



299 MAIN ST HORSELL, NY 14843

INDUSTRIAL PROPERTY
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,
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PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

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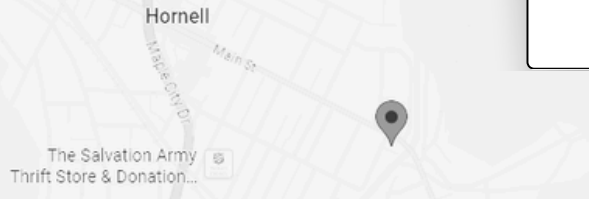
LOCATION OVERVIEW

About Hornell, NY
Demographics
Map

EXECUTIVE SUMMARY

299 Main Street in Hornell, NY presents a fully leased mixed-use investment opportunity in the heart of the city's downtown corridor. The 3,120 SF property sits on 0.28 acres and was originally built in 1930, with renovations completed in 2025 that enhance both functionality and curb appeal. The building features 9'-12' clear heights, one drive-in door, and approximately 73% office buildout, making it well-suited for service-oriented, professional, or light industrial users seeking a centrally located footprint.

Strategically positioned along Main Street in Downtown Hornell, the property benefits from strong local visibility and convenient access to NY-36 and Interstate 86, providing connectivity throughout the Southern Tier region. Hornell's growing business community, affordable operating environment, and proximity to larger Upstate New York markets continue to support demand for flexible commercial and industrial space.



THE OFFERING

Building SF	3,120
Year Built/Reno	1930/2025
Lot Size (Acres)	.28
Clear Height	9'-12'
Drive Ins	1
Parcel IDs	151.19-01-053.000 151.19-01-019.000 151.19-01-020.000 151.19-01-021.000

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned along Main Street in Downtown Hornell with convenient access to NY-36 and Interstate 86, providing strong regional connectivity throughout the Southern Tier.



Expansive Space: Efficient 3,120 SF layout on a 0.28-acre parcel offers functional space for a range of operational and professional users in a highly visible location.



Strategic Features: Fully leased occupancy combined with recent 2025 renovations provides immediate cash flow with updated building improvements already in place.



Industrial Infrastructure: Features include one drive-in door, 9'-12' clear heights, and a flexible interior configuration with substantial office buildout to support operational versatility.



Zoning Advantage: Flexible commercial zoning supports a variety of office, retail, service, and light industrial uses, enhancing long-term tenant adaptability and investment stability.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$42,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000
EFFECTIVE GROSS REVENUE	\$42,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000
OPERATING EXPENSES						
PROPERTY TAX	\$7,107	\$7,249	\$7,394	\$7,542	\$7,693	\$7,847
INSURANCE	\$1,092	\$1,114	\$1,136	\$1,159	\$1,182	\$1,206
TOTAL OPERATING EXPENSES	\$8,199	\$8,363	\$8,530	\$8,701	\$8,875	\$9,053
NET OPERATING INCOME	\$33,801	\$36,037	\$35,870	\$35,699	\$35,525	\$35,347

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RENT ROLL

299 MAIN ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Lincare	3,120	\$42,000	\$13.46	01/01/2025	12/31/2029
	TOTAL	3,120	\$42,000			



TENANT SUMMARY

Lincare Inc.

Lincare is a nationwide healthcare company specializing in in-home respiratory therapy, oxygen equipment, sleep apnea treatment, and durable medical equipment. Through an extensive network of service locations, the company supports patients with personalized care and medical solutions that help improve daily health and independence.



LEASE OVERVIEW

Lease Type	Gross Modified
Lease Commencement	01/01/2025
Lease Expiration	12/31/2029
Base Term Remaining	3 years
Rental Increase	\$200.00 increase year 3

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ABOUT HORNELL, NY

Hornell, NY offers a strong value proposition for industrial and commercial real estate, combining low acquisition costs with a proven manufacturing base. Positioned along the I-86 corridor, the city provides solid regional access to Rochester and Pennsylvania, supporting distribution and light industrial users. Anchored by employers like Alstom and a legacy rail infrastructure, Hornell benefits from a stable workforce and ongoing industrial activity. Limited inventory and lower competition make it an attractive market for value-add investors and users seeking long-term stability at a discounted basis.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,971	10,406	15,266
2025 POPULATION	7,424	9,829	14,381
2030 PROJECTION	7,251	9,634	14,087
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	3,451	4,489	6,564
2025 HOUSEHOLDS	3,202	4,222	6,166
2030 PROJECTION	3,124	4,134	6,037
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$64,542	\$67,599	\$71,515

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