

INVESTMENT OPPORTUNITY – OFFERS INVITED

KMART INVESTMENT PROPERTY FOR SALE

FEATURES

- 94,428 SF building on 18.88 acres.
- Top performing store on long term NNN lease
- Base term to 7/31/2025 with four renewal options to 2044.
- 2% annual increases in rent
- Current base rent \$468,474
- No competing department store in a 20 mile driving range
- Grocery anchored shopping center
- Value add opportunity to recapture and re-lease 50% of SF from Kmart



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Demographics	5 Mile	10 Miles	20 Miles
Population	9,673	20,335	76,245
Households	4,180	8,580	31,532
Median HHI Income	\$46,143	\$49,485	\$50,769
Source: ESRI Business Analyst 2017			

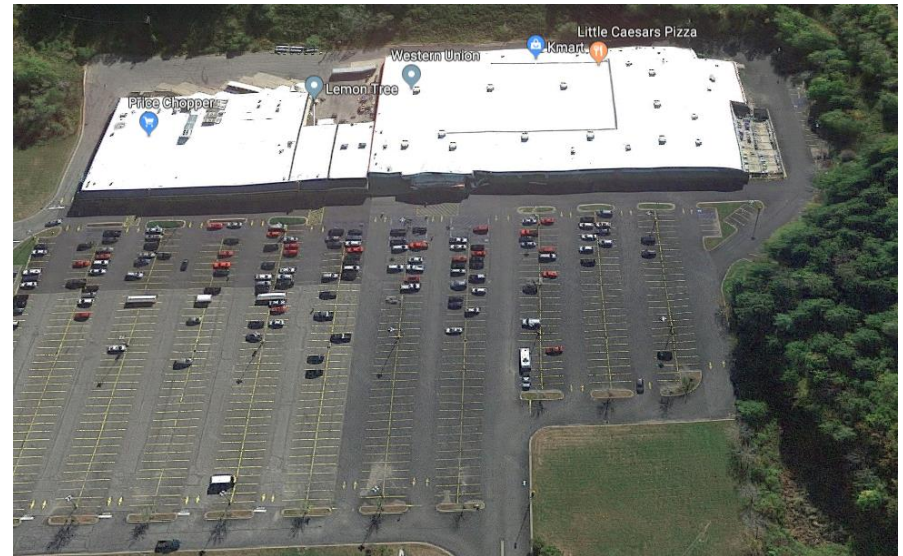
FOR SALE
171 Delaware Ave
Sidney, NY



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MARKET OVERVIEW

The Village of Sidney has a population of less than 4,000, but it is the home of major employers in Delaware County and serves as the retail hub for rural villages and towns in the surrounding counties within the a 20 mile radius. Acco Brands, the successor to Keith Clark and Mead Westvaco, employs over 700 in the production of calendars and related consumer products. Amphenol Aerospace, the largest local employer, has relocated to a state of the art plant immediately adjacent to the Kmart site.

The success of the Kmart anchored center has given rise to new retail development on neighboring sites, including Advance Auto and Tractor Supply. The Sidney Kmart ranks among the top ten Kmart's nationwide. There is no competition for this store in more than a twenty mile radius, with competing discount department stores located in the larger cities of Binghamton, Oneonta, and Norwich.

TRAFFIC COUNTS



AREA MAP

