

INVESTMENT | FOR SALE



40 State Highway 310, Canton, NY 13617



CONTACT EXCLUSIVE AGENT:



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SUTTON REAL ESTATE COMPANY

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PROPERTY FEATURES

- Corporate Kinney Drugs Lease — Long-Established Regional Pharmacy Chain with Strong Brand Presence
- Proximity To Major Population & Employment Base — Minutes from St. Lawrence University, SUNY Canton
- Nobel Urgent Care, Retail Centers, and Residential Neighborhoods
- Established Operating History at This Location since 1993 with a Strong Customer Base.
- Excellent Access & Exposure and Strong Daily Traffic
- 5 Years remaining on current lease
- 4-5 Year Options to Renew
- Capitalization Rate 7.5% Absolute NNN Lease



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DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
POPULATION 2024	7,473	10,358	26,636
MEDIAN HOUSEHOLD INCOME	\$67,909	\$63,509	60,403
EMPLOYEES	7,745	8,280	14,902

TRAFFIC COUNTS

STREET NAME	COUNT
EAST MAIN STREET	13,799
STATE HIGHWAY 310	5,788
ROMODA DR W.	13,607

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FOR MORE
INFORMATION
PLEASE CONTACT



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