

# River Plaza

798 MAIN STREET | JOHNSON CITY, NY 13790

**LEVIN**  
MANAGEMENT



## Available Space

6,507 SF  
2 Proposed Pad Sites

## Property Highlights

- 47,177-square-foot regional shopping center anchored by Ollie's Bargain Outlet and Home Depot (shadow anchor)
- Meldrim's Paint Center, century-old regional retailer now open at the center.
- Prime location on Main Street with easy access and high visibility from Southern Tier Expressway (Route 17)
- Convenient signalized intersection on Main Street, ensuring steady traffic flow
- Surrounding area boasts prominent traffic generators such as Wegmans and Oakdale Mall
- Strategic positioning just 2.5 miles away from Binghamton University, home to 17,000 students
- Proximate to UHS Medical Center, a leading healthcare facility in the region

## Nearby Retailers

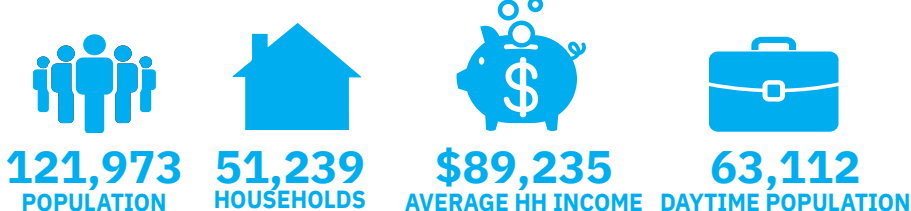


## Average Daily Traffic

9,856 Main Street  
27,810 Southern Tier Expressway (Route 17)- eastbound

## Demographics

5-mile radius

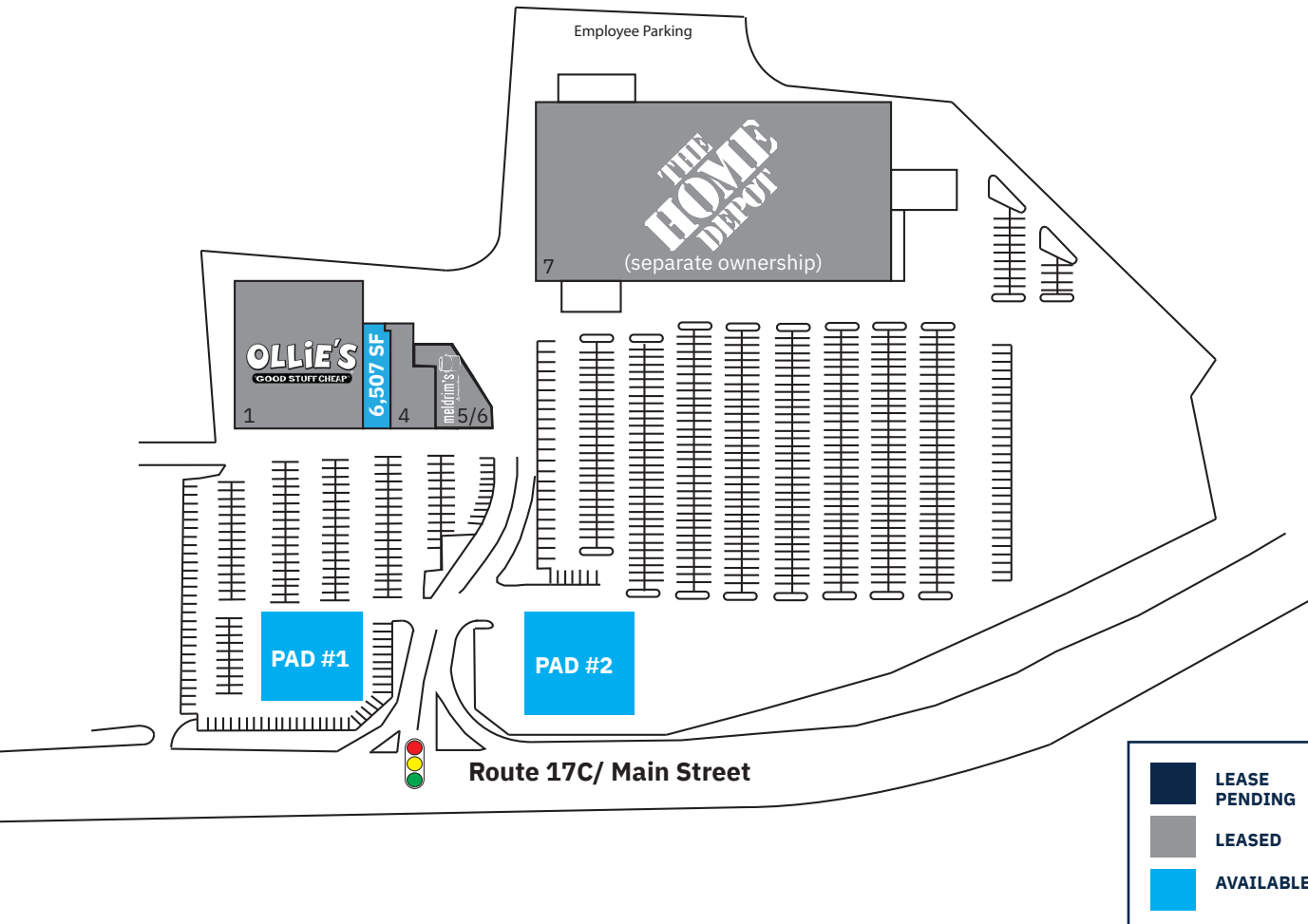


Source: sitesusa.com

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## SITE PLAN



## TENANT ROSTER

		SF
1	Ollie's Bargain Outlet	30,563
3	Available	6,507
4	A&A Beauty Supplies	4,078
5/6	Meldrim's Paint Center	6,029
7	The Home Depot (separate ownership)	132,003
	PAD #1	TBD
	PAD #2	TBD



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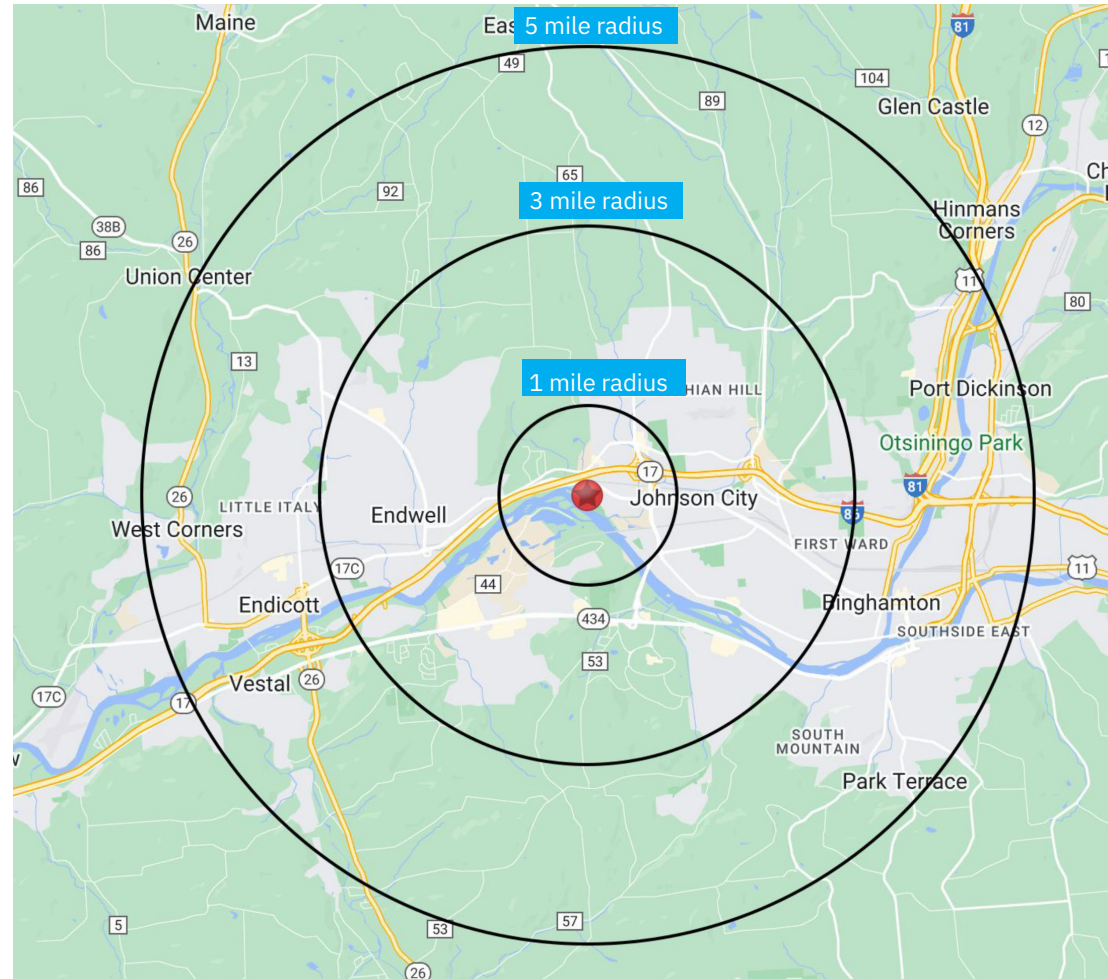
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## DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,425	59,783	121,973
Households	1,548	23,487	51,239
Average Household Income	\$82,036	\$94,297	\$89,235
Projected Average Household Income (2028)	\$94,402	\$109,951	\$104,357
Median Household Income	\$66,298	\$65,631	\$60,770
Total Businesses	213	1,657	3,788
Total Employees	3,923	25,703	56,466
Daytime Population	4,260	29,220	63,112
Total Annual Household Expenditure	\$93.86 M	\$1.58 B	\$3.29 B
HH Income \$200K or more	95	1,889	3,782
College Degree + (Bachelor Degree or Higher)	812	14,056	26,546

Source: sitesusa.com





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## MARKET AERIAL





## CONTACT OUTSIDE BROKER

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