

**CENTURY 21  
COMMERCIAL.**  
North East

# 201 OAKDALE RD

201 Oakdale Road  
Johnson City, NY 13790



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# CENTURY 21 COMMERCIAL®

North East

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### 201 Oakdale Rd

201 Oakdale Road  
Johnson City, NY 13790





**201**  
**OAKDALE RD**

## PROPERTY INFORMATION

**Purchase Price**  
*\$1,775,000.00*

**Property Address**  
*201 Oakdale Road  
Johnson City, NY 13790*

**Year Built**  
*1992*

**Property Size**  
*9,404 Sq. Ft.*

**Land Size**  
*1.26 Acres*

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated..

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## PROPERTY OVERVIEW

9,000 sq ft of versatile commercial space in one of the most high-traffic corridors in Broome County! Positioned right off I-86 and steps from Oakdale Commons, this standout property neighbors heavy-hitters like Wegmans, Chipotle, Dick's Sporting Goods, and the upcoming Chick-fil-A.

1.26 Acres  
100 Parking Spaces  
High Visibility & Easy Access  
Subdividable for Multi-Tenant Use  
Ideal for Medical, Retail, Office, Restaurant, or Franchise

Currently leased, but flexible options are available for both owner-users and investors. This is a rare opportunity to secure a location with serious exposure and upside.

**201**

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# PROPERTY PHOTOS



**201**  
**OAKDALE RD**



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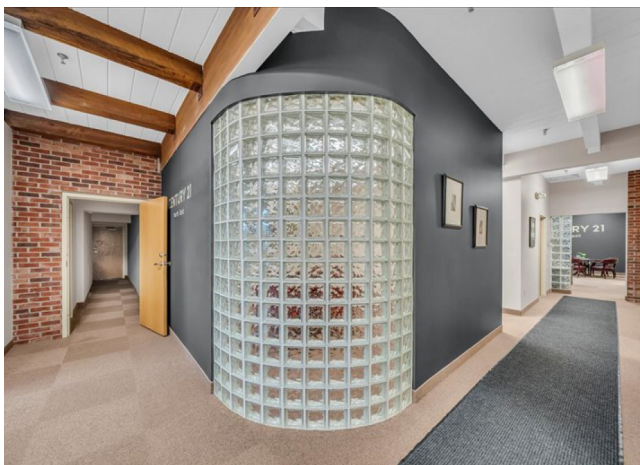
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## PROPERTY PHOTOS

201 Oakdale Road, Johnson City, NY - For Sale - \$1,775,000



## 201 OAKDALE RD

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**TOTAL: 1385 sq. ft**





TOTAL: 6984 sq. ft



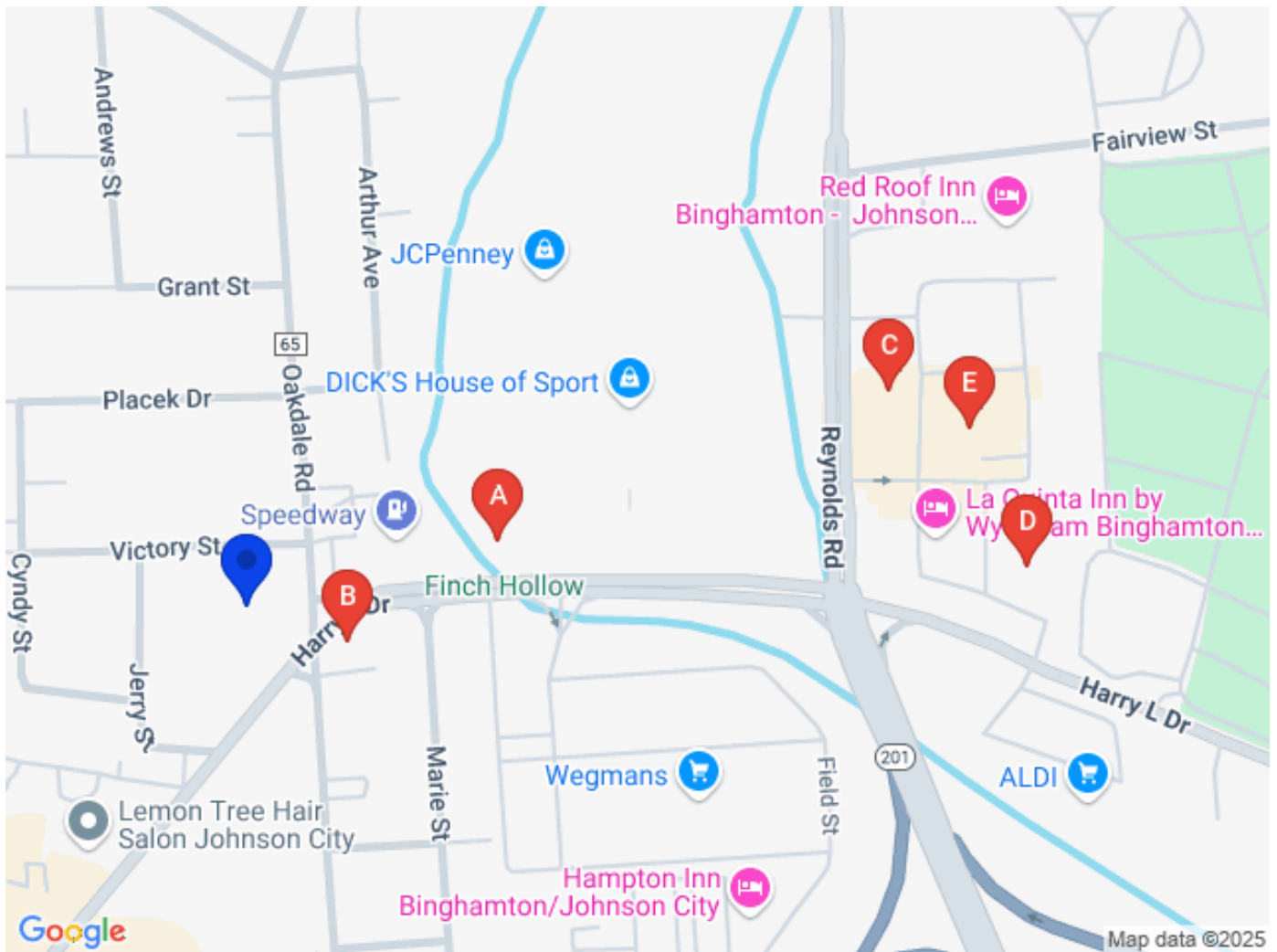


## SALE COMPS

		PROPERTY	BLDG SIZE	SUITE	PRICE	CAP RATE	LAND SIZE	BUILT	OCCUPANCY	CLOSE DATE	DIST.(ml)
		665 HARRY L DR - Guitar Center	14,392 UNITS		\$ 2,250,000		1.09 Acres		100.00 %	2014-12-23	0
		Vacant Land - Now Tioga State Bank			\$ 748,000		.82 Acres	2025	100.00 %	2019-07-03	0
		Metro Mattress & Pizza Hut Plaza	9,012 UNITS		\$ 1,850,000		.72 Acres	2014	100.00 %	2025-04-04	0
		Former Friendly's	4,620 UNITS		\$ 1,450,000		1.09 Acres	1984	100.00 %	2018-06-07	0
		Mooneys	11,562 UNITS		\$ 1,850,000		1.79 Acres		100.00 %	2025-04-04	0



## SALE COMPS





## SALE COMPS

### 665 HARRY L DR -Guitar Center

1



BLDG UNITS	14,392
PRICE	\$ 2,250,000
PRICE/UNIT	\$ 156
LAND SIZE	1.09 Acres
OCCUPANCY	100.00 %
CLOSE DATE	2014-12-23

### Vacant Land - Now Tioga State Bank

2



PRICE	\$ 748,000
LAND SIZE	.82 Acres
OCCUPANCY	100.00 %
CLOSE DATE	2019-07-03
BUILT	2025



## SALE COMPS

### Metro Mattress & Pizza Hut Plaza

3



BLDG UNITS	9,012
PRICE	\$ 1,850,000
PRICE/UNIT	\$ 205
LAND SIZE	.72 Acres
OCCUPANCY	100.00 %
CLOSE DATE	2025-04-04
BUILT	2014

### Former Friendly's

4



BLDG UNITS	4,620
PRICE	\$ 1,450,000
PRICE/UNIT	\$ 314
LAND SIZE	1.09 Acres
OCCUPANCY	100.00 %
CLOSE DATE	2018-06-07
BUILT	1984



## SALE COMPS

### Mooneys

5

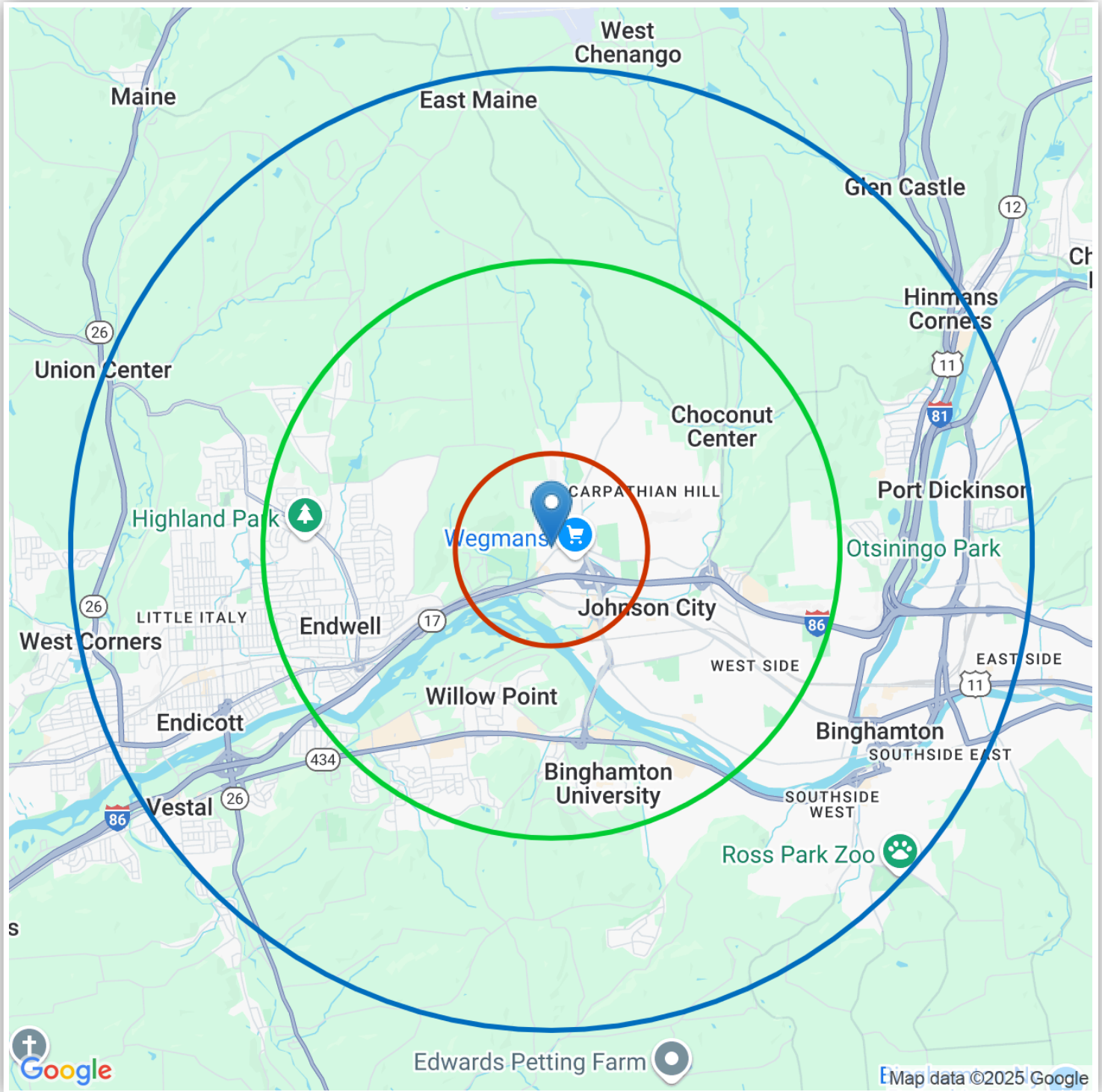


BLDG UNITS	11,562
PRICE	\$ 1,850,000
PRICE/UNIT	\$ 160
LAND SIZE	1.79 Acres
OCCUPANCY	100.00 %
CLOSE DATE	2025-04-04





## LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



## INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

### KEY FACTS

**3,386**  
Population

**43.1** Median Age



**2.02**  
Average Household Size

**1,675**  
Total Households

### EDUCATION



**2.91%**  
No High  
School  
Diploma



**16.63%**  
High School  
Graduate



**12.59%**  
Some College



**17.72%**  
Bachelor's/  
Grad

### BUSINESS



**287**  
Total Businesses



**3,267**  
Total Employees

### EMPLOYMENT

**19**  
Manufacturing  
Employees

**1,471**  
Retail Trade  
Employees

**329**  
Eating &  
Drinking  
Employees

**104**  
Finance/Ins/Real  
Estate Emp

**3.4%** Unemployment Rate

### INCOME



**\$61,218**  
Median Household Income



**\$35,314**  
Per Capita Income



**\$92,843**  
Median Net Worth

### Households by Income

The largest group : \$50,000 - \$74,999 (19.07%) ■

The smallest group : \$200,000+ (4%) ■

Indicator	Value(%)	
< \$15,000	9.32	■
\$15,000 - \$24,999	11.66	■
\$25,000 - \$34,999	10.7	■
\$35,000 - \$49,999	10.76	■
\$50,000 - \$74,999	19.07	■
\$75,000 - \$99,999	16.44	■
\$100,000 - \$149,999	11.84	■
\$150,000 - \$199,999	6.22	■
\$200,000+	4	■



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## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

### KEY FACTS

**55,689**  
Population

**35.1** Median Age



**2.19**  
Average Household Size

**21,194**  
Total Households

### EDUCATION



**4.33%**  
No High School Diploma



**19.39%**  
High School Graduate



**13.44%**  
Some College

**20.46%**  
Bachelor's/ Grad

### BUSINESS



**2,024**  
Total Businesses



**38,753**  
Total Employees

### EMPLOYMENT

**8,525**

Retail Trade Employees

**1,804**  
Manufacturing Employees

**2,420**

Eating & Drinking Employees

**1,875**

Finance/Ins/Real Estate Emp

**4.9%**

Unemployment Rate

### INCOME



**\$63,654**  
Median Household Income



**\$33,814**  
Per Capita Income



**\$111,567**  
Median Net Worth

### Households by Income

The largest group : \$100,000 - \$149,999 (16.48%) ■

The smallest group : \$200,000+ (6.63%) ■

Indicator	Value(%)	
< \$15,000	12.95	■
\$15,000 - \$24,999	8.49	■
\$25,000 - \$34,999	6.64	■
\$35,000 - \$49,999	12.96	■
\$50,000 - \$74,999	16.12	■
\$75,000 - \$99,999	12.46	■
\$100,000 - \$149,999	16.48	■
\$150,000 - \$199,999	7.27	■
\$200,000+	6.63	■



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## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### KEY FACTS

**121,147**  
Population

**37.6** Median Age



**2.17**  
Average Household Size

**50,193**  
Total Households

### EDUCATION



**5.69%**  
No High  
School  
Diploma



**16.78%**  
High School  
Graduate



**15.06%**  
Some College

**18.84%**  
Bachelor's/  
Grad

### BUSINESS



**4,706**  
Total Businesses



**87,597**  
Total Employees

### EMPLOYMENT

**14,094**  
Retail Trade  
Employees

**3,302**  
Manufacturing  
Employees

**4,642**  
Eating &  
Drinking  
Employees

**3,636**  
Finance/Ins/Real  
Estate Emp

**5.2%** Unemployment Rate

### INCOME



**\$59,566**  
Median Household Income



**\$34,918**  
Per Capita Income



**\$91,614**  
Median Net Worth

### Households by Income

The largest group : \$50,000 - \$74,999 (15.89%) ■

The smallest group : \$150,000 - \$199,999 (6.57%) ■

Indicator	Value(%)	
< \$15,000	14.23	■
\$15,000 - \$24,999	9.11	■
\$25,000 - \$34,999	7.54	■
\$35,000 - \$49,999	13.21	■
\$50,000 - \$74,999	15.89	■
\$75,000 - \$99,999	12.05	■
\$100,000 - \$149,999	14.68	■
\$150,000 - \$199,999	6.57	■
\$200,000+	6.72	■



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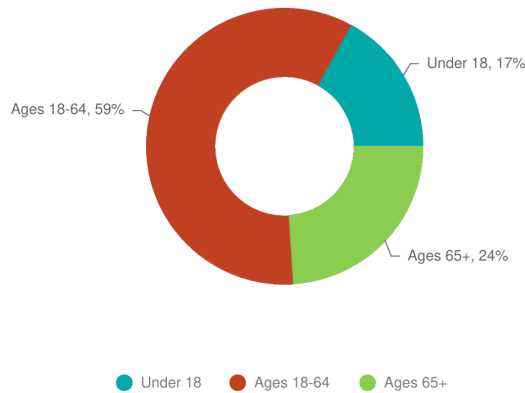


## INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

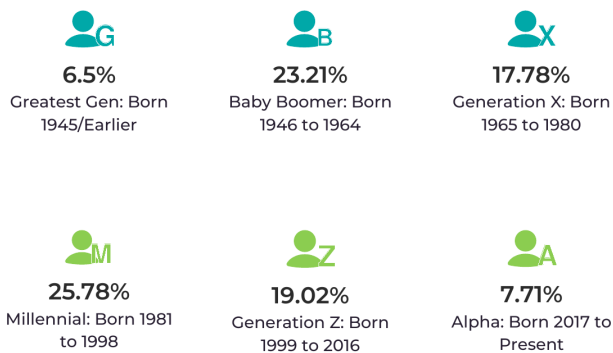
### POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

<b>3,386</b> Population	<b>1,673</b> Households	<b>43.1</b> Median Age
<b>2.02</b> Avg Size Household	<b>\$61,218</b> Median Household Income	<b>\$141,239</b> Median Home Value
<b>51</b> Wealth Index	<b>134</b> Housing Affordability	<b>45.3</b> Diversity Index

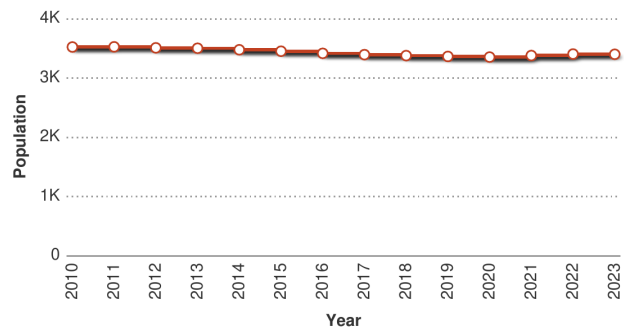
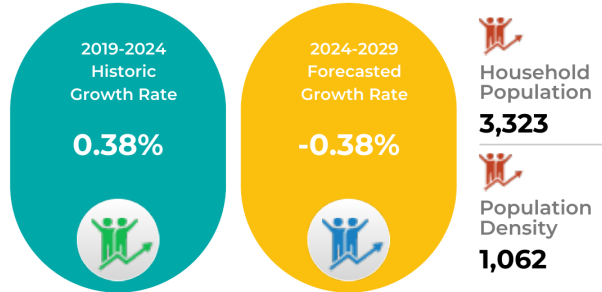
### POPULATION BY AGE



### POPULATION BY GENERATION



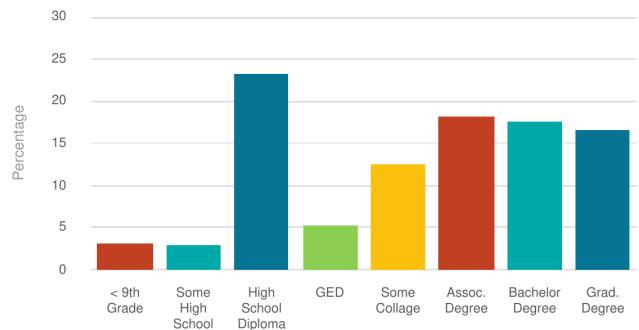
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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## INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

### POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

55,689

Population

21,201

Households

35.1

Median Age

2.19

Avg Size Household

\$63,654

Median Household  
Income

\$163,220

Median Home Value

69

Wealth Index

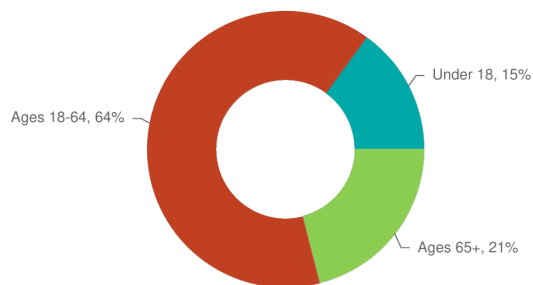
120

Housing Affordability

54.4

Diversity Index

### POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

### POPULATION BY GENERATION



6.65%

Greatest Gen: Born  
1945/Earlier



18.37%

Baby Boomer: Born  
1946 to 1964



14.58%

Generation X: Born  
1965 to 1980



19.86%

Millennial: Born 1981  
to 1998



33.04%

Generation Z: Born  
1999 to 2016



7.49%

Alpha: Born 2017 to  
Present

### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

0.17%



2024-2029  
Forecasted  
Growth Rate

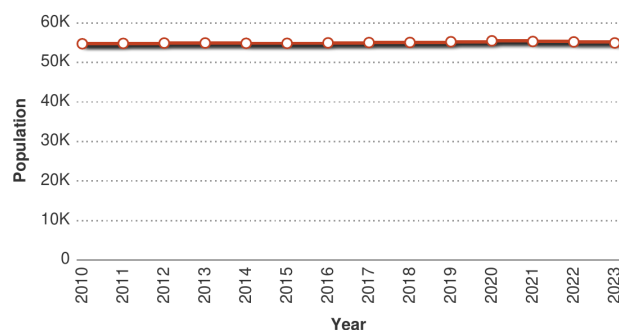
-0.42%



Household  
Population  
45,560



Population  
Density  
1,942



### DAYTIME POPULATION



64,602

2024 Total Daytime Population



33,242

2024 Daytime Pop: Residents



31,360

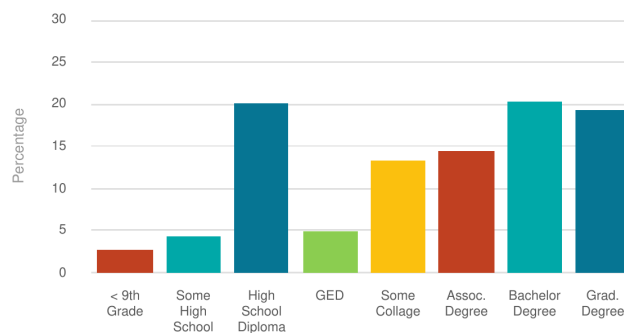
2024 Daytime Pop: Workers



2,285

2024 Daytime Pop Density

### POPULATION BY EDUCATION



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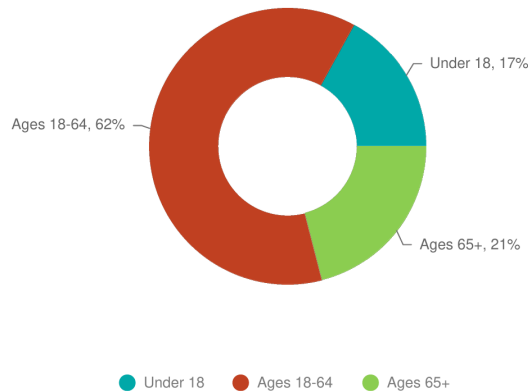


## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

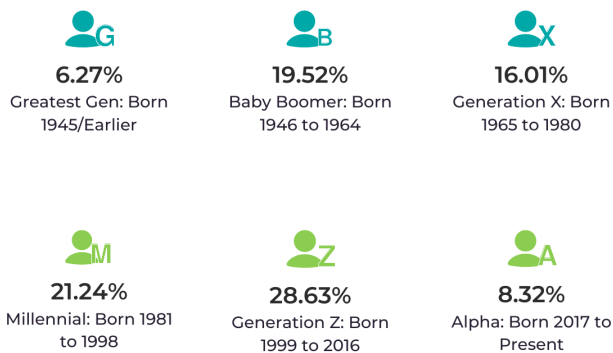
### POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>121,147</b> Population	<b>50,168</b> Households	<b>37.6</b> Median Age
<b>2.17</b> Avg Size Household	<b>\$59,566</b> Median Household Income	<b>\$166,452</b> Median Home Value
<b>67</b> Wealth Index	<b>110</b> Housing Affordability	<b>53.5</b> Diversity Index

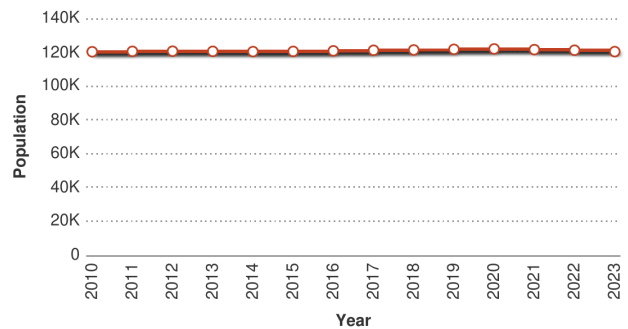
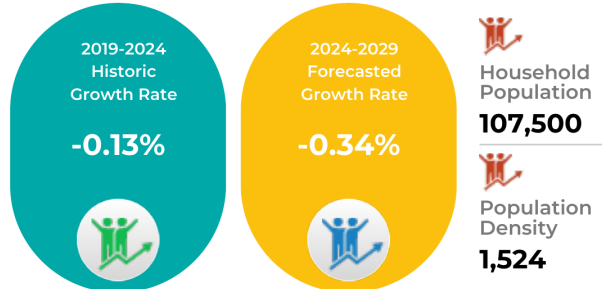
### POPULATION BY AGE



### POPULATION BY GENERATION



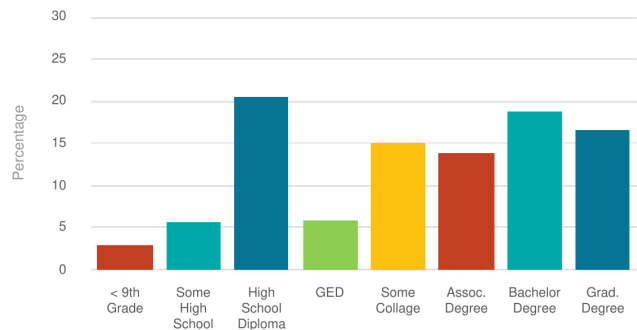
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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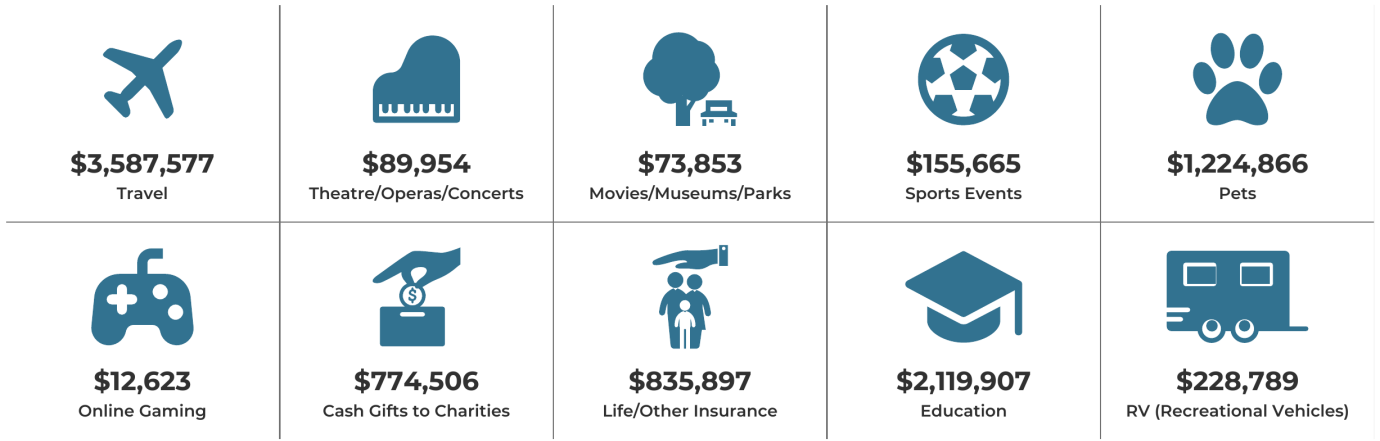
## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

### Lifestyle and Tapestry Segmentation Infographic

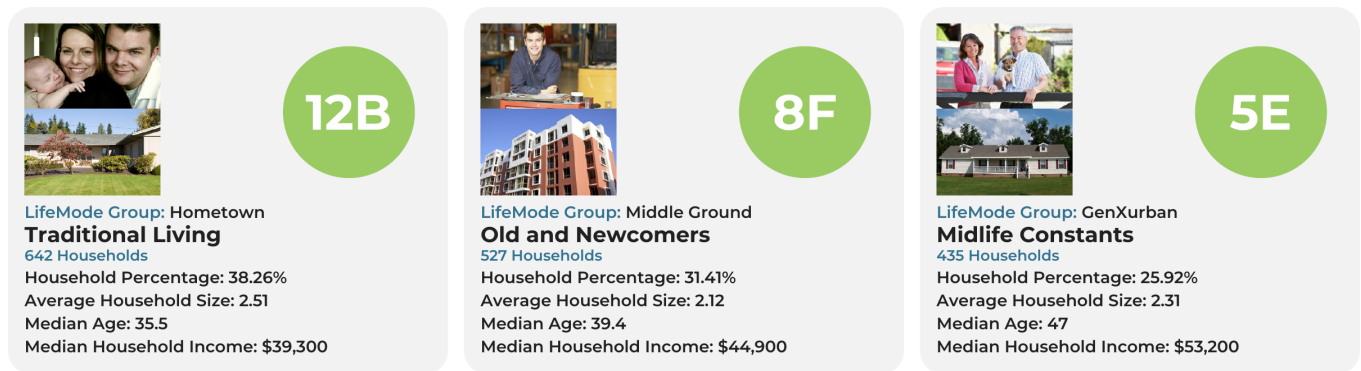
#### LIFESTYLE SPENDING



#### ANNUAL LIFESTYLE SPENDING



#### TAPESTRY SEGMENTS



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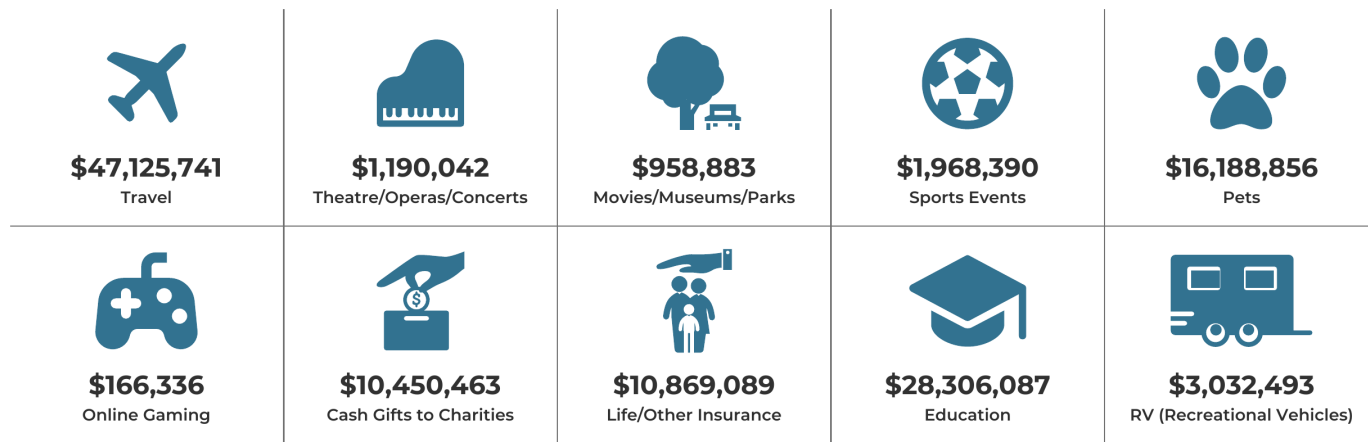
## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

### Lifestyle and Tapestry Segmentation Infographic

#### LIFESTYLE SPENDING



#### ANNUAL LIFESTYLE SPENDING



#### TAPESTRY SEGMENTS



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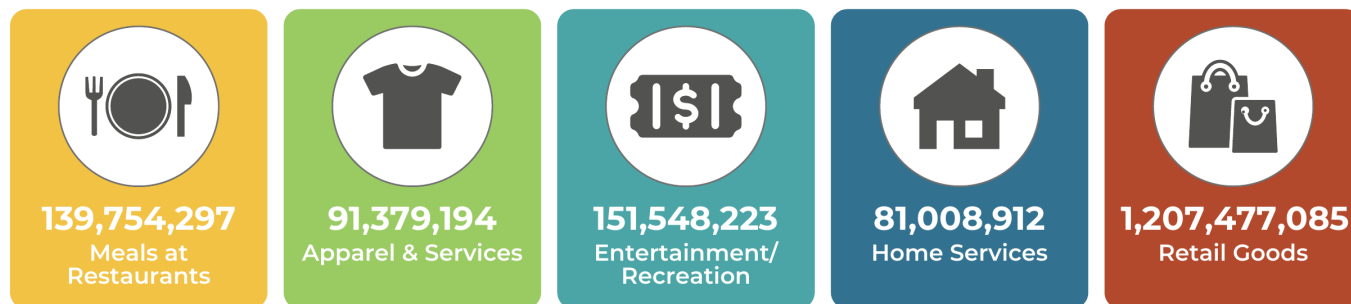
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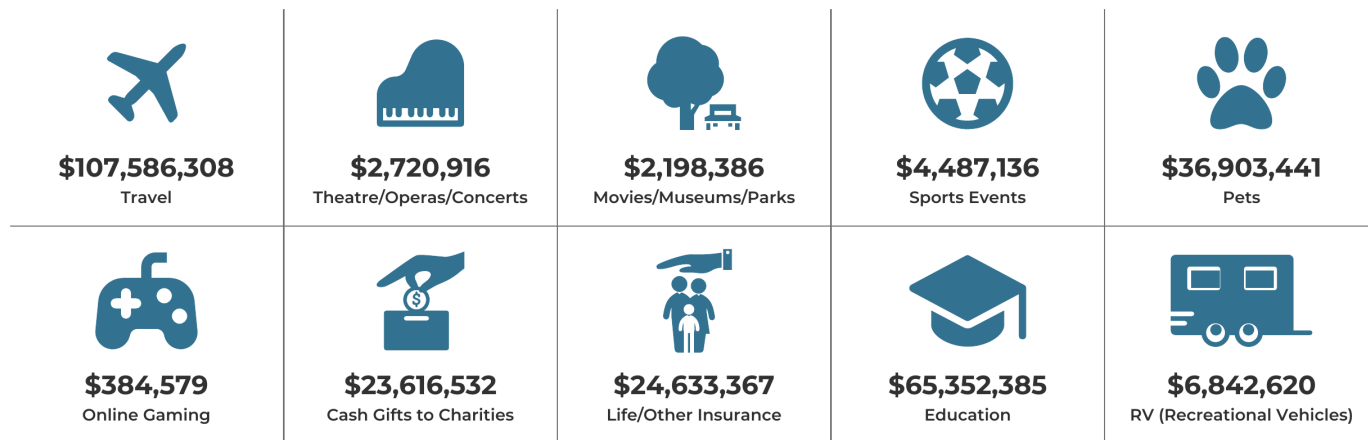
## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

### Lifestyle and Tapestry Segmentation Infographic

#### LIFESTYLE SPENDING



#### ANNUAL LIFESTYLE SPENDING



#### TAPESTRY SEGMENTS



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY

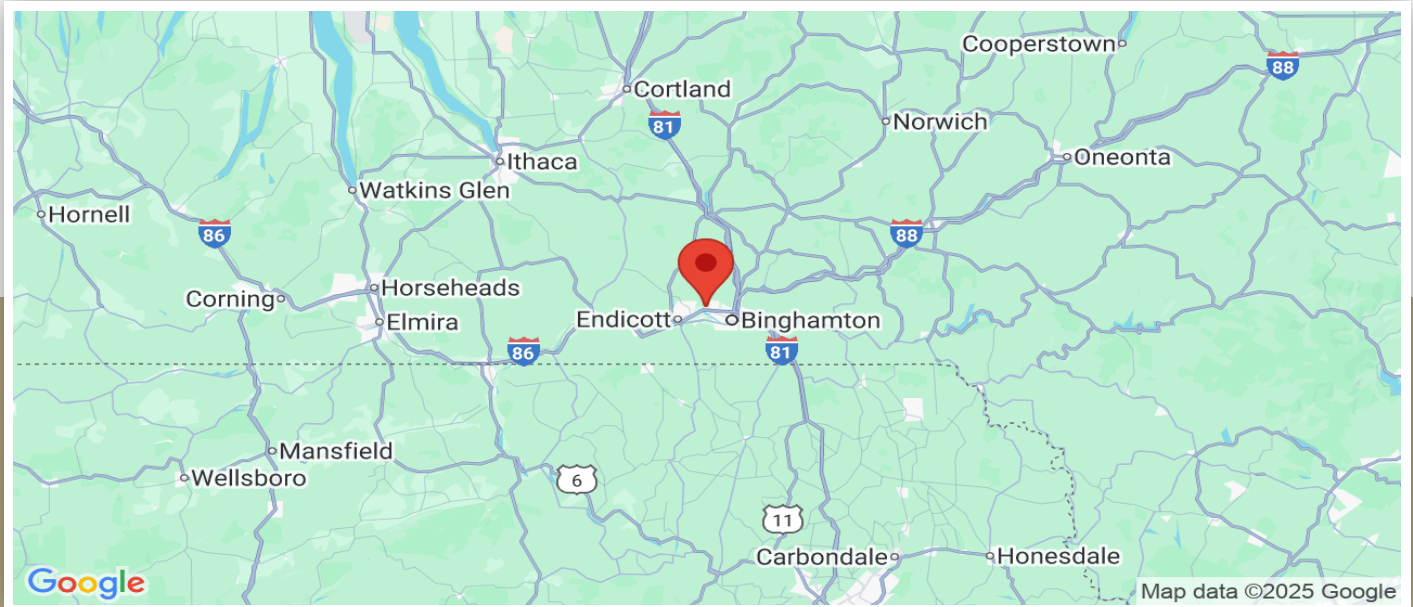
### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



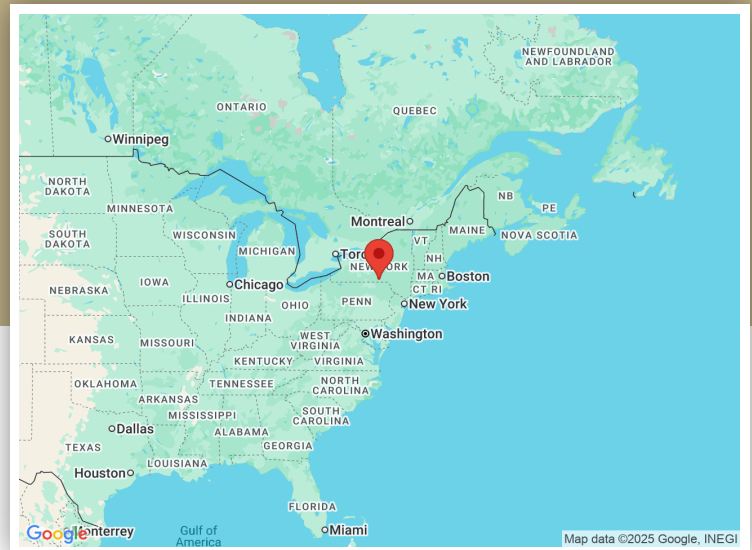
## AREA LOCATION MAP



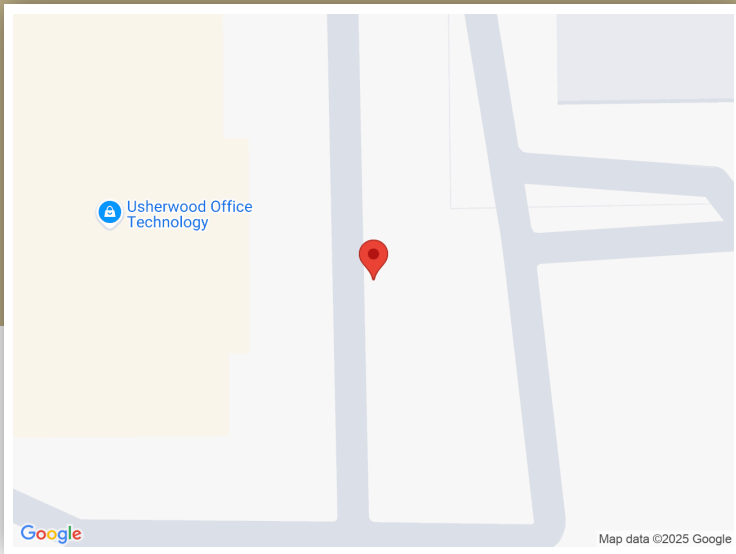
**201**

**OAKDALE RD**

201 Oakdale Road  
Johnson City, NY,  
13790



## STREET VIEW MAP



**201**  
**OAKDALE RD**

201 Oakdale Road, Johnson  
City, NY, 13790







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