

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.



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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.



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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 | www.AdvanceAutoParts.com |
| 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

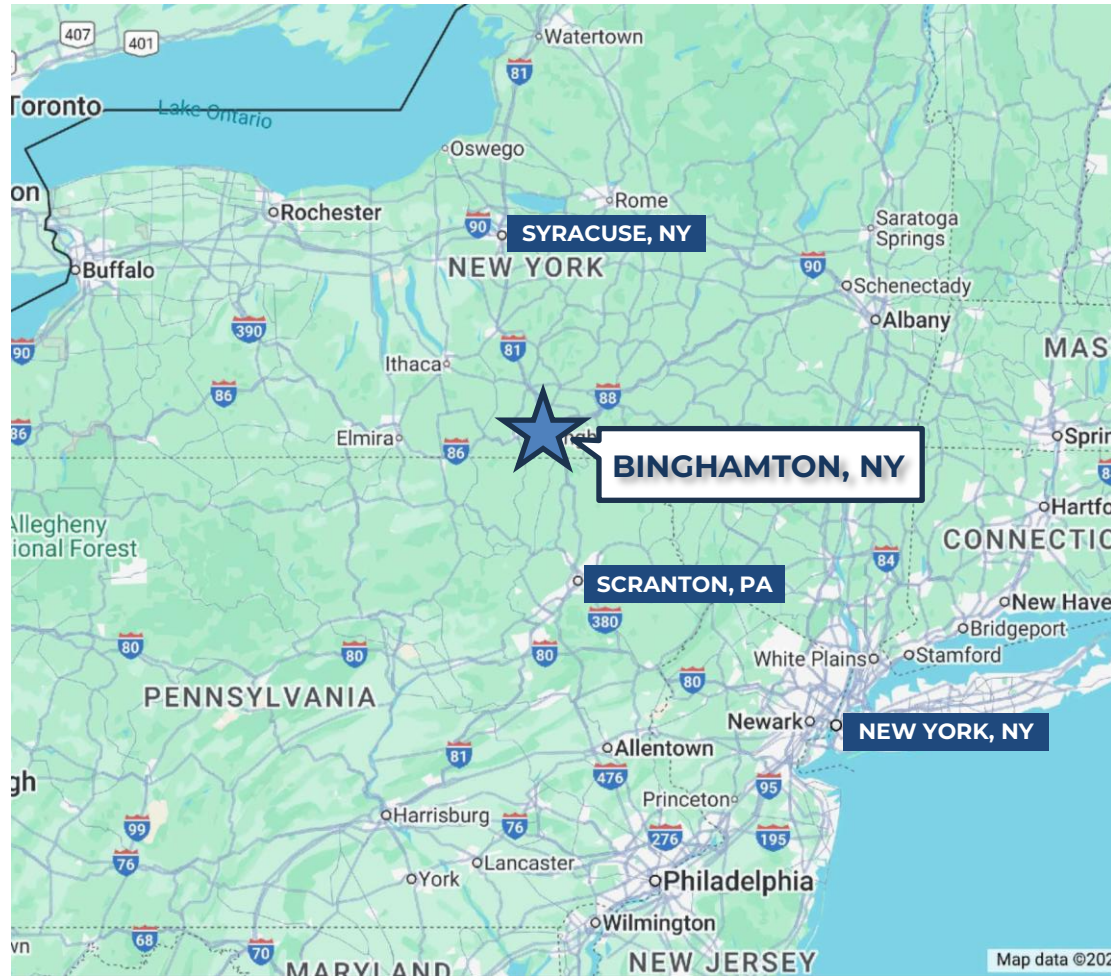
BINGHAMTON, NY

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

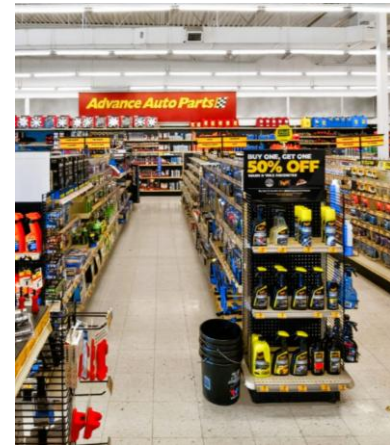


Advance Auto Parts is a leading automotive aftermarket parts provider headquartered in Raleigh, North Carolina, with over 4,000 stores across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands, plus several hundred Carquest locations in Mexico and the Caribbean. The company offers a wide range 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.



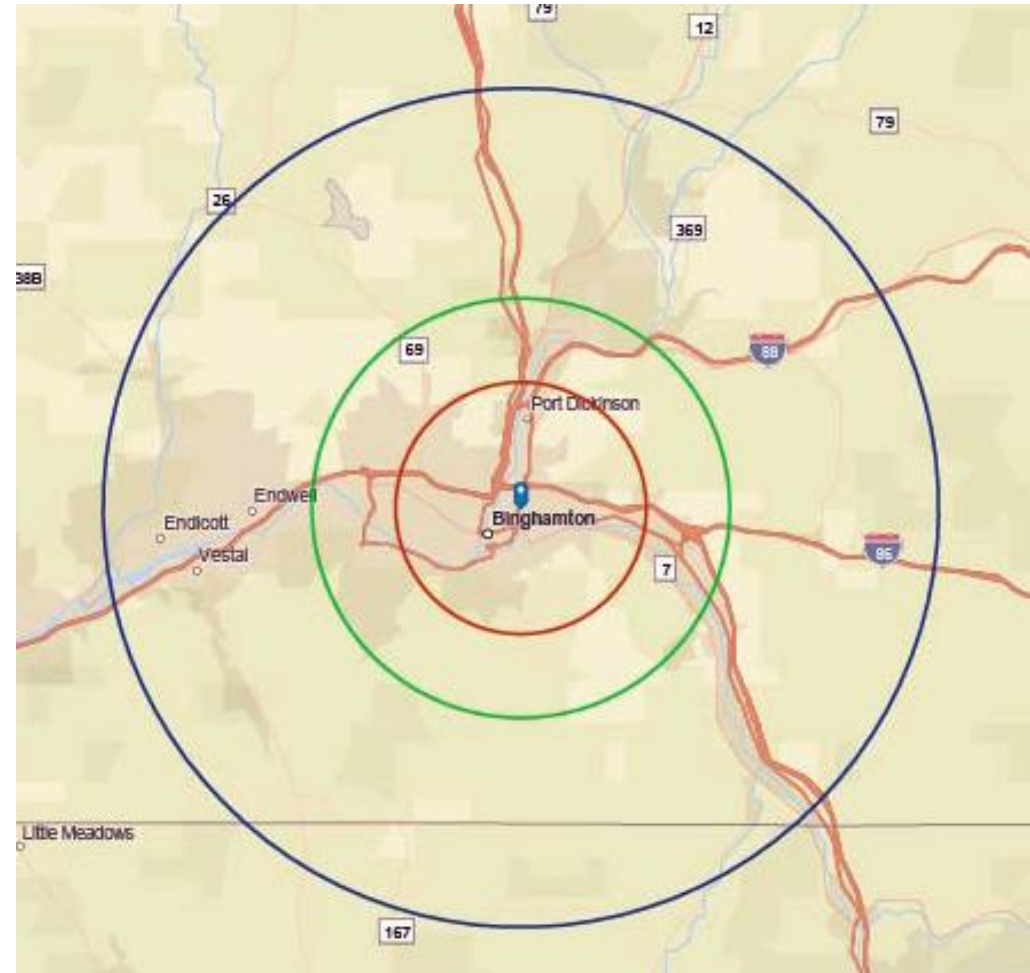
ADDITIONAL PHOTOS



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 | \$85,066 | \$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 | LEASING | ACCOUNTING |
|-------------------------|----------------------------|------------------------------------|
| Mixed-Use Development | Retail/Shopping Centers | Corporate Accounting and Payroll |
| Commercial Development | Office/Industrial | Third Party Management/Accounting |
| Multifamily Development | Multifamily | Third Party Accounting/Bookkeeping |
| PROPERTY MANAGEMENT | SALES | |
| Retail | Capital Markets/Investment | |
| Office/Industrial | Retail | |
| Multifamily | 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)



THE TEAM



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