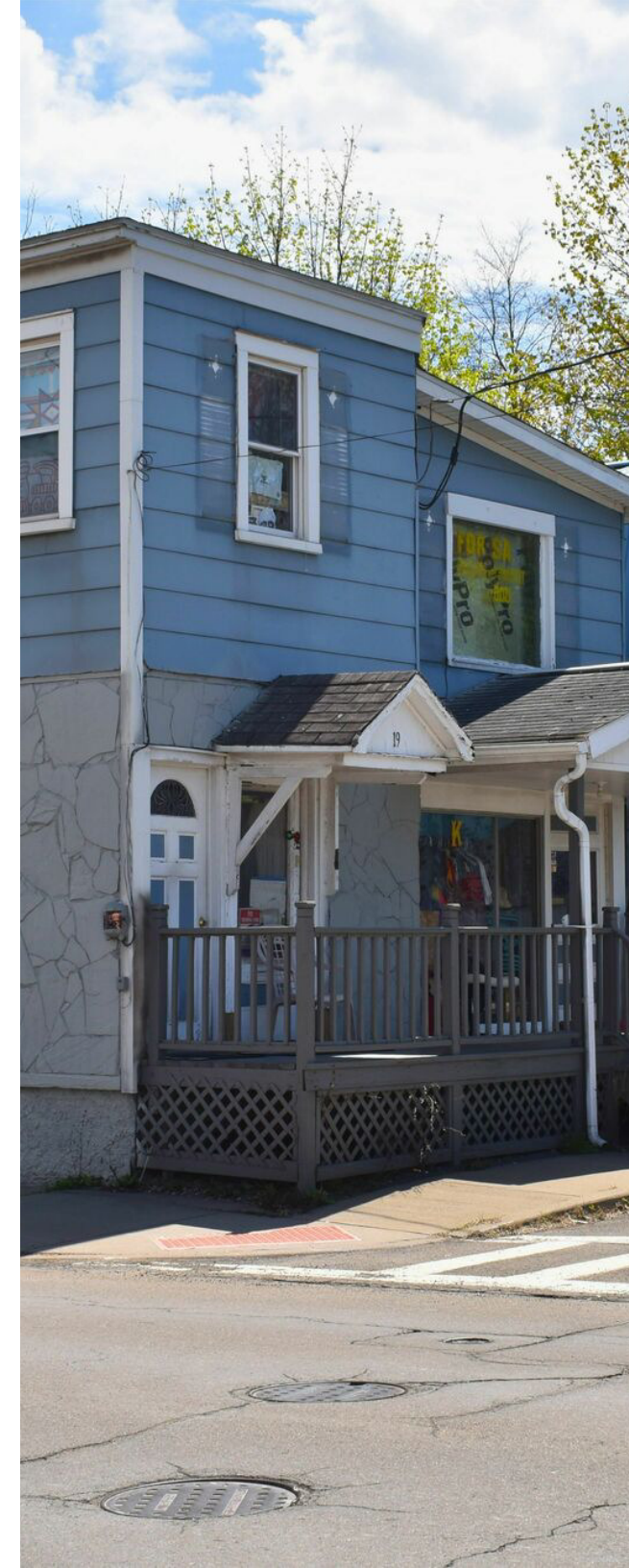
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The Team

MEET THE TEAM



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Property Information

PROPERTY SUMMARY

19 CLINTON STREET

BINGHAMTON, NY 13905

OFFERING SUMMARY

SALE PRICE:	\$150,000
BUILDING SIZE:	4,000 SF
CAP RATE:	-5.87%



PROPERTY SUMMARY

Offered for sale is 19 Clinton Street, a mixed-use property positioned at the base of the Clinton Street Bridge with direct access to Downtown Binghamton and the surrounding roadway network. The location provides consistent visibility, strong accessibility, and proximity to both commercial activity and established residential demand. The property includes a two-bedroom apartment, approximately 1,100 square feet of retail space, and a 3,000 square foot wood-framed warehouse. This layout supports multiple income streams while allowing flexibility for an investor to adjust the tenant mix or reposition the asset over time. The retail space has received approval for conversion into an additional two-bedroom apartment, creating a clear opportunity to increase residential density and align the property with ongoing rental demand in the area. The warehouse component adds further utility, supporting storage or light commercial use depending on ownership strategy. The site's size allows for on-site parking and operational use, adding practical value in a well-trafficked, accessible location. 19 Clinton Street offers a straightforward value-add opportunity with existing income, conversion potential, and long-term flexibility.

PROPERTY HIGHLIGHTS

- Mixed-use asset with residential, retail, and warehouse components
- Located at the base of the Clinton Street Bridge with direct access to Downtown Binghamton
- Approved conversion of retail space to additional 2-bedroom unit
- Multiple income streams with flexibility to reposition toward residential use
- 3,000 SF warehouse supports storage or light commercial operations
- Large parcel with on-site parking and operational utility
- Value-add opportunity through lease-up, conversion, and improved use mix



**MIXED-USE
ASSET**



LARGE PARCEL



**VALUE-ADD
OPPORTUNITY**

PROPERTY PHOTOS





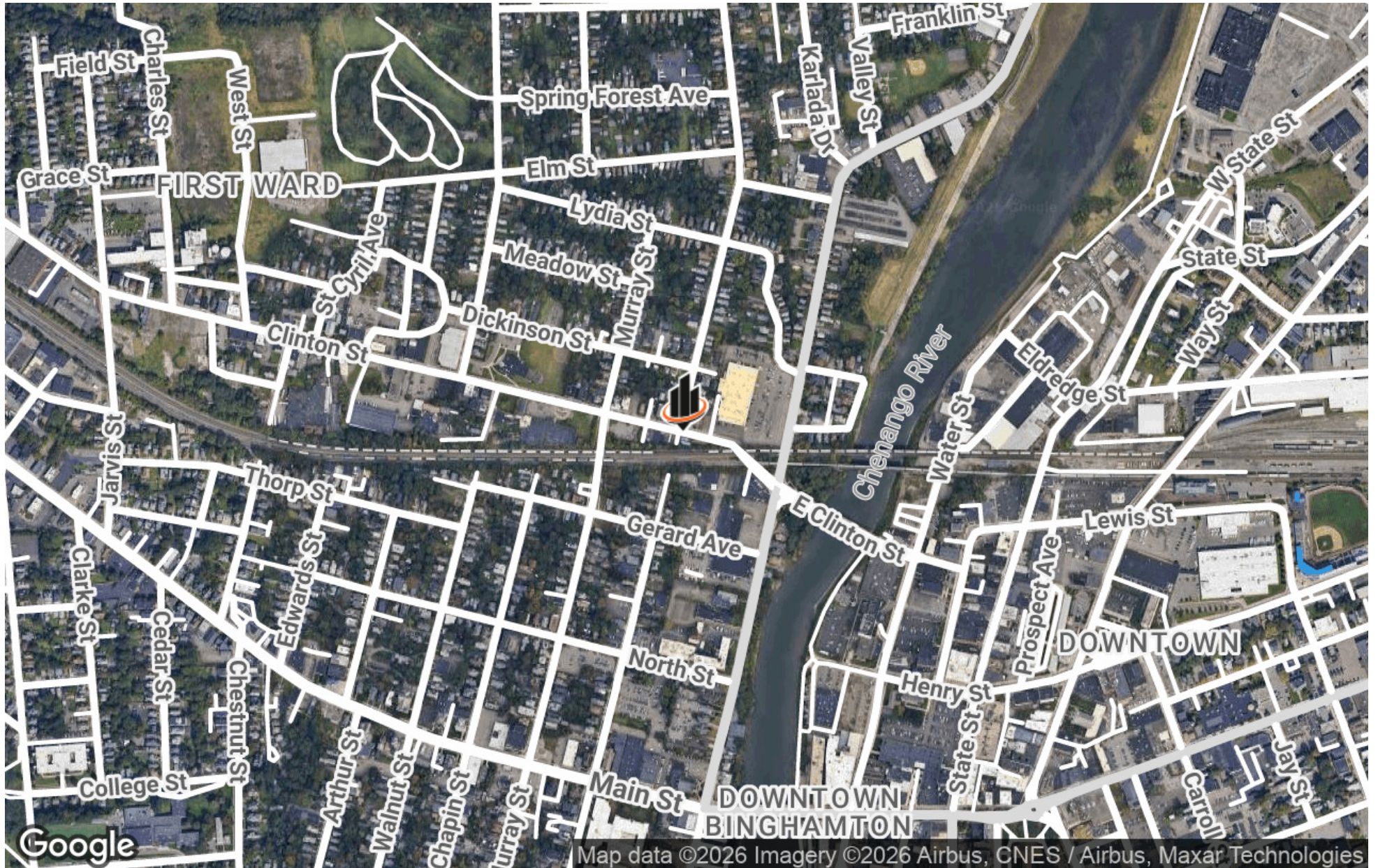
Location Information

LOCATION DESCRIPTION

19 Clinton Street is located in Binghamton's First Ward at the base of the Clinton Street Bridge, providing direct access to Downtown Binghamton and the surrounding road network. This position supports consistent traffic flow between neighborhoods and the city's core, offering strong accessibility and visibility. Clinton Street serves as a primary commercial corridor within the First Ward, characterized by a mix of local businesses, service retail, and established residential density. The area supports steady demand driven by its proximity to Downtown employment, retail, and daily-use amenities. The corridor has been the focus of recent public investment and revitalization efforts, contributing to ongoing improvements in the surrounding business district. The location offers a combination of accessibility, neighborhood stability, and long-term growth potential.



AERIAL MAP





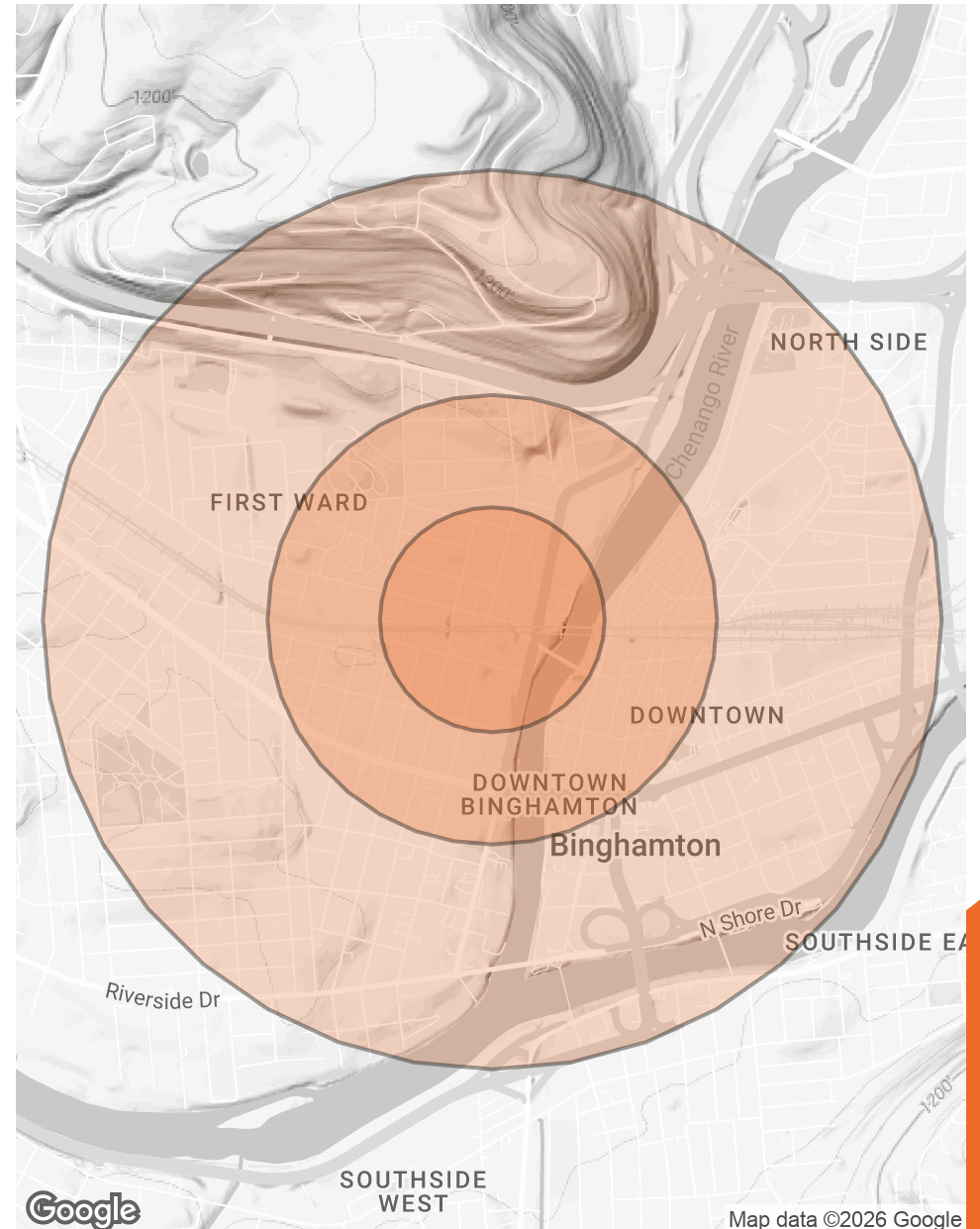
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,578	4,869	16,282
AVERAGE AGE	42.5	36.9	33.4
AVERAGE AGE (MALE)	38.3	34.3	31.2
AVERAGE AGE (FEMALE)	49.1	41.1	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	647	2,651	9,225
# OF PERSONS PER HH	2.4	1.8	1.8
AVERAGE HH INCOME	\$30,591	\$30,950	\$39,305
AVERAGE HOUSE VALUE	\$44,033	\$37,967	\$74,480

2020 American Community Survey (ACS)





Property Analysis

INCOME & EXPENSES



INCOME SUMMARY	19 CLINTON ST.
VACANCY COST	(\$330)
GROSS INCOME	\$6,270
EXPENSES SUMMARY	19 CLINTON ST.
MANAGEMENT	\$627
TAXES	\$8,388
INSURANCE	\$2,750
ELECTRIC	\$750
GAS	\$750
WATER/SEWER	\$1,500
REPAIRS/MAINTENANCE	\$314
OPERATING EXPENSES	\$15,079
NET OPERATING INCOME	(\$8,809)



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**

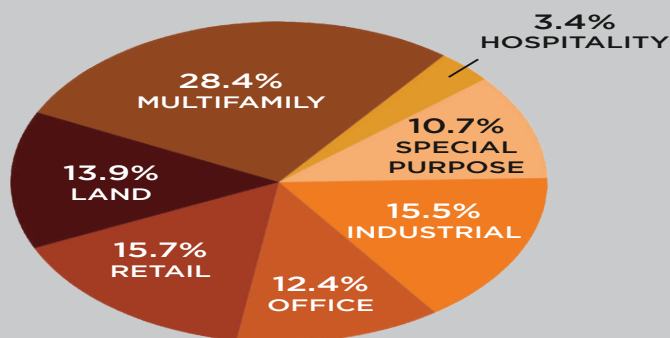
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

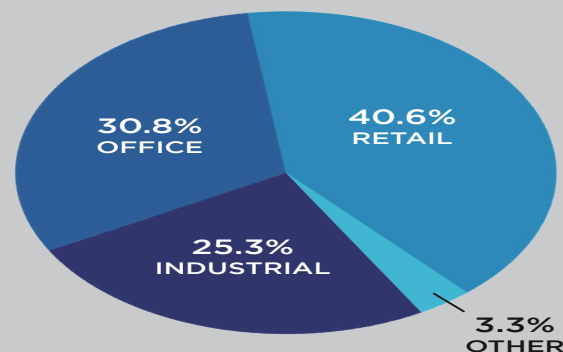
WORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

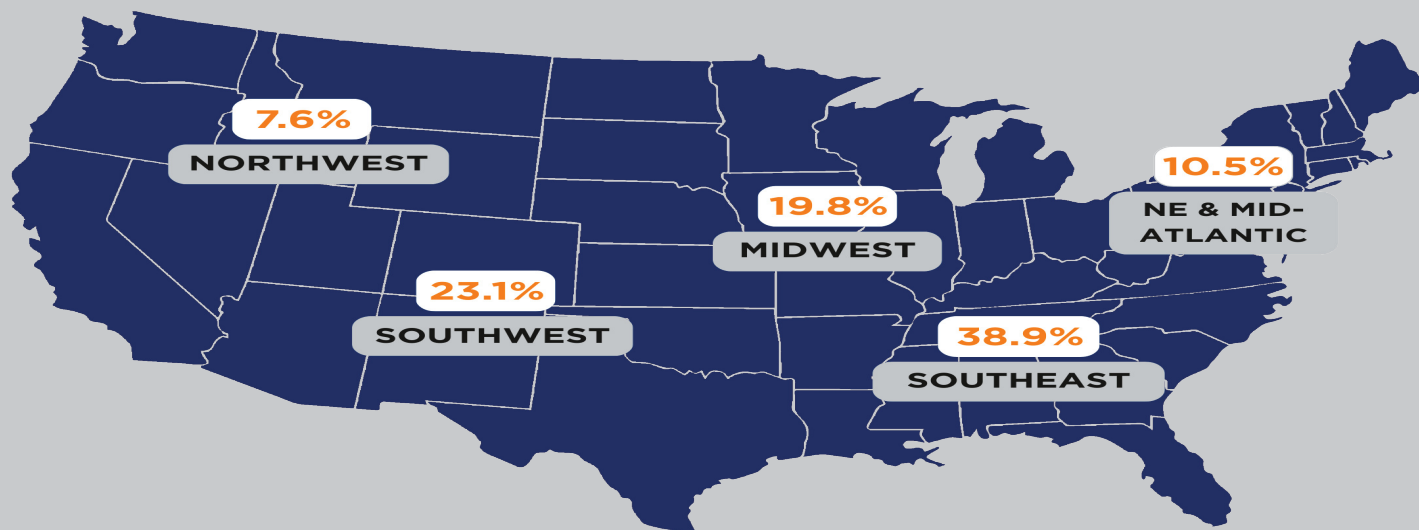
SALES



LEASING



TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



*DATA BASED ON US SALES

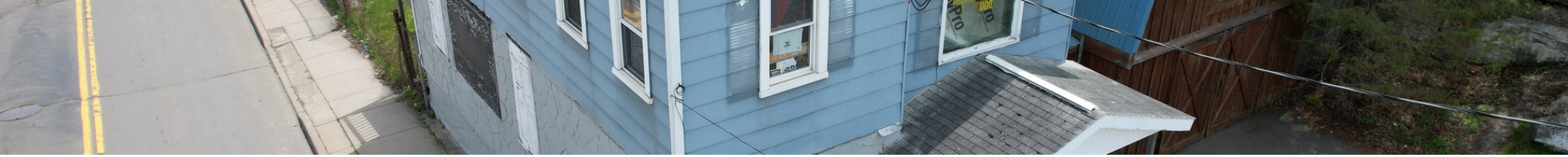
**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

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

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.



Collective Strength, Accelerated Growth

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