



## Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

### For Lease

596 Upper Court Street  
Binghamton, NY 13904  
Broome County



Court Street (Route 11) – 13,057 AADT



Former Bobcat building with 5,000SF is available for lease. Featuring 22' ceilings and three overhead doors. Located on busy Upper Court Street with 13,057 AADT. Zoned Business 2, offering a multitude uses

### Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

6151 Blackjack Court N, Punta Gorda, FL 33982

### Karina K. Draghi

Licensed Real Estate Broker

Licensed in  
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## Market Map



### Great Dane Properties, LLC

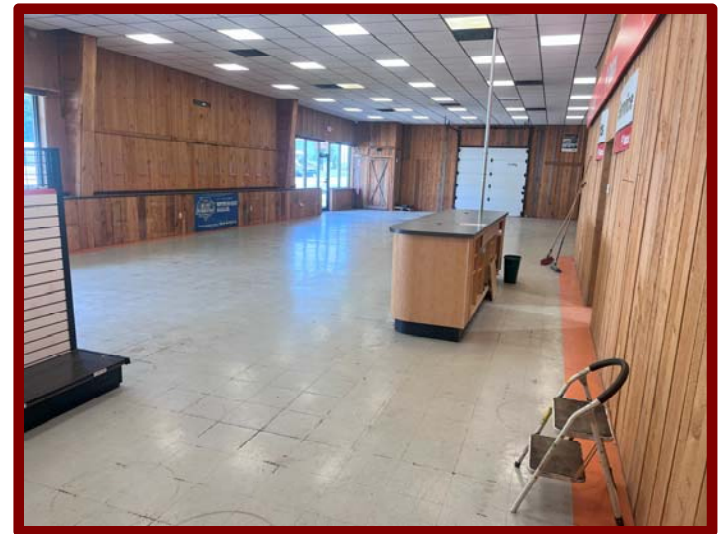
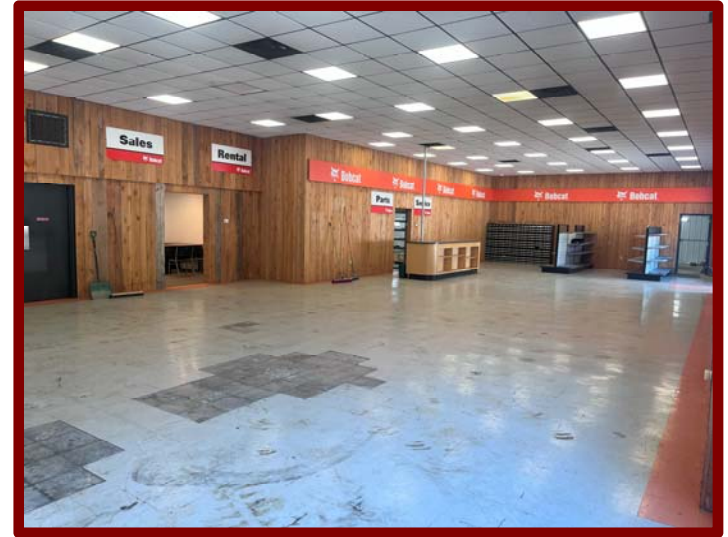
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## 596 Upper Court Street

Tax ID# 161.08-1-15

- 0.62 Acres with 204' frontage
- Existing pylon sign available
- 5,000SF, 1 story building – Former Bobcat Building
- Zoned Business 2 – Entertainment (B-2-E)
- Partial list of uses: Retail & Personal Service Stores, Business & Professional Office, Lodges or Fraternal Organizations, Restaurants or Lunch Counters, Funeral Parlors, Hospital & Nursing Homes, Public Buildings, Banks, Hotel & Motel, Motor Vehicle Repair Shop and/or Garage, Theaters, Bowling Alleys, Trailer Sales, Gardens, Nurseries & Greenhouses, Wholesale establishments and much more
- Great Traffic Counts 13,057 AADT
- 2.5 Miles from I-81 & I-86 Interchanges
- Public Sewer & Water



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