

**LEASE**

# 74 Carroll St

**74 CARROLL ST**  
Binghamton, NY 13901

**PRESENTED BY:**

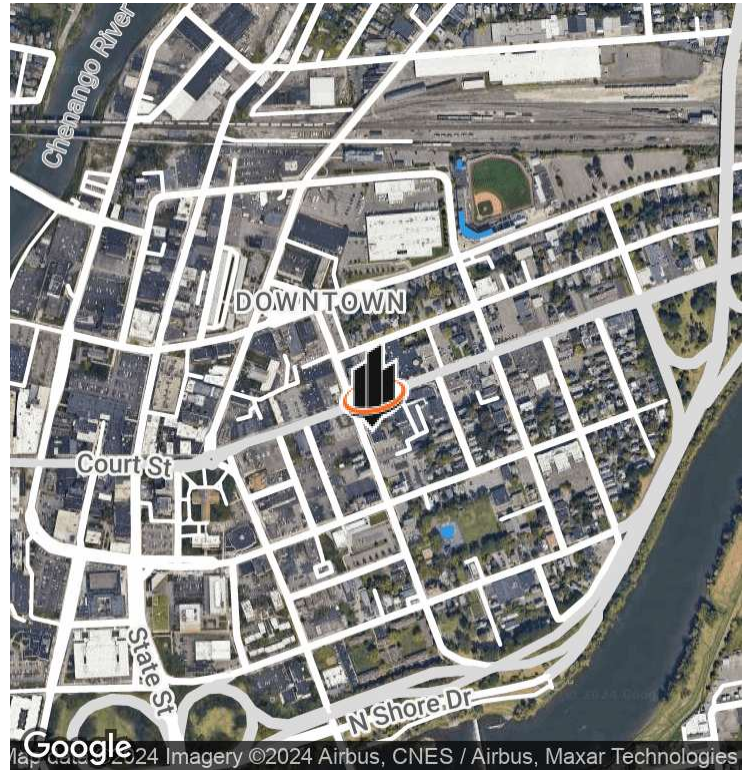
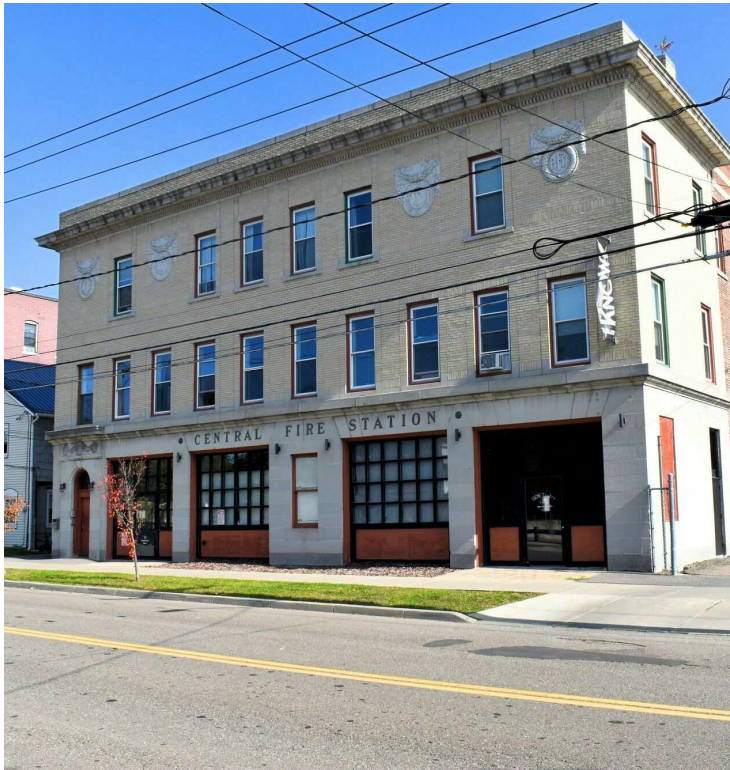
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.00 SF/yr (MG)
<b>NUMBER OF UNITS:</b>	4
<b>AVAILABLE SF:</b>	1,250 SF
<b>LOT SIZE:</b>	0.57 Acres
<b>BUILDING SIZE:</b>	13,020 SF

## PROPERTY DESCRIPTION

Available for lease is a fully built-out, 1,250 SF office space, ideal for any business looking to establish itself in the heart of Downtown Binghamton. Just one building from Court Street and boasting a walkability score of 84, this location offers convenience, visibility, and a central position within the Binghamton market.

The office features a reception area, five private offices, a storage room, a private restroom, and some off-street parking. Free street parking is available nearby, with paid parking just one block west. Benefit from the prestige of a downtown office without the usual parking challenges.

Offered at a competitive rate of \$13/SF plus utilities.

## PROPERTY HIGHLIGHTS

- Prime location in Binghamton, NY
- Newly renovated interior
- High ceilings for a light and airy feel
- Ample natural light
- Modern kitchenette and break area
- Walking distance to Downtown Binghamton
- High visibility for signage and branding

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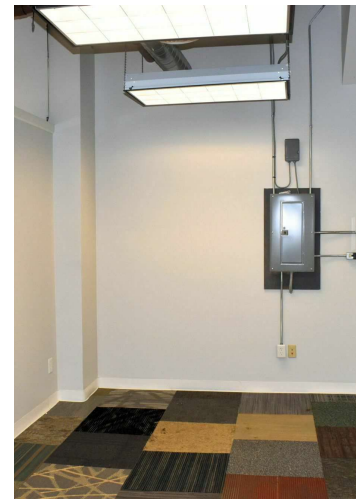
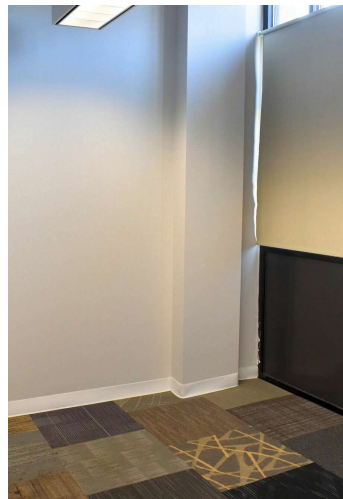
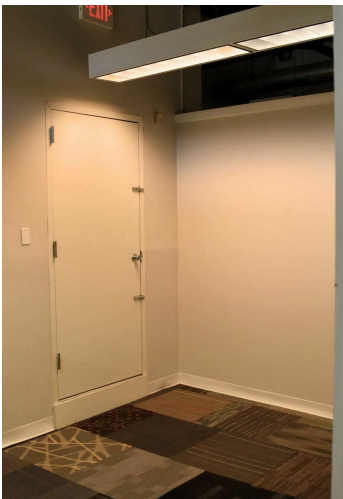
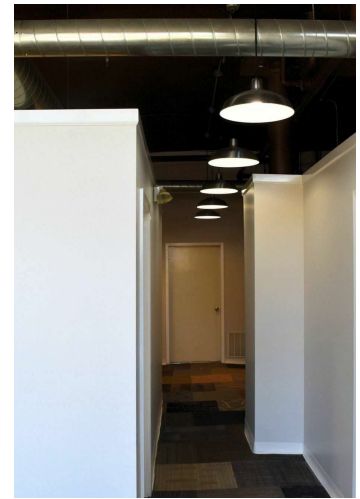
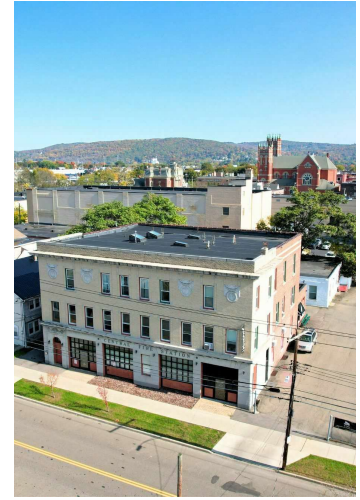
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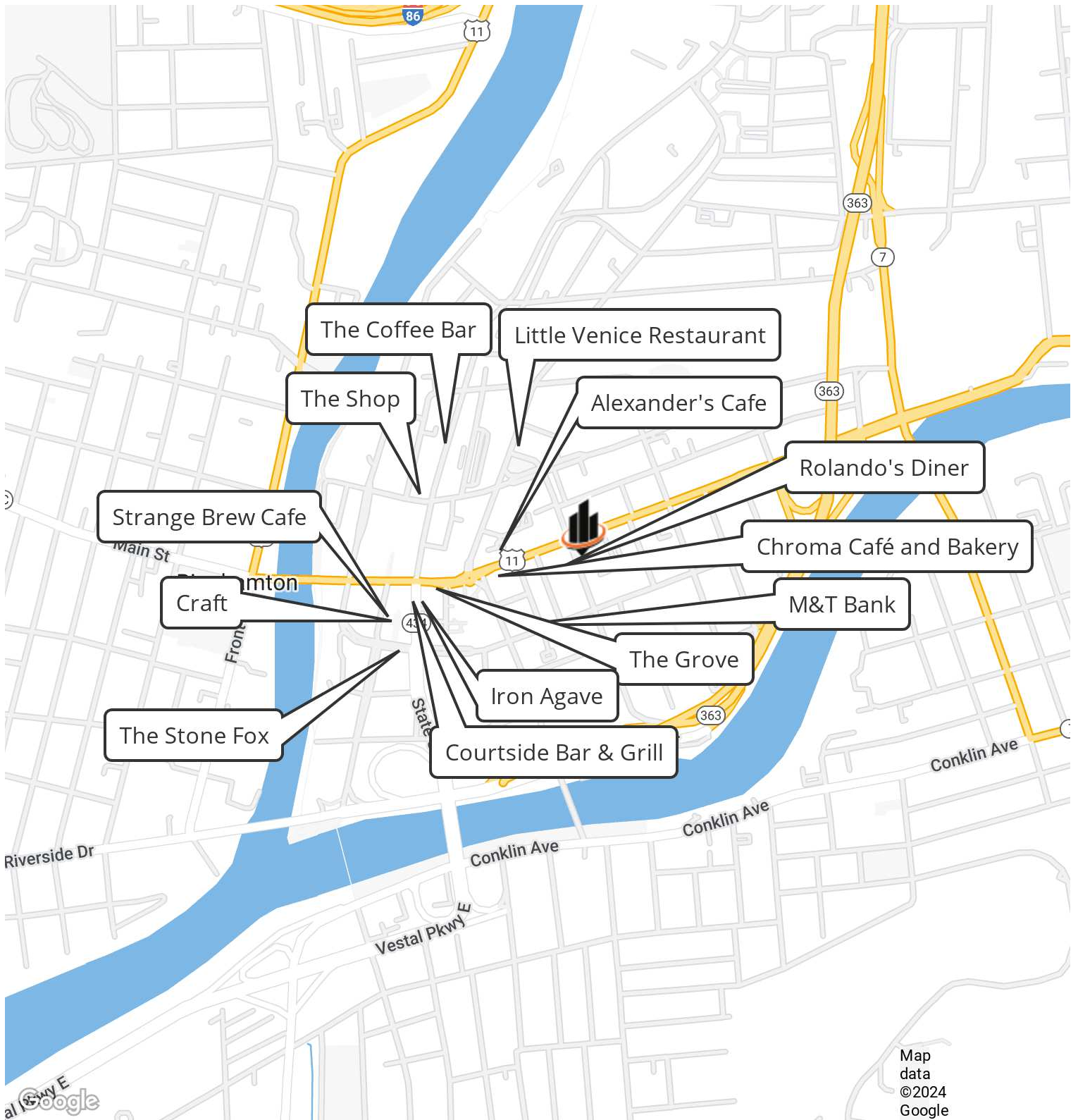
# ADDITIONAL PHOTOS



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# LOCATION MAP



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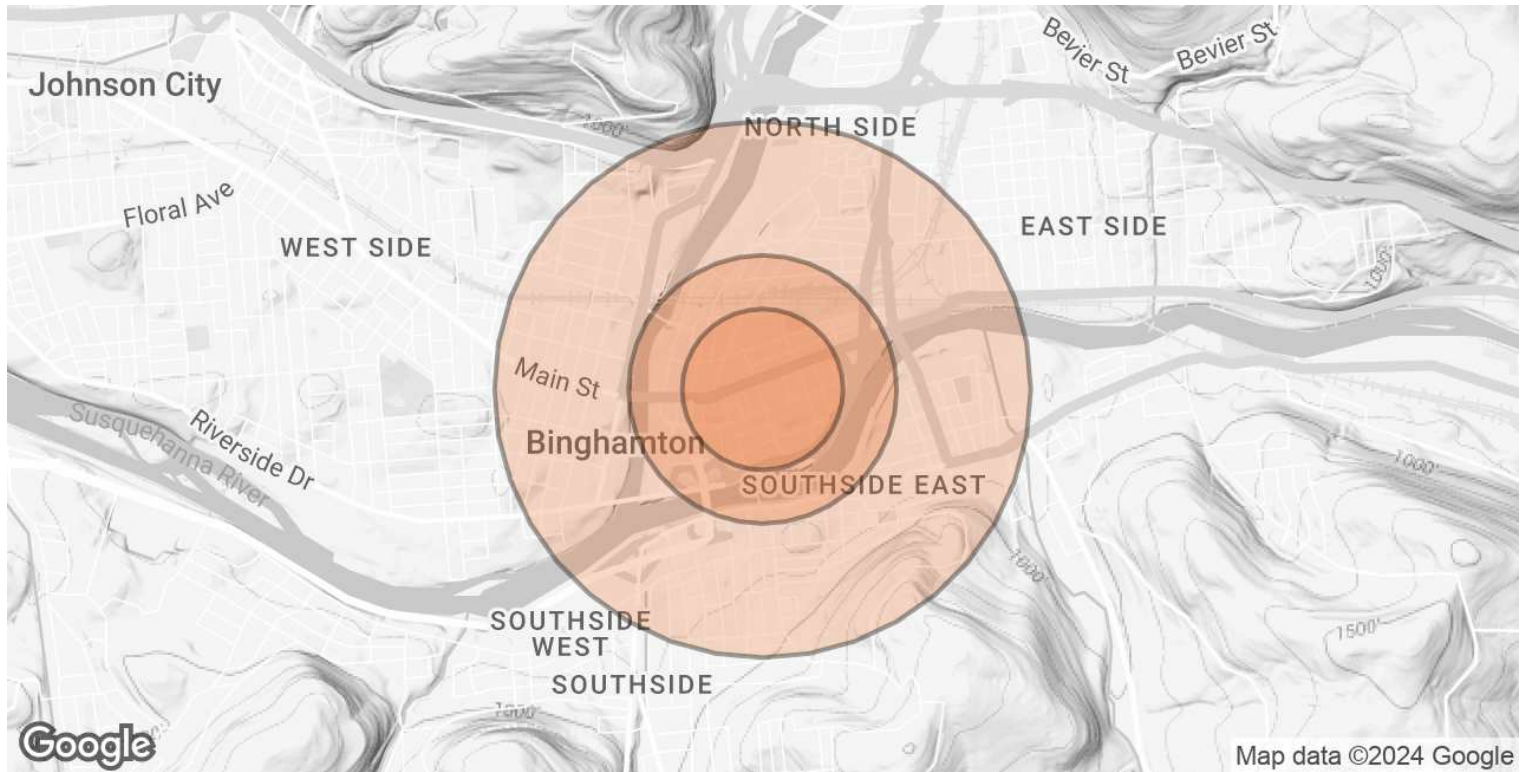
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	2,692	4,550	19,377
<b>AVERAGE AGE</b>	38	38	39
<b>AVERAGE AGE (MALE)</b>	38	38	38
<b>AVERAGE AGE (FEMALE)</b>	37	38	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	1,513	2,468	8,895
<b># OF PERSONS PER HH</b>	1.8	1.8	2.2
<b>AVERAGE HH INCOME</b>	\$28,567	\$33,052	\$59,296
<b>AVERAGE HOUSE VALUE</b>	\$229,899	\$227,212	\$191,642

Demographics data derived from AlphaMap

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