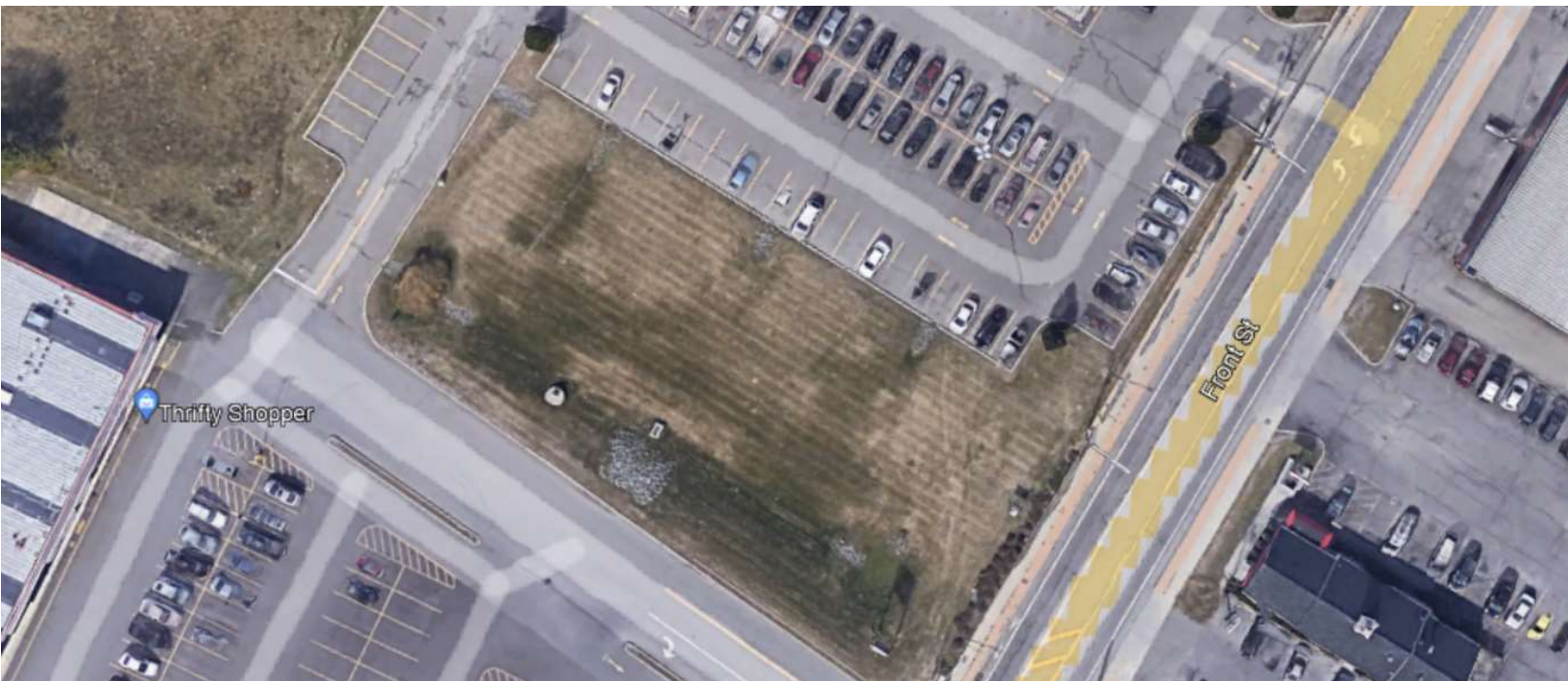


# 1149 UPPER FRONT ST

Binghamton, NY 13905

FOR SALE | LAND

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$295,000

Lot Size: 0.5 Acres

Price / SF: \$13.54

## PROPERTY OVERVIEW

Great half acre site for sale next to Aldi Supermarket. For more information please contact the listing broker.

## PROPERTY HIGHLIGHTS

- Shared Access with Aldi
- Great Visibility
- Great Traffic

### Christopher Farrell

Licensed Associate Real Estate Broker  
518.810.4203  
518.862.0861 x209  
cfarrell@vanguardfine.com

### Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
518.862.0861 x202  
bfeinman@vanguardfine.com



**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker  
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant



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ADDITIONAL PHOTOS



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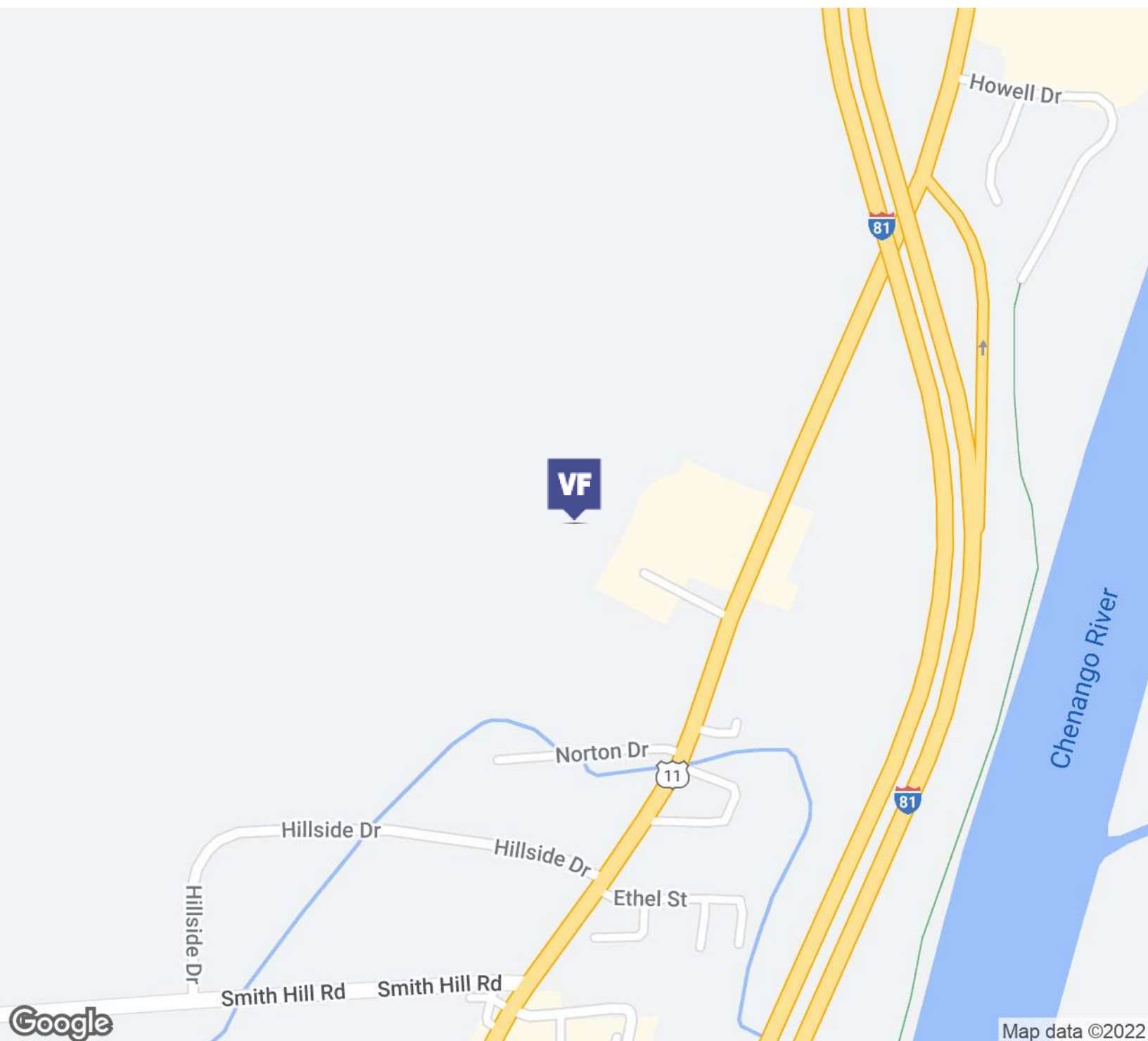
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LOCATION MAP



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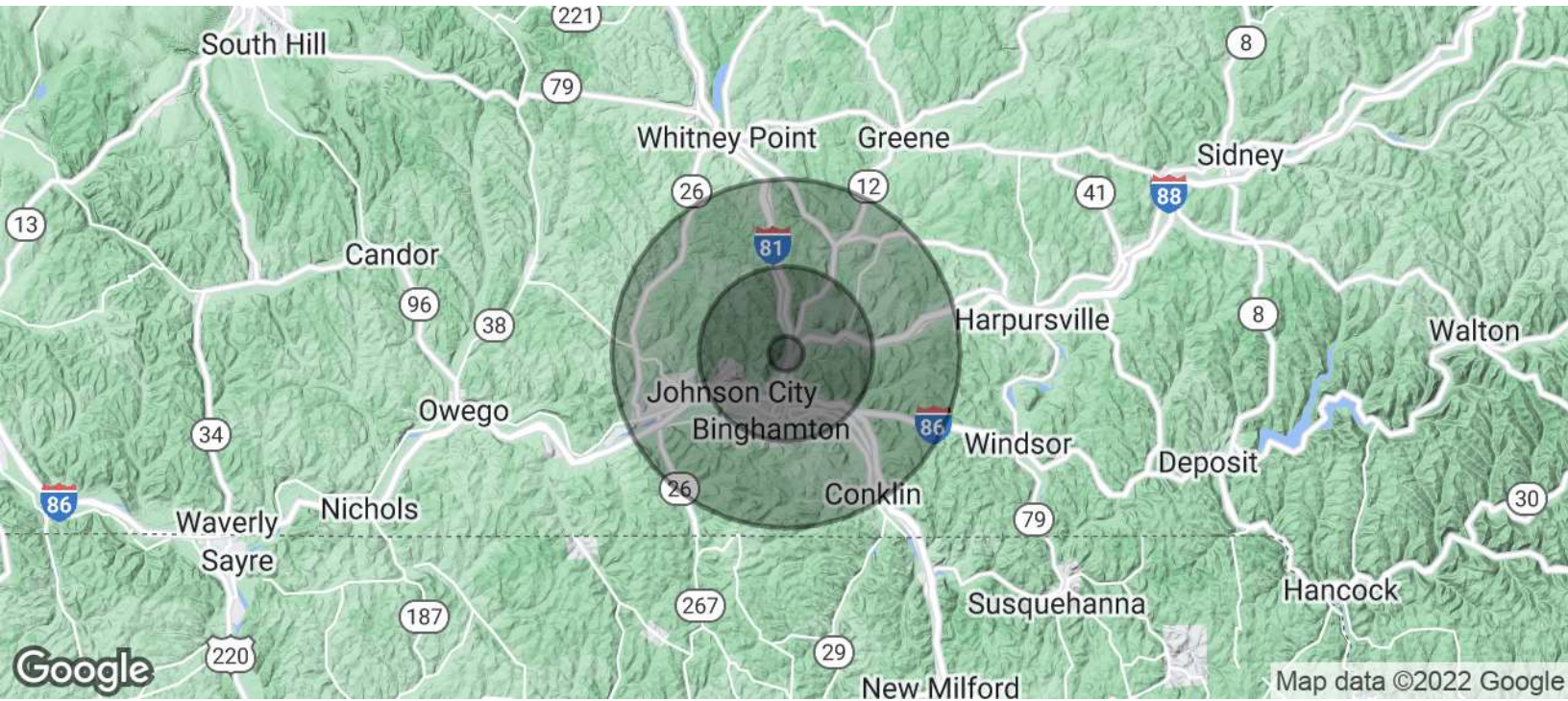


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DEMOGRAPHICS MAP &  
REPORT



## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	1,264	98,178	182,711
Average Age	40.7	39.2	39.3
Average Age (Male)	39.7	36.2	37.0
Average Age (Female)	41.4	42.2	41.3

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total Households	451	42,012	73,100
# of Persons per HH	2.8	2.3	2.5
Average HH Income	\$68,012	\$50,164	\$58,829
Average House Value	\$118,093	\$106,341	\$128,682

\* Demographic data derived from 2020 ACS - US Census

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