

THE CAFE AT RIVERSIDE GARDENS

400 Riverside Drive Cafe, Johnson City, NY 13790



PROPERTY DESCRIPTION

Riverside Drive, Johnson City, NY. This charming 2,500 sq. ft. café space is ideal for anyone looking to establish a thriving eatery or coffee shop in a vibrant community. Featuring an open floor plan with plenty of natural light, the space offers ample room for indoor seating and cozy corners. With its prime location near the revitalized downtown area, easy access to major roads, and proximity to Binghamton University, this café has the potential to become a go-to destination for students, professionals, and residents alike. Seize the chance to bring your culinary vision to life in this iconic space!

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated on the former Davis College campus, near downtown Johnson City and Binghamton University, offering high visibility and foot traffic.
- **Spacious Layout:** 2,500 sq. ft. open floor plan, perfect for flexible seating arrangements, events, or community gatherings.
- **Versatile Setup:** Equipped with essential utilities and infrastructure for café or restaurant use, making it easy to customize to your brand.

OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (Gross)
Number of Units:	2
Available SF:	2,500 SF
Building Size:	16,000 SF

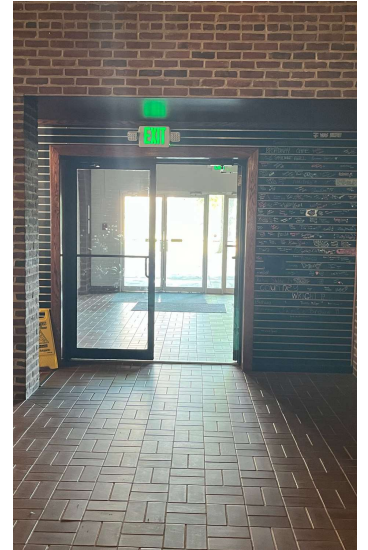
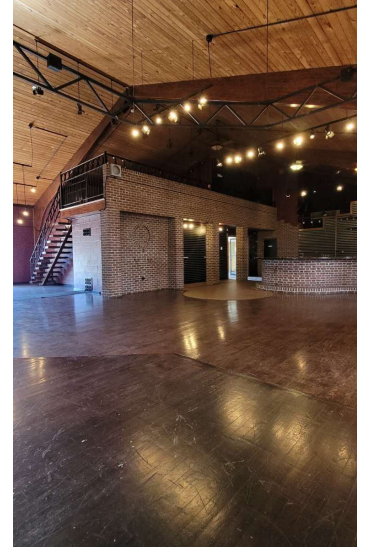
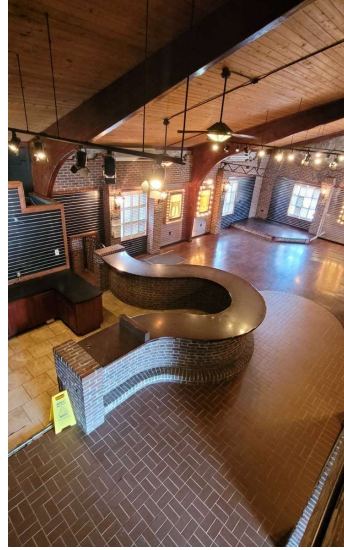
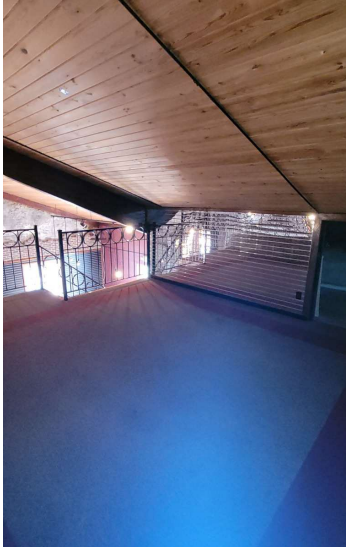
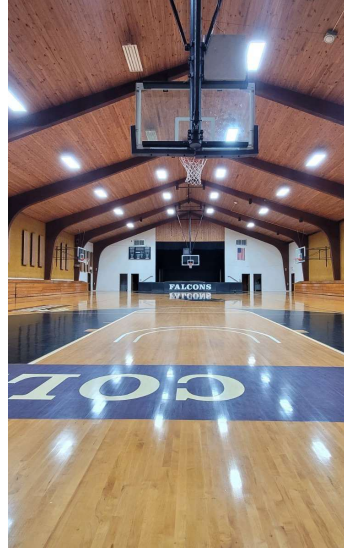
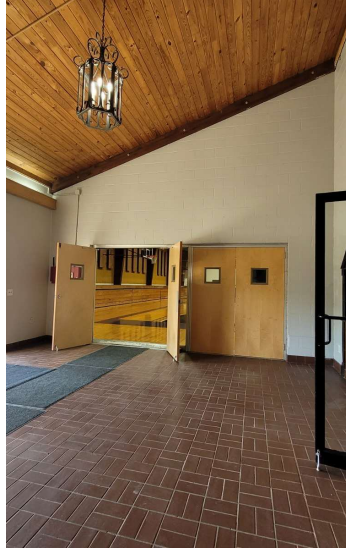
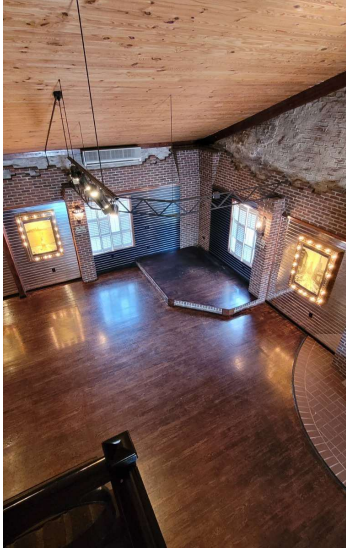
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	247	829	5,028
Total Population	544	2,405	14,801
Average HH Income	\$74,077	\$98,330	\$94,866

EDDY PEZZINO

607.372.3214
epezino@yaman.com

THE CAFE AT RIVERSIDE GARDENS

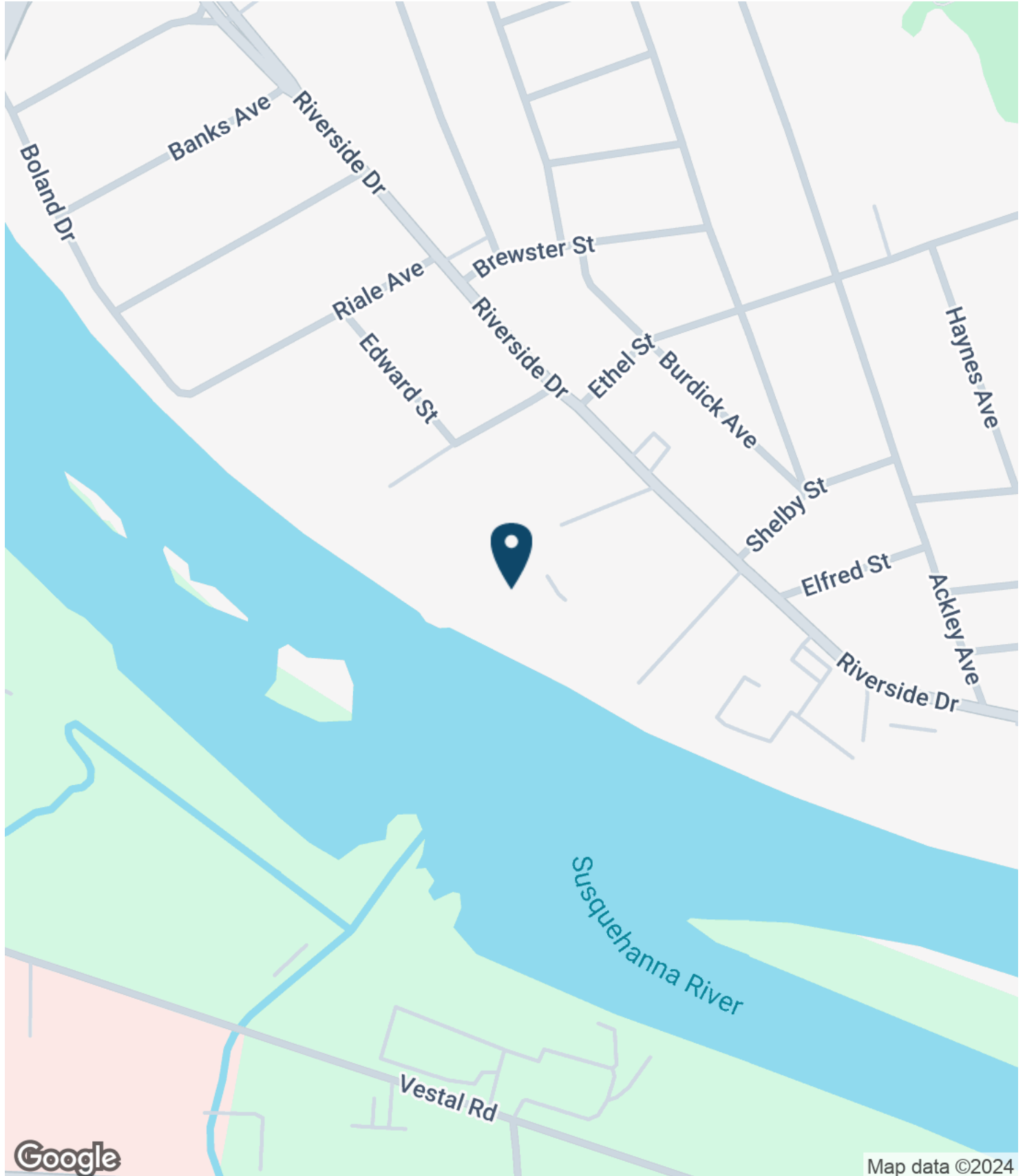
400 Riverside Drive Cafe, Johnson City, NY 13790



EDDY PEZZINO
607.372.3214
epezzino@yaman.com

THE CAFE AT RIVERSIDE GARDENS

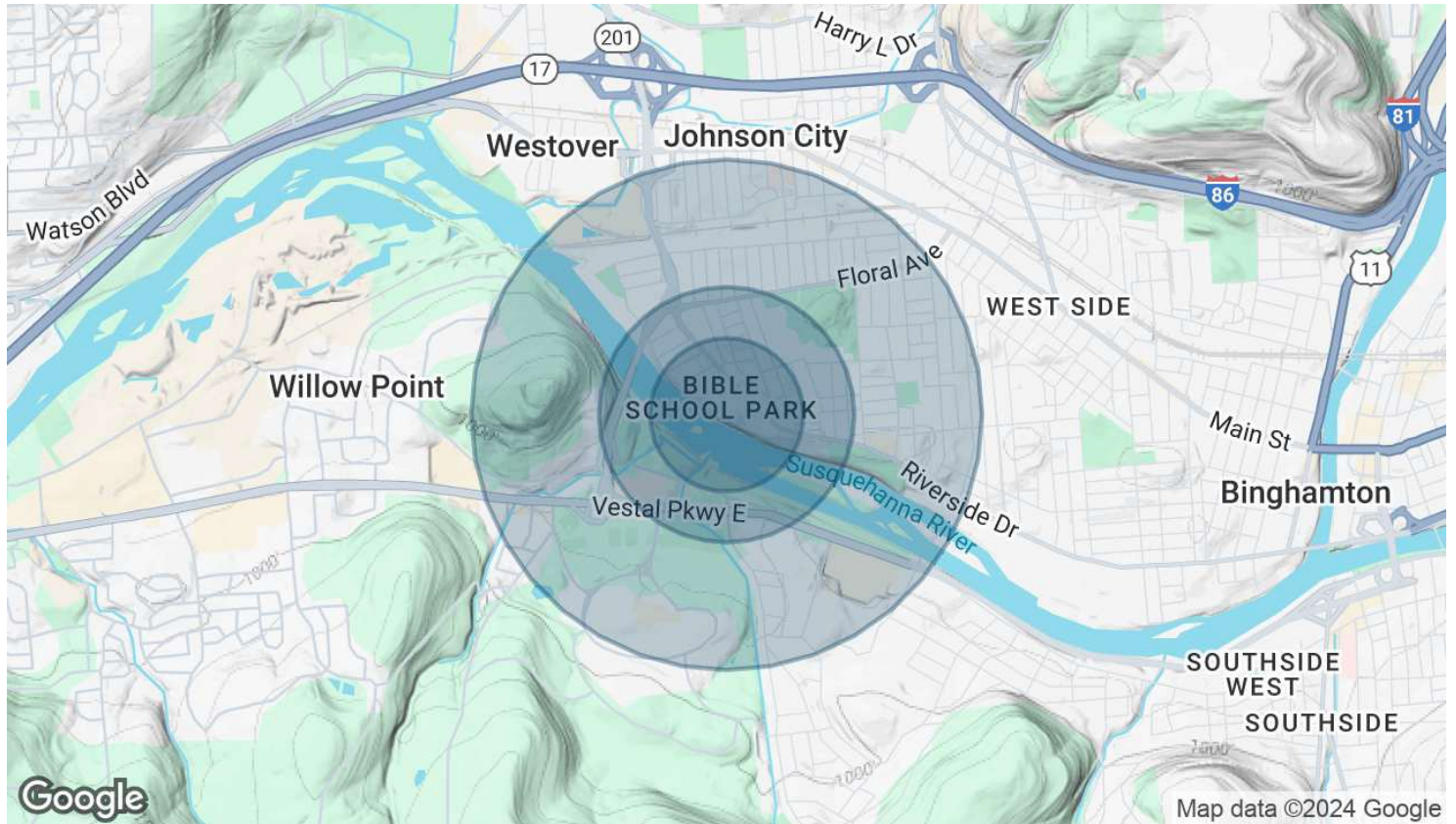
400 Riverside Drive Cafe, Johnson City, NY 13790



EDDY PEZZINO
607.372.3214
epezino@yaman.com

THE CAFE AT RIVERSIDE GARDENS

400 Riverside Drive Cafe, Johnson City, NY 13790



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	544	2,405	14,801
Average Age	45	41	36
Average Age (Male)	42	39	35
Average Age (Female)	47	42	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	247	829	5,028
# of Persons per HH	2.2	2.9	2.9
Average HH Income	\$74,077	\$98,330	\$94,866
Average House Value	\$141,388	\$176,815	\$191,957

Demographics data derived from AlphaMap