

**1.3M**  
visits annually\*

**5.32**  
visit frequency\*

**26 min**  
avg. visit duration\*

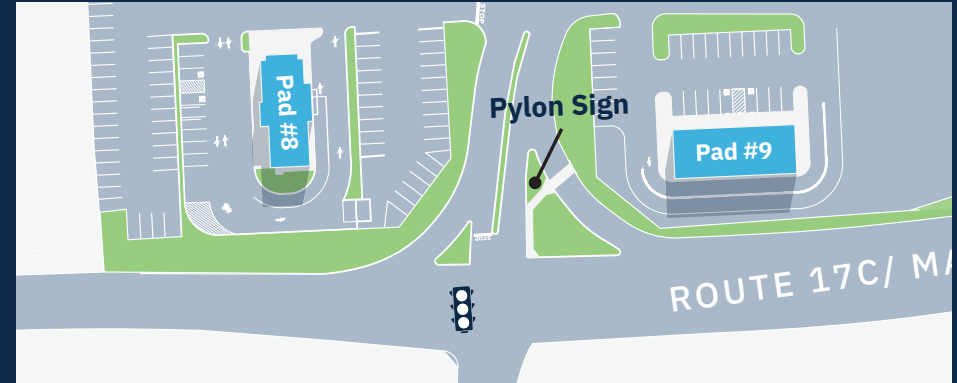
\*Source: Placer.ai (Foot Traffic / Location Analytics)

# River Plaza

798 MAIN STREET | JOHNSON CITY, NY 13790

## Available Spaces

6,507 SF existing space and two proposed pad sites of approximately 3,240 SF and 2,695 SF, both with drive-thru potential.



## Nearby Retailers



## 5-Mile Demographics

**124,452**  
POPULATION

**50,621**  
HOUSEHOLDS

**\$87,548**  
AVERAGE HH INCOME

**107,856**  
DAYTIME POPULATION

## Property Highlights

- 47,177 SF regional shopping center
- Anchored by Ollie's Bargain Outlet. Shadow-anchored by Home Depot.
- Recent leasing activity includes Meldrim's Paint Center
- Prime Main Street location
- Easy access. Strong visibility from Route 17.
- Signalized intersection. Provides convenient access and steady traffic flow.
- Near Wegmans and Oakdale Mall.
- Just 2.5 miles from Binghamton University and near UHS Medical Center.

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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
8	Proposed Pad Site with drive-thru	±3,240
9	Proposed Pad Site with drive-thru	±2,695

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## DEMOGRAPHICS

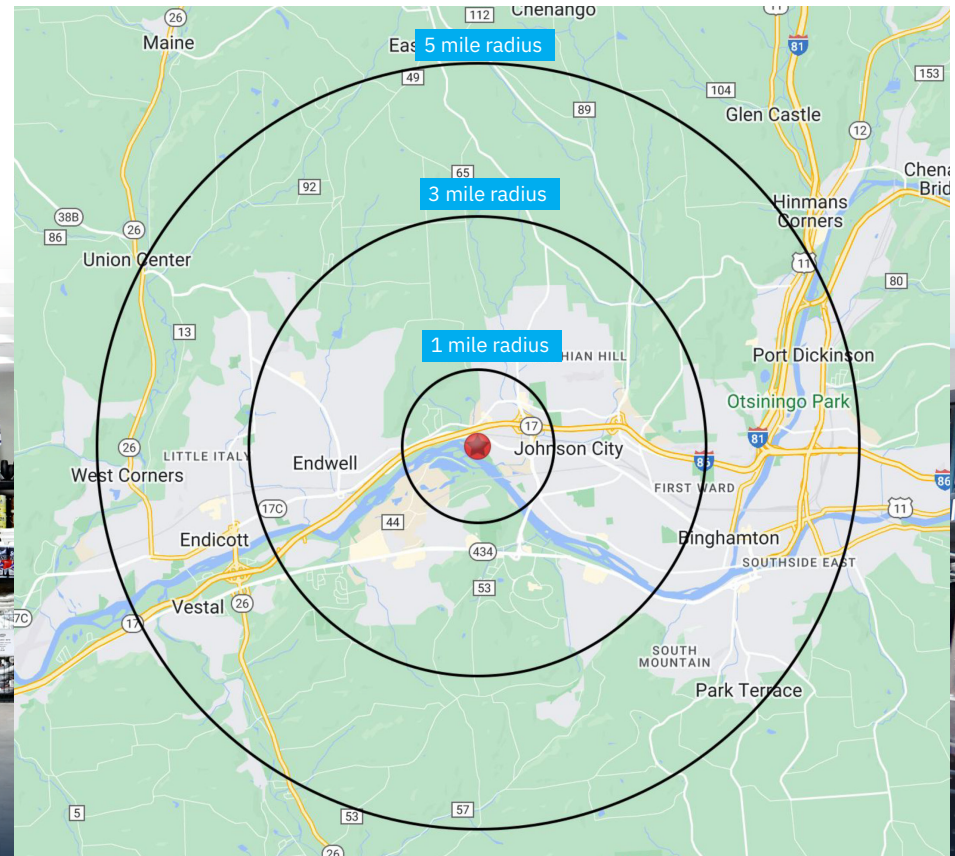
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,317	60,691	124,452
Households	1,484	22,904	50,621
Average Household Income	\$82,310	\$94,423	\$87,548
Projected Average Household Income (2028)	\$82,209	\$94,394	\$87,407
Median Household Income	\$57,737	\$68,965	\$62,980
Total Businesses	250	1,763	3,982
Total Employees	4,355	25,043	56,279
Daytime Population	5,689	50,460	107,856
Total Annual Household Expenditure	\$126.34 M	\$2.04 B	\$4.3 B
HH Income \$200K or more	90	1,744	3,438
College Degree + (Bachelor Degree or Higher)	772	14,139	27,285

Source: sitesusa.com

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## MARKET AERIAL





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**Our Vision, *Stronger.***

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