

**FOR  
SALE**

# 457 COURT STREET BINGHAMTON, NY

## **FAMILY DOLLAR®** **INVESTMENT OPPORTUNITY**



**8,120 SF SINGLE TENANT FREE STANDING RETAIL BUILDING**

**100% LEASED TO FAMILY DOLLAR**

**7.49% CAP RATE**

**CORPORATE GUARANTEE**

**BBB-S&P CREDIT RATING**

**NN LANDLORD FRIENDLY LEASE**

**ESSENTIAL RETAILER WITH STRONG STORE SALES**

**LOCATED ALONG HEAVILY TRAVELED RETAIL CORRIDOR**

**SOLID LONG TERM INVESTMENT GRADE ASSET**

**FOR SALE**

**\$469,000**

**\$57.76 PSF**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**

NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

# 457 COURT STREET

BINGHAMTON, NY

## INVESTMENT DETAILS

**7.49% CAP RATE**

**\$35,127.56 PROJECTED 2022 NOI**

**5.5 YEARS REMAINING ON LEASE TERM**

**1/30/1991 LEASE COMMENCEMENT**

**1/31/2028 LEASE EXPIRATION**

**MULTIPLE EXTENSIONS EXERCISED SHOWING STRONG COMMITMENT TO SITE**

**NN LEASE; LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE**

**8,120 SF BUILDING**

**ORIGINALLY CONSTRUCTED IN 1985**

**0.47 ACRES**

**AADT 18,281**

## CASH FLOW ANALYSIS

<b>INCOME</b>	<b>ANNUALLY</b>
BASE RENTAL INCOME	\$ 63,706.56
REIMBURSEMENT INCOME	\$ 16,868.00
<b>TOTAL GROSS ANNUAL RENTAL INCOME</b>	<b>\$ 80,574.56</b>

<b>EXPENSES</b>	
PROPERTY TAXES	\$ 24,074.00
INSURANCE	\$ 6,135.00
CAM	\$ 15,238.00
<b>TOTAL ANNUAL OPERATING EXPENSES</b>	<b>\$ 45,447.00</b>

<b>NET OPERATING INCOME</b>	<b>\$ 35,127.56</b>
-----------------------------	---------------------

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

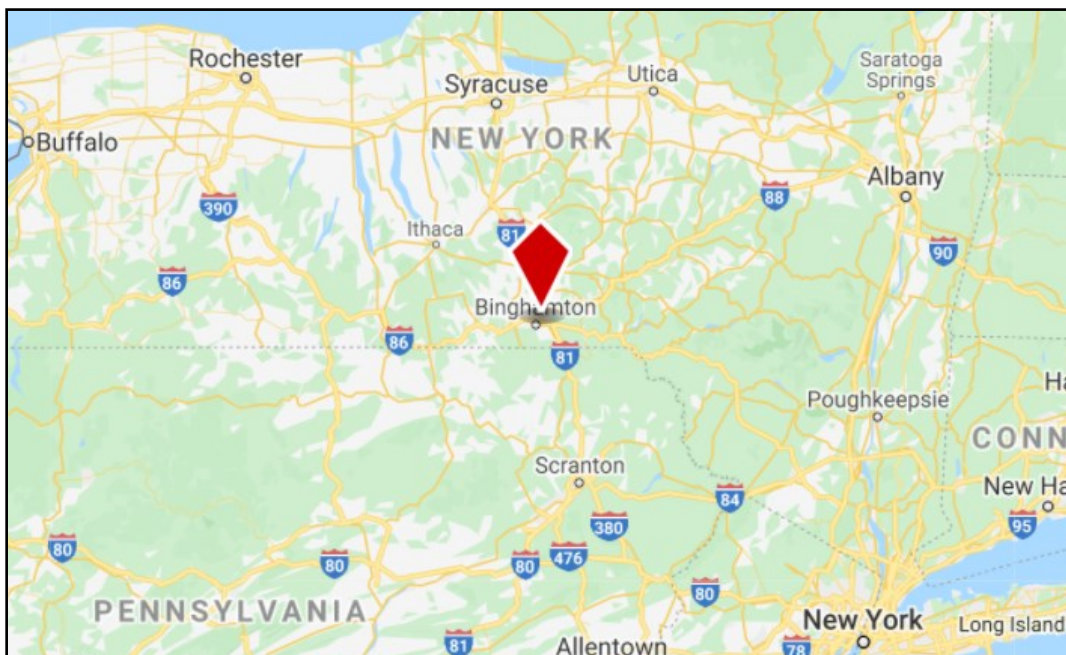
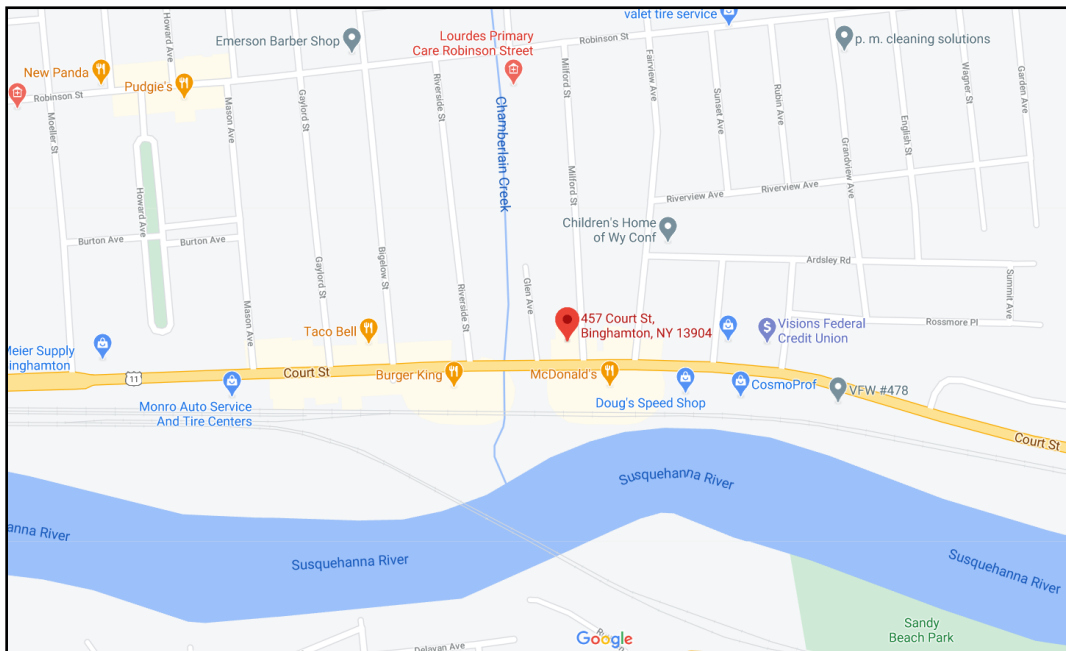
The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
Readers are advised to investigate and verify same prior to entering into a transaction.

FOR  
SALE

# 457 COURT STREET

BINGHAMTON, NY

## LOCATION



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.

**FOR  
SALE**

# 457 COURT STREET

BINGHAMTON, NY

## PARCEL MAP



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2020 TOTAL POPULATION</b>	9,300	44,720	88,890
<b>AVERAGE AGE</b>	40	40	39
<b>2020 TOTAL HOUSEHOLDS</b>	3,832	19,588	36,295
<b>MEDIAN HOUSEHOLD INCOME</b>	\$38,170	\$32,579	\$42,321
<b>AVERAGE HOUSEHOLD SIZE</b>	2.30	2.20	2.20
<b>2020 AVERAGE HOUSEHOLD VEHICLES</b>	1.00	1.00	1.00
<b>MEDIAN HOME VALUE</b>	\$74,999	\$91,470	\$110,021
<b>MEDIAN YEAR BUILT</b>	1948	1947	1948

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



*Adding Value Through Professional Real Estate Services*

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
Readers are advised to investigate and verify same prior to entering into a transaction.



**FOR  
SALE**

# 457 COURT STREET

BINGHAMTON, NY

SATELLITE  
VIEW



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.