

**FOR SALE
or LEASE**

Commercial Building Exceptional Location

Zoned:
Neighborhood Commercial

26.26 Acres

< 2 miles from I-86 Exit

HIGH Visibility:
I-86 - 48,000 ADT
Watson - 9,000 ADT
HWY Service - 9,000 ADT

Strong Neighbors:
Oakdale Mall
Traditions Resort & Golf
Wegmans

SUNY Binghamton: 4.5 miles

Strong Demographics:
5mi: 123,000
10mi: 169,000
15mi: 215,000



3901 Watson Boulevard, Johnson City, NY 13790

**Will Build
to Suit**



Walsh & Sons Construction
200 Plaza Dr
Vestal, NY 13850



NORTH PARCEL



SOUTH PARCEL

Please call to arrange a private viewing: Peter Walsh

607-729-0670

www.walshandsons.com