



Advance Auto Parts #5658 | 75 Robinson St, Binghamton, NY 13901 | 10+ Year Term | 6.50% cap - \$1,355,000

Recent Lease Extension – Corporate Tenant – Brand New Roof

PRICING SUMMARY

List Price	\$1,355,000
Cap Rate	6.50%*
Annual Rent	\$88,056

*Seller to credit increased rent differential at closing.

LEASE SUMMARY

Tenant	Advance Stores Company, Inc.
Rent Commencement	September 7, 2000
Lease Expiration	December 31, 2035
Remaining Options	2 x 5-years
Rent Increases	Current: \$ 81,060 1/1/2026: \$ 88,056 (8.6%) 1/1/2031: \$ 95,064 (8%) With Option 5: 1/1/2036: \$102,672 (8%) With Option 6: 1/1/2041: \$110,880 (8%)



- 2025 roof replacement with warranty.
- Limited LL responsibilities – roof, structure & portion of HVAC replacement.
- Strong rent to store sales.
- Recent Lease extension shows Tenant commitment to the site.



PROPERTY DETAILS

Lot Size	± 0.76 acres
Building Size	± 7,050 SF
Construction	2000

Binghamton, NY is part of the Binghamton Metropolitan Statistical Area in southern Upstate New York, which encompasses Broome and Tioga counties. Estimated population as of 2023 was 244,000, with a median household income of approximately \$64,000 (www.censusreporter.org).

Neighboring properties include Walgreens Pharmacy and Green Magic, Joe's Garage, and is neighbored to the west by residential properties.

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers. As of April 19, 2025, Advance operated 4,285 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands (<https://ir.advanceautoparts.com/our-story>).



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