

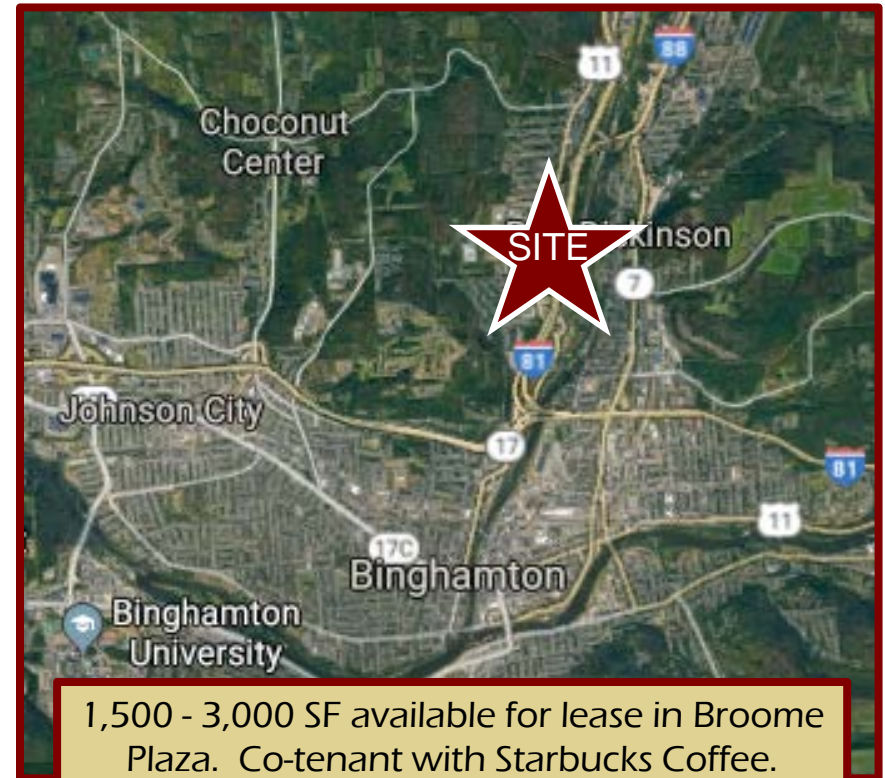


# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

## For Lease - Broome Plaza

904 Upper Front Street  
Binghamton, NY 13905



1,500 - 3,000 SF available for lease in Broome Plaza. Co-tenant with Starbucks Coffee. Excellent location at the entrance to SUNY Broome College

## Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

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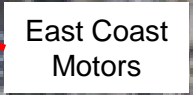
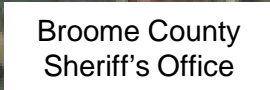
## Karina Draghi

Licensed Real Estate Broker

Licensed in  
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607-838-3463 – karina@greatdaneproperties.com

2014 Demographics		
904 Front Street, Binghamton NY 13905		
	3 Mile Radius	5 Mile Radius
Population	48,916	97,350
Households	14,915	26,625
Median HH Income	\$49,173	\$59,576



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# Broome Plaza

- 1,500 – 3,000 SF Available
- Co-Tenant with Starbucks – 1,650SF
- 100' Pylon Sign
- Located at the entrance to SUNY Broome Community College (8,800 Students & Faculty)
- Adjacent to Regal Cinemas, Fairfield Inn by Marriott, Cracker Barrel & Applebee's
- Broome County Sheriff's Office and Greater Binghamton Chamber of Commerce in the immediate area
- Located in a prime retail corridor
- Signalized Intersection
- High Traffic Counts



**Great Dane Properties, LLC**

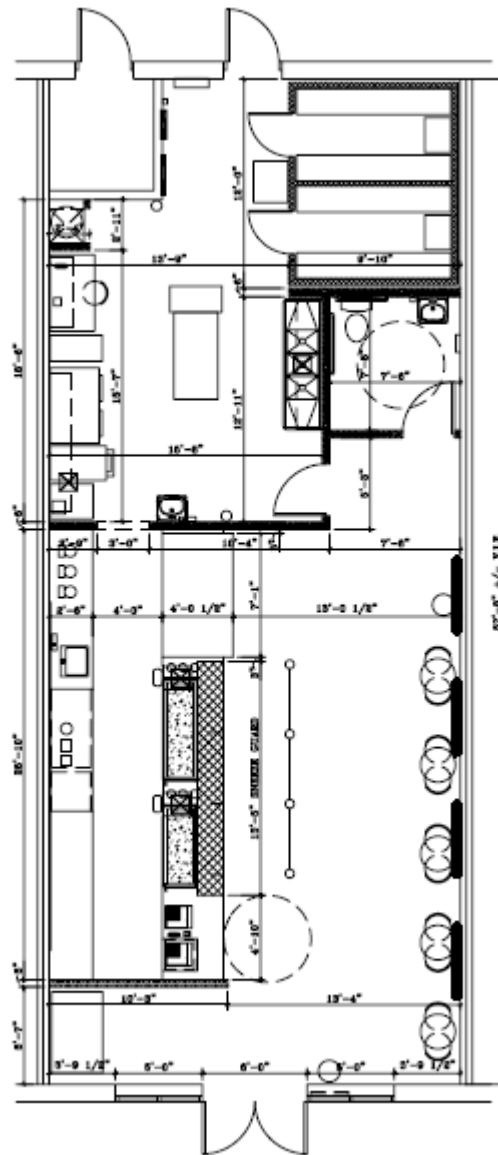
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## Space 2

- 1,500 SF Available
- Former Cold Stone Creamery
- Freezer Space
- Kitchen Facilities
- High, Drop Ceiling
- Air Conditioning



**Great Dane Properties, LLC**

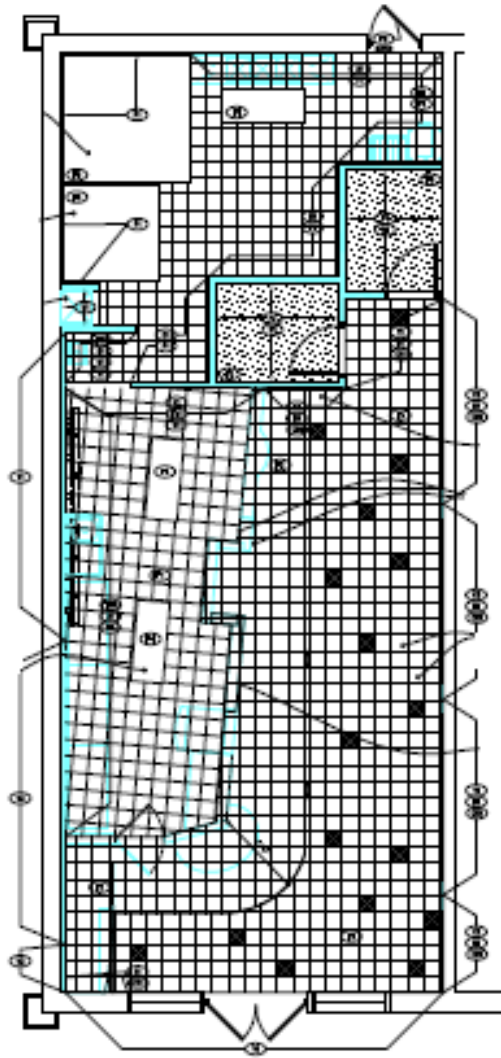
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## Space 3

- 1,500 SF Available
- Former Quiznos
- Freezer Space
- Kitchen Facilities
- High, Drop Ceiling
- Air Conditioning



The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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