



CHARLESBANK REALTY GROUP
INVESTMENT, DEVELOPMENT & PROPERTY MANAGEMENT

Grand Ave Johnson City –Retail / Warehousing



Located At: 128 Grand Avenue, Johnson City, NY 13790 Contact:

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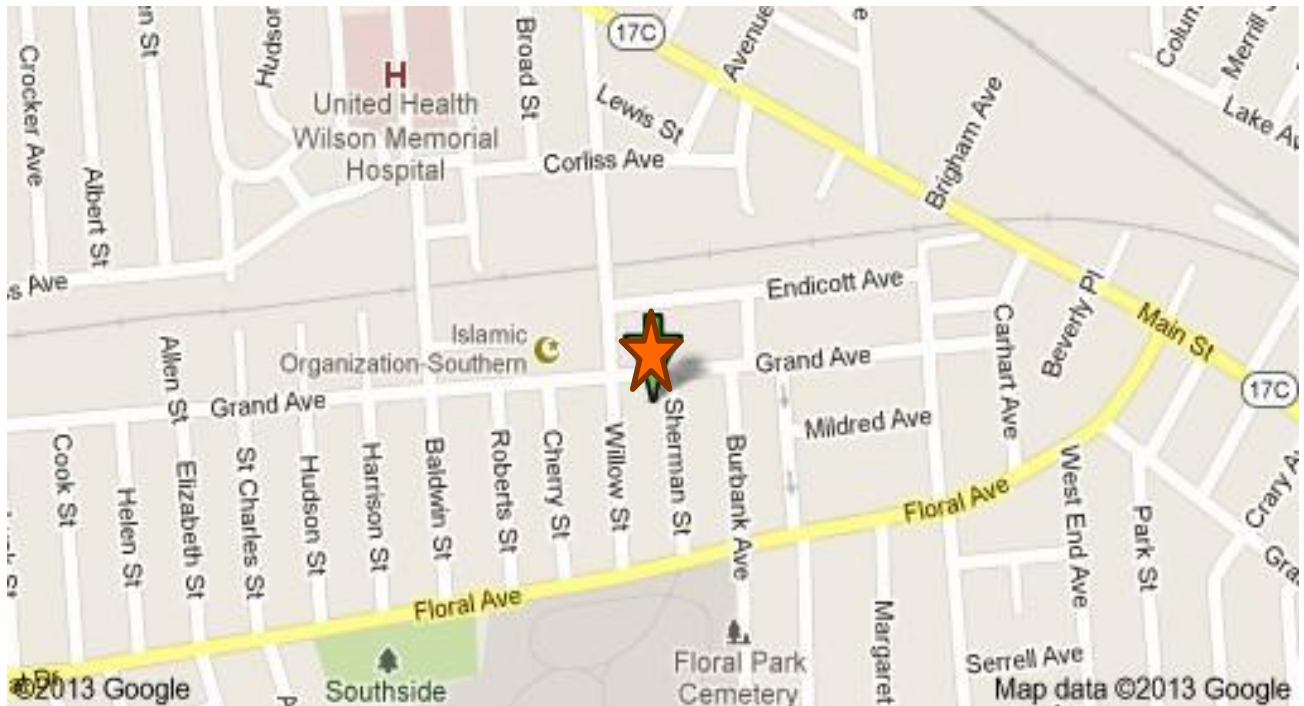
617-939-6609 (Cell)

www.charlesbankrealtygroup.com

Location & Description – (DRY - during 2006 & 2011 Floods.)

PERFECT FOR DISCOUNT RETAIL or LOGISTICAL SPACE. This freestanding location is strategically situated as a neighborhood retail location with great parking and layout. Structure, roof and lot are in good repair. The site stayed completely dry through the 2011 flood. Demographics and size make it a match for nationals. Includes large back room and loading dock. Property will be delivered in vanilla shell form.

The building is located in Johnson City NY on Grand Avenue. Thickly surrounded by residential and pedestrian foot traffic.



128 Grand Avenue, Johnson City, NY 13790

Space Available

Available: 13,010 SF

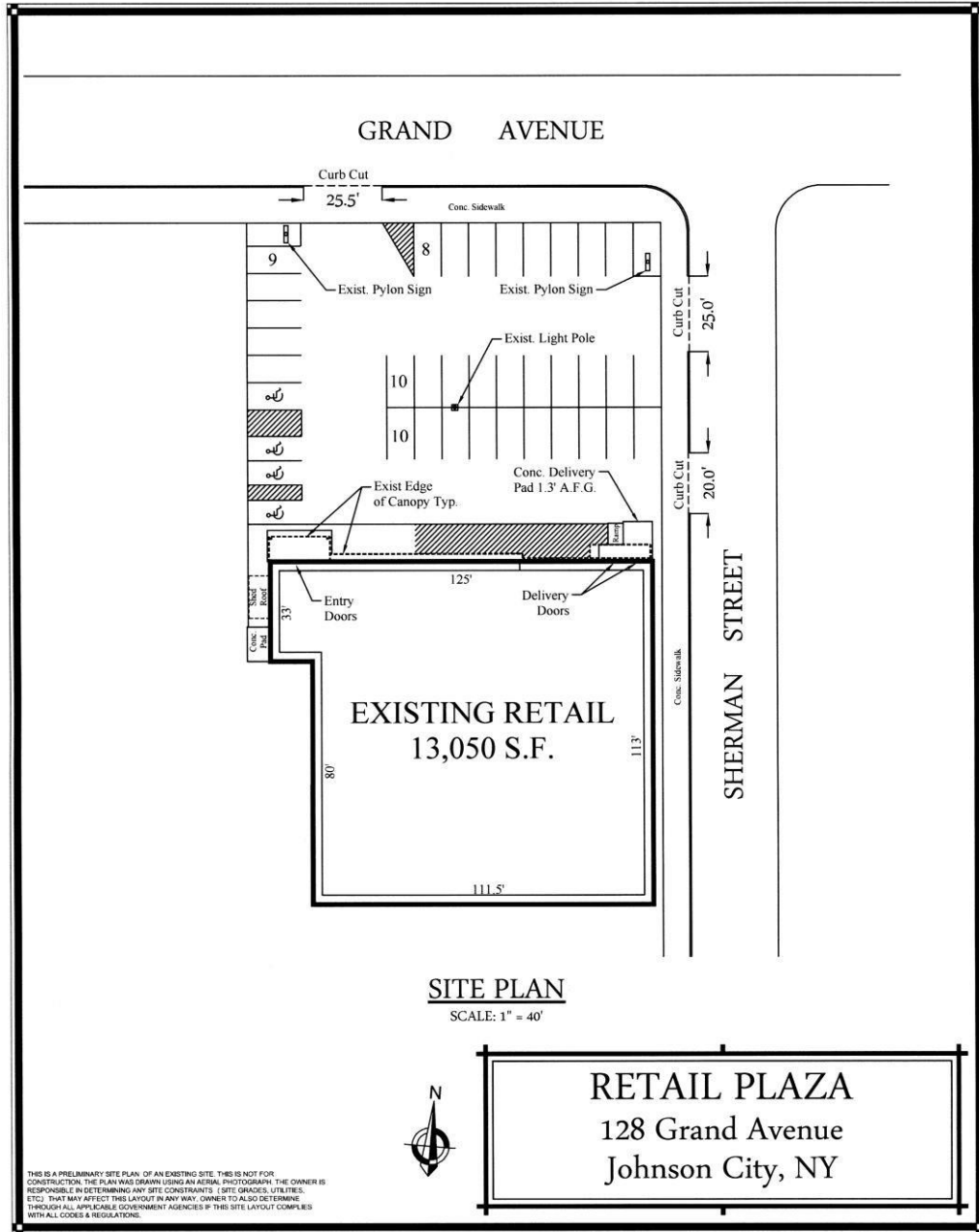
Rental Rate: \$4.60/SF/YR

Space Type: Flex Space/ Retail/ warehousing

Space will be delivered Vanilla Shell w/ new HVAC

Lease Type: NNN (+/- \$1.75 / Sq Ft)

Site Plan



Aerial View



Demographic Summary

Households

Average Household Size	2.22	2.20	2.25	Total Households	7,918	28,130	48,246
Total Population	17,970	69,643	117,118	Total Female	51.9%	50.8%	51.2%
Total Male	48.0%	49.1%	48.7%				
Total Household Population					17,422	60,977	107,430

Population by Race

Population of one race		17,214	67,075	113,350
% American Indian and Alaska Native Alone	0.2%	0.2%	0.2%	
% Asian Alone	6.2%	7.6%	5.5%	
% Black or African American alone	8.3%	8.8%	7.4%	
% Native Hawaiian and Other Pacific Islander Alone	0.0%	0.0%	0.0%	
% Some Other Race Alone	1.6%	1.7%	1.4%	
% White Alone	83.4%	81.4%	85.2%	
Two or More Races		756	2,568	3,768