

# FOR SALE

## ADVANCE AUTO PARTS



S.L. NUSBAUM  
REALTY CO.

- Recent Increase with 10 Years of Initial Term Left.
- New Roof in 2025.
- 10 minutes to Binghamton University.
- Located at Signalized Corner Leading to I-81/I-86.



ACTUAL LOCATION

### Doug Aronson

Senior Managing Director  
SLN Capital Markets  
757.282.6510 (Virginia)  
561.220.5750 (Florida)  
[daronson@slnusbaum.com](mailto:daronson@slnusbaum.com)

### Carter Wells

Senior Associate  
SLN Capital Markets  
804.944.9258 (office)  
305.775.2099 (Cell)  
[cwells@slnusbaum.com](mailto:cwells@slnusbaum.com)

### Neil Denenberg

New York Broker of Record  
Lic. # 36DE0910165  
617.720.5656 (office)  
617.688.6761 (cell)  
[Neil@DenenbergRealty.com](mailto:Neil@DenenbergRealty.com)

75 Robinson St  
Binghamton, NY 13901

# CONTACT US

## **S.L. NUSBAUM Realty Co.**

440 Monticello Avenue  
Suite 1700  
Norfolk, VA 23510  
757.627.8611

**[slnusbaum.com](http://slnusbaum.com)**

## OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L Nusbaum Realty Co.



# TABLE OF CONTENTS

ABOUT THE ASSET	FINANCIAL SUMMARY	RENT SCHEDULE	SURROUNDING AREA RETAIL
PAGE	PAGE	PAGE	PAGE
4	5	6	7
MARKET OVERVIEW		TENANT OVERVIEW	
PAGE	PAGE	PAGE	PAGE
8	9	10	11
SLN CAPITAL MARKETS		THE TEAM	
PAGE	PAGE		
12	13		



# ABOUT THE ASSET



**PRICE: \$1,355,000**  
**CAP RATE: 6.50%**

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale the Advance Auto Parts property located at 75 Robinson Street in Binghamton, NY.

The building, with a new roof in 2025, contains approximately 7,000 SF and sits at a signalized corner on approximately 0.76 AC. It has excellent visibility from the feeder road leading to Interstates 81 and 86 and is strategically located within a mile of many of the city's auto repair shops.

Advance has been operating in this same location for more than 25 years and recently committed to a lease extension through December 31, 2035 with two, 5-year options remaining.



# FINANCIAL SUMMARY

**PRICE: \$1,355,000**  
**CAP RATE: 6.50%**

Net Operating Income (NOI)	\$88,056
Rent/Month	\$7,338.00
Rentable SF	7,000 SF
Land Area	.758 AC
Tenant Name	Advance Auto Parts
Website	<a href="http://www.AdvanceAutoParts.com">www.AdvanceAutoParts.com</a>
Guarantor	Corporate
Lease Type	NN
Landlord Responsibilities	Structure, parking lot & portion of HVAC (major repairs only)
Rent Commencement	September 7, 2000
Lease Expiration	December 31, 2035
Increases	8% every 5 years
Options	Two, 5-year

## INVESTMENT HIGHLIGHTS

- New roof in 2025 (now Tenant responsibility)
- 10 minutes to Binghamton University
- Within a mile of several auto repair shops
- Located at signalized intersection
- Strong store sales

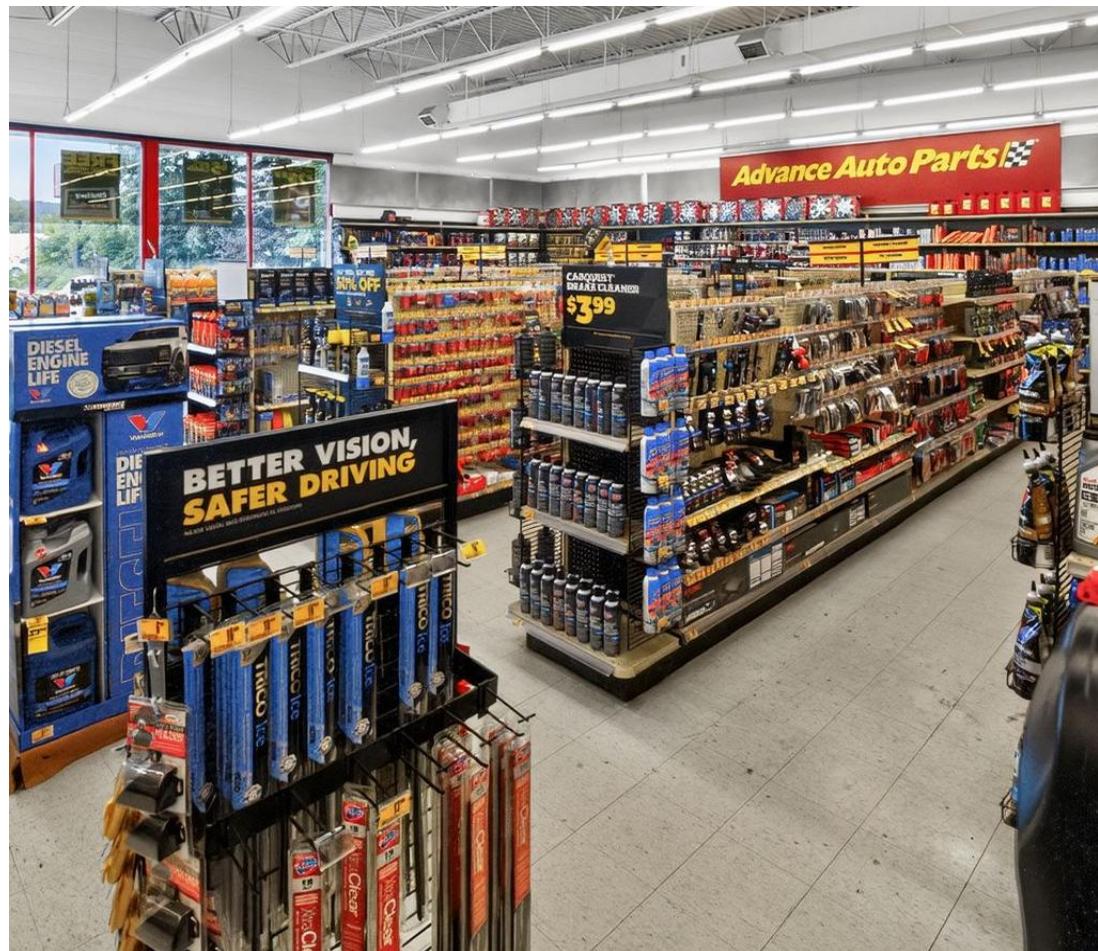


# RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
Jan 1, 2026- Dec 31, 2030	\$88,056.00	\$7,338.00
Jan 1, 2031- Dec 31, 2035	\$95,064.00	\$7,922.00

## Option Periods

Jan 1, 2036- Dec 31, 2040	\$102,672.00	\$8,556.00
Jan 1, 2041- Dec 31, 2045	\$110,880.00	\$9,240.00



# SURROUNDING AREA RETAIL



# MARKET OVERVIEW

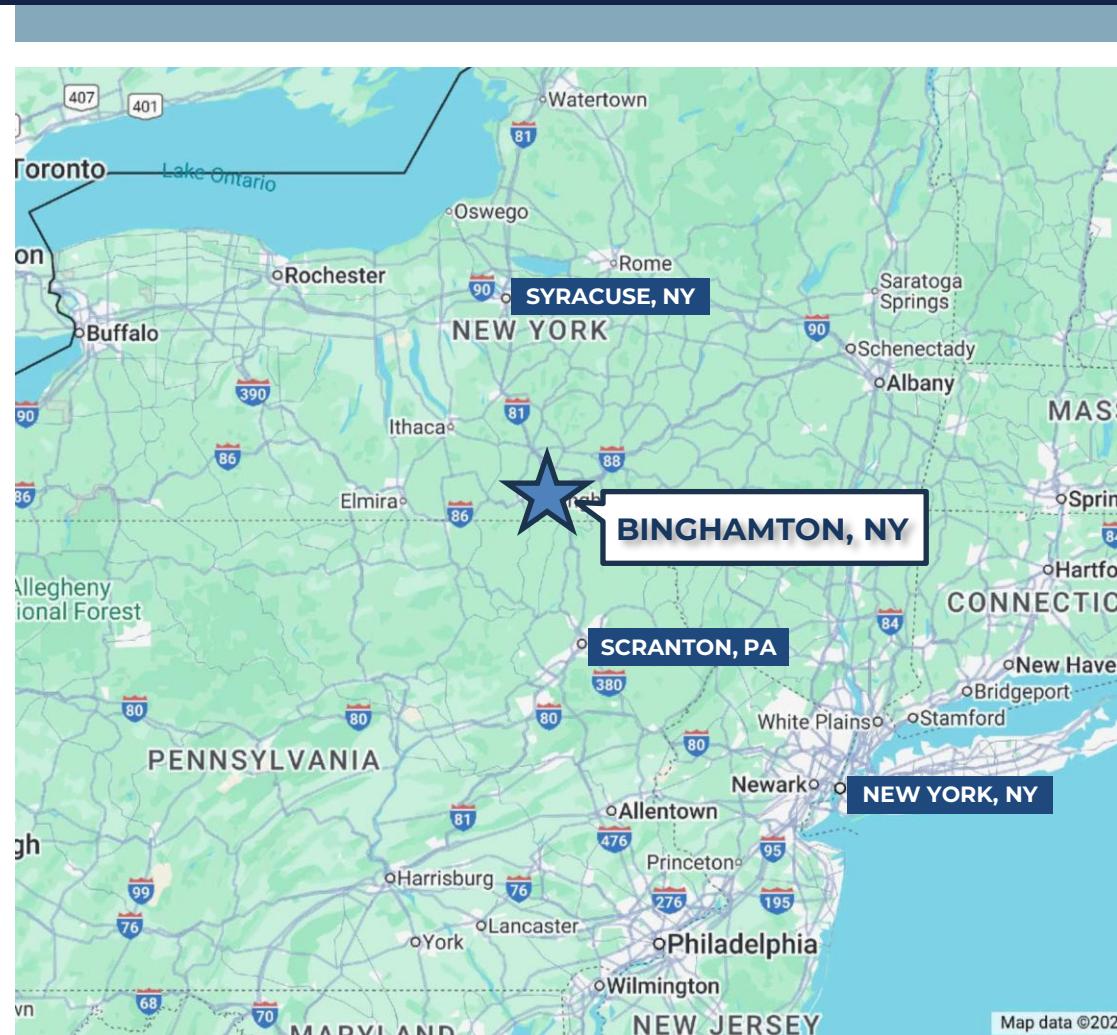
## BINGHAMTON, NY

Binghamton serves as the principal city of a metropolitan area of roughly 250,000 residents, offering a mix of cultural amenities and natural beauty.

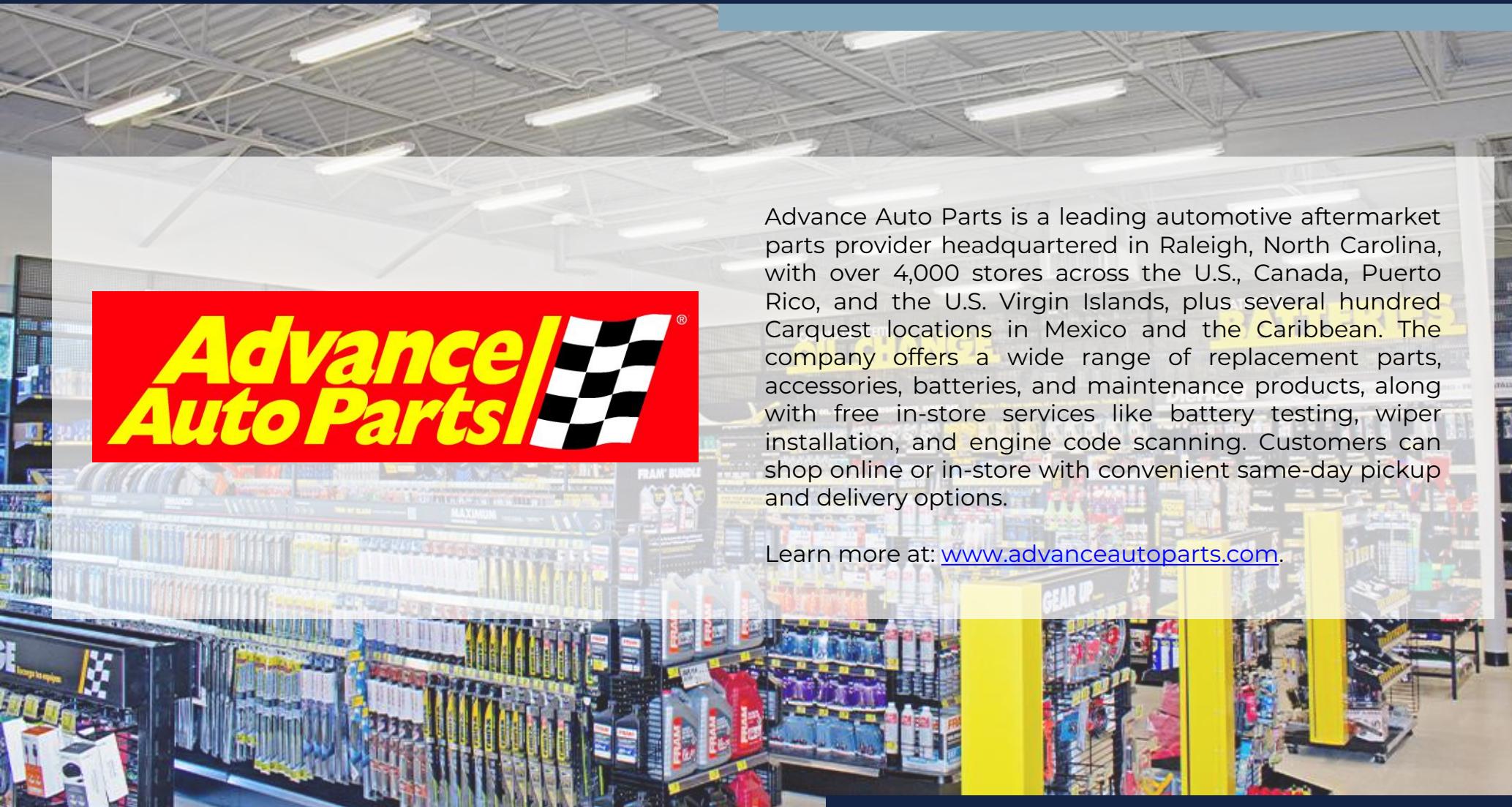
Binghamton University is the area's largest employer. This top-ranked public research institution enrolls over 18,000 students and generates an estimated \$1.49 billion annual economic impact.

In addition, two large healthcare systems employ thousands and advanced manufacturing and defense firms like Lockheed Martin and BAE systems continue the region's legacy in high-tech production which originated with IBM.

LOCATION	DISTANCE	DRIVING TIME
Scranton, PA	57 Miles	58 Minutes
Syracuse, NY	73 Miles	1 Hour 11 Minutes
New York City	175 Miles	3 Hours 11 Minutes



# TENANT OVERVIEW

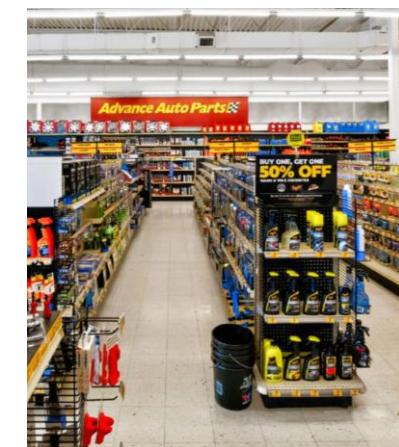


Advance Auto Parts is a leading automotive aftermarket parts provider headquartered in Raleigh, North Carolina, with over 4,000 stores across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands, plus several hundred Carquest locations in Mexico and the Caribbean. The company offers a wide range of replacement parts, accessories, batteries, and maintenance products, along with free in-store services like battery testing, wiper installation, and engine code scanning. Customers can shop online or in-store with convenient same-day pickup and delivery options.

Learn more at: [www.advanceautoparts.com](http://www.advanceautoparts.com).



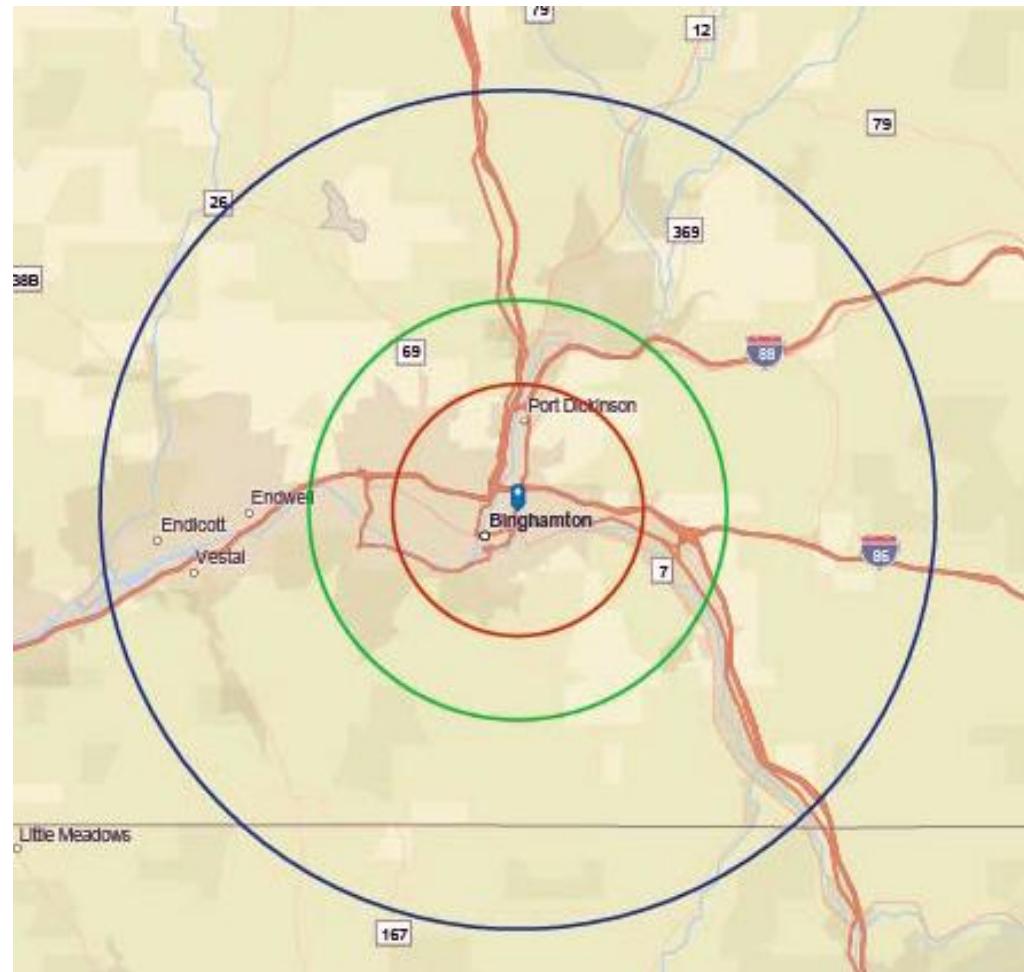
# ADDITIONAL PHOTOS



# DEMOGRAPHICS

## 3, 5, 10 MILES

POPULATION	3 MILE	5 MILES	10 MILES
2025 Population	61,607	99,768	173,998
2030 Population	60,640	98,412	171,389
2025 Median Age	38.5	36.5	40.1
2030 Median Age	40.0	37.9	41.3
HOUSEHOLDS			
2025 Total Households	27,816	40,598	73,092
2030 Total Households	27,706	40,467	72,903
2025 Average Household Size	2.11	2.16	2.20
2030 Average Household Size	2.09	2.13	2.17
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$51,222	\$56,568	\$64,734
2030 Median Household Income	\$55,500	\$61,234	\$69,591
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$73,640	\$78,689	\$87,614
2030 Average Household Income	\$78,572	\$35,066	\$95,047
OWNER OCCUPIED HOUSING UNITS			
2025 Owner Occupied Housing Units	12,333	20,470	43,555
2030 Owner Occupied Housing Units	12,591	20,800	43,940
RENTER OCCUPIED HOUSING UNITS			
2025 Renter Occupied Housing Units	15,483	20,128	29,537
2030 Renter Occupied Housing Units	15,116	19,667	28,963
FAMILIES			
2025 Families	12,470	19,513	38,830
2030 Families	12,300	19,289	38,423



# SLN CAPITAL MARKETS

## ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

## ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

### S.L. NUSBAUM REALTY CO. SERVICE LINES

#### REAL ESTATE DEVELOPMENT

Mixed-Use Development

Commercial Development

Multifamily Development

#### PROPERTY MANAGEMENT

Retail

Office/Industrial

Multifamily

#### SALES

Capital Markets/Investment

Retail

Office/Industrial

Multifamily

Land

### OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



S.L. NUSBAUM  
REALTY CO.

# THE TEAM



## **Doug Aronson**

Senior Managing Director  
SLN Capital Markets

757.282.6510 (Virginia) | 561.220.5750 (Florida)  
[daronson@slnusbaum.com](mailto:daronson@slnusbaum.com)



## **Carter Wells**

Senior Associate  
SLN Capital Markets

804.944.9258 (direct) | 305.775.2099 (cell)  
[cwells@slnusbaum.com](mailto:cwells@slnusbaum.com)



## **Adrianna Stinnette**

Marketing Coordinator  
Corporate Marketing

757.452.6144 (direct) | 757.627.8611 (main)  
[astinnette@slnusbaum.com](mailto:astinnette@slnusbaum.com)



## **Danielle Halsey**

Administrative Assistant  
SLN Capital Markets

757.452.6138 (direct) | 757.627.8611 (main)  
[dhalsey@slnusbaum.com](mailto:dhalsey@slnusbaum.com)

