

**FOR SALE**

MULTI-TENANT RETAIL CENTER | CORNING, NY



RETAIL | 6,580 SF | 6.00% Cap Rate



STARBUCKS

Jersey Mike's Subs



CHIPOTLE



**STARBUCKS/JERSEY MIKES/CHIPOTLE**

372 PULTENEY ST, CORNING, NY 14830

ELMIRA-CORNING DMA



# PROPERTY HIGHLIGHTS

Starbucks/Jersey Mikes /Chipotle | 372 Pulteney St, Corning, NY 14830



## LISTING TYPE

Retail For Sale



## BUILDING SIZE

6,580SF

1.33 +/- Acres



## LOCATION

372 Pulteney St  
Corning, NY 14830



## TRAFFIC COUNTS

W Pulteney St: 7,390 VPD

S Buffalo St: 5,855 VPD



## PRICE

\$5,033,333 | 6.00% Cap Rate



## FINANCIAL SUMMARY

2026 NOI

\$302,000

OCCUPANCY

100% (Fully Leased)

## TENANTS



**STARBUCKS®**



**CHIPOTLE**

**Jersey Mike's SUBS**

# PROPERTY SUMMARY

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Caliber Commercial Brokerage presents this **fully leased 6,580 SF retail investment property** located at the intersection of **W Pulteney St (7,390 VPD)** and **S Buffalo St (5,855 VPD)**. With **close proximity to I-86**, the site offers strong visibility, easy access, and stable income from three **nationally recognized tenants**.

**Starbucks, Chipotle, and Jersey Mike's Subs** occupy the property under **NNN leases**, generating reliable cash flow with **minimal management required**. The site features ample **on-site parking** and is surrounded by **major regional draws** including Wegmans, Walmart, Walgreens, Wendy's, and the Corning Museum of Glass.

With over **40,000 residents** and **15,000 employees** within a 10-mile radius, this is a **turnkey opportunity** to acquire a well-positioned retail asset in a growing market with built-in consumer demand.

## INVESTMENT HIGHLIGHTS

- 100% leased to Starbucks, Chipotle, and Jersey Mike's
- High-traffic location near I-86
- Surrounded by major national retailers
- Strong demographics and income base
- NNN leases with stable income





# RENT ROLL

Starbucks/Jersey Mikes /Chipotle | 372 Pulteney St, Corning, NY 14830

| SUITE | TENANT       | SF    | PRICE/SF/YEAR | MONTHLY RENT | ANNUAL RENT  | LEASE END | OPTIONS     |
|-------|--------------|-------|---------------|--------------|--------------|-----------|-------------|
| 1     | Starbucks    | 2,355 | \$48.83       | \$9,583.33   | \$115,000.00 | 6/30/34   | 4 x 5 Years |
| 2     | Jersey Mikes | 1,300 | \$40.00       | \$4,333.33   | \$52,000.00  | 2035      | 3 x 5 Years |
| 3     | Chipotle     | 2,925 | \$46.15       | \$11,250.00  | \$135,000.00 | 12/31/40  | 4 x 5 Years |
| TOTAL |              | 6,580 |               | \$25,166.66  | \$302,000.00 |           |             |





# PROPERTY PHOTOS

Starbucks/Jersey Mikes /Chipotle | 372 Pulteney St, Corning, NY 14830





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# MARKET AERIAL

Starbucks/Jersey Mikes /Chipotle | 372 Pulteney St, Corning, NY 14830





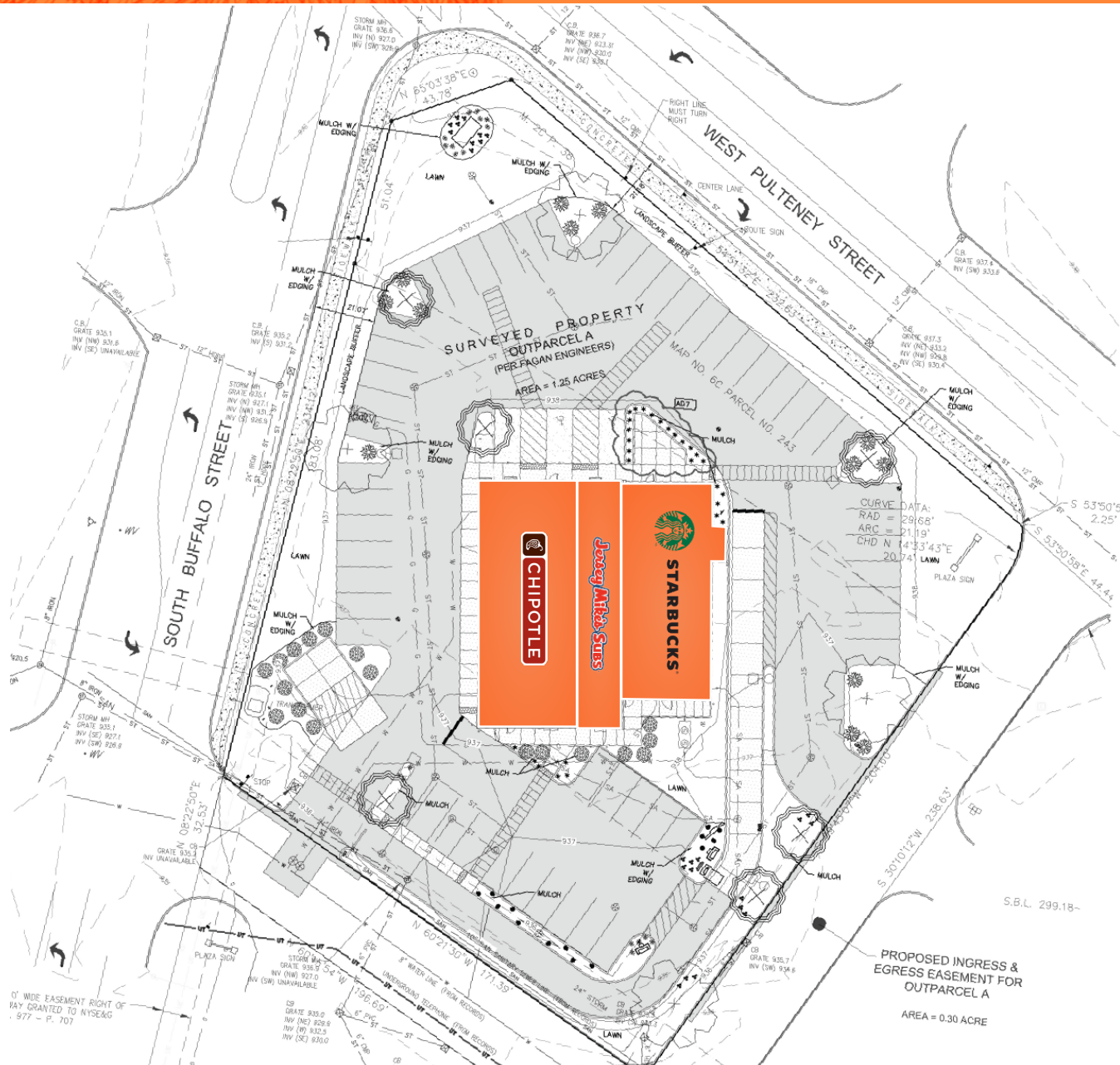
# BIRDS-EYE AERIAL

Starbucks/Jersey Mikes /Chipotle | 372 Pulteney St, Corning, NY 14830





## Starbucks/Jersey Mikes /Chipotle | 372 Pulteney St, Corning, NY 14830





# DEMOGRAPHIC SUMMARY

Starbucks/Jersey Mikes /Chipotle | 372 Pulteney St, Corning, NY 14830





# EXCLUSIVELY REPRESENTED BY



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**building** relationships.  
maximizing **potential.**

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