

AVAILABLE COMMERCIAL SUITE

345 Harry L. Drive, Johnson City, NY 13790

(Located 0.5 miles from NYS Route 17 at Exit 70)

Salient Features:

Asking \$1,350/month plus utilities, and pro-rata share of water/sewer and refuse

- Approximately 1,200 square feet available for lease;
- First floor suite with two entrances, an open layout and two functioning restrooms;
- Parking directly in front of suite;
- Building mounted box sign available;
- Located in a high-visibility, high-traffic area;
- Prime location for any scale appropriate retail, office, or service use;
- Easy access to NYS Route 17;
- Located next to The Small Mall and across the road from Christmas Tree Shops and North Side Park, and ½ mile east of NYS Route 201 and the Oakdale Mall; and
- Traffic counts of 10,363 cars daily on Harry L. Drive.

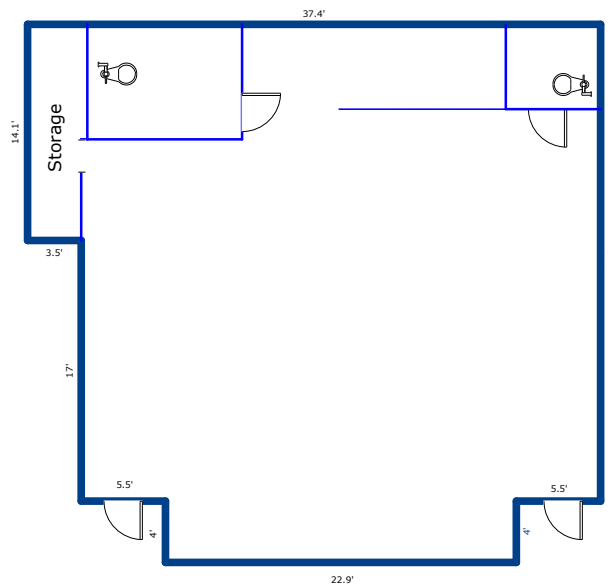


Figure 1 – Layout of the premises



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Figure 2 – Aerial photograph (property outlined in red)



Figure 3 – Aerial photograph showing the surrounding buildings and tenancy



Figure 4 – Southern (front) and eastern elevations of the building (location of premises marked with arrow)



Figure 5 – View of the entrances



Figure 6 – Views of the interior



Figure 7 – Restrooms



Figure 8 – View from interior front windows