

AVAILABLE COMMERCIAL SUITE

721 Upper Court Street, Town of Kirkwood, NY

(Located approximately 1 mile off Interstate 81S at Exit 3)

Salient Features:

Asking \$875.00 plus utilities and a pro-rata share of water/sewer

- Approximately 775 square feet available for lease;
- Best suited for retail, service or office use;
- Building and pylon signage available;
- Ample parking;
- Located just outside the City of Binghamton, and in close proximity to the Interstate 81 interchange; and
- Traffic counts of 15,237 cars daily on Upper Court Street and 2,842 on Barlow Road

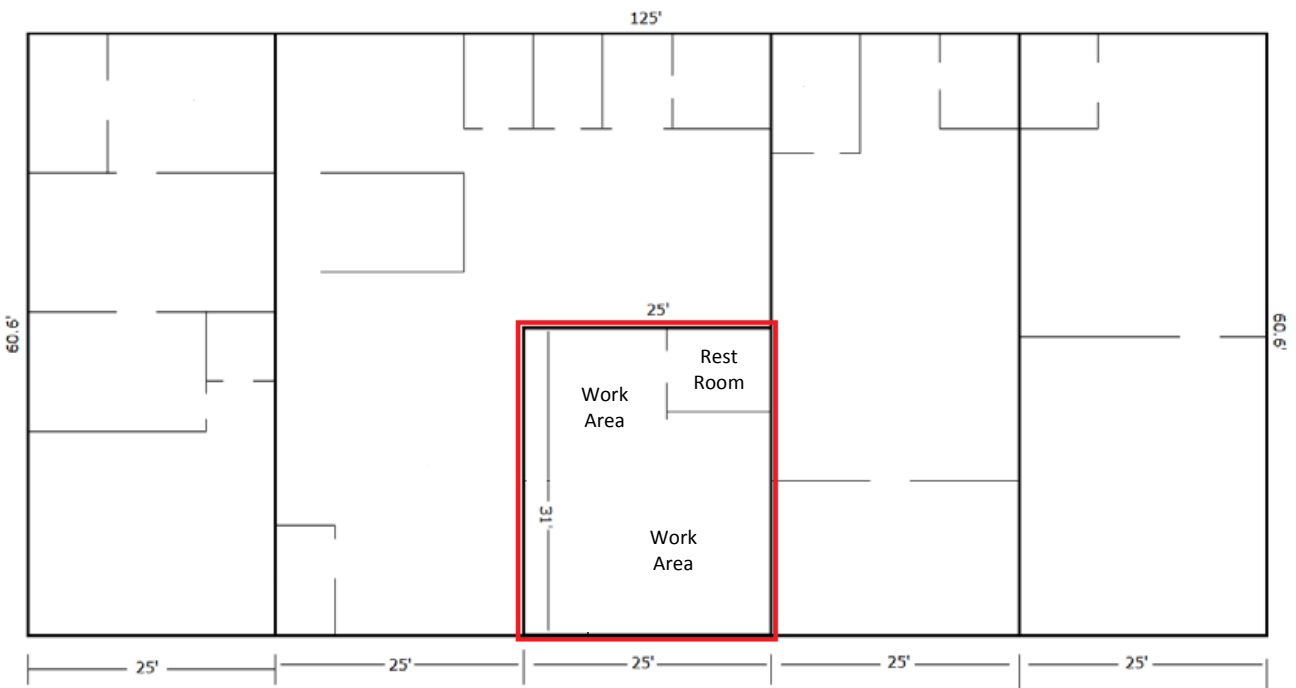


Figure 1 – Layout of the premises (outlined in red)



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Figure 2 – Aerial photograph of the immediate neighborhood



Figure 3 – Aerial photograph of the site (outlined in red)



Figure 4 – Northern (side) and eastern (front) elevation of the building (from Barlow Road)



Figure 5 – Southern (side) and eastern (front) elevations of the building (from Upper Court Street)



Figure 6 – Front of the available space

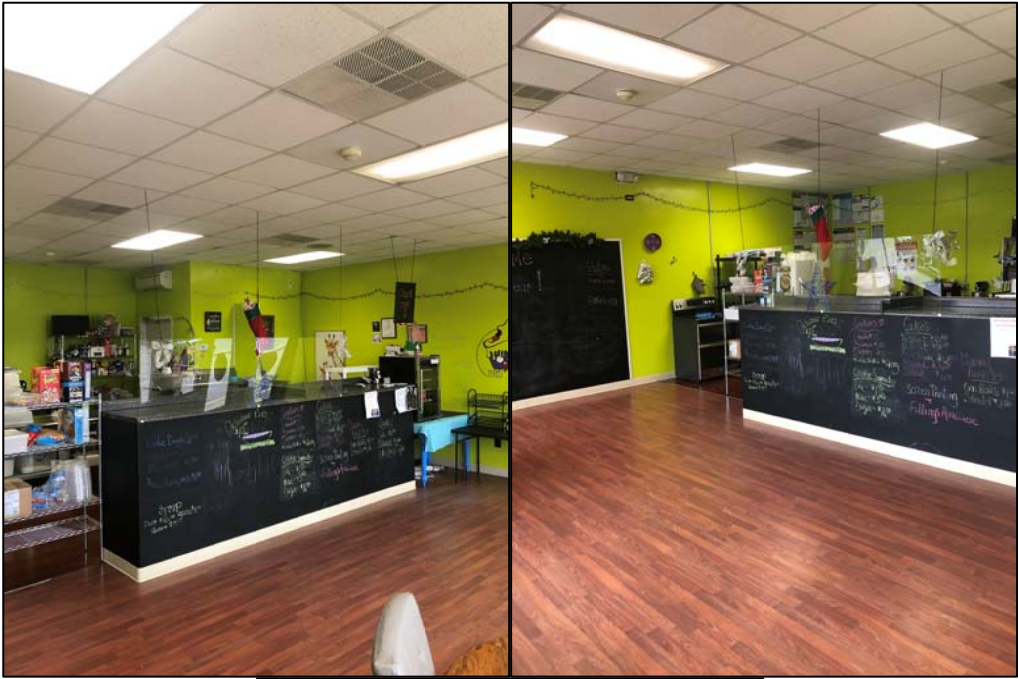


Figure 7 – Open work area