Corry Plaza

320-390 W Columbus Ave | Corry, PA 16407

$6,000,000 | 8% CAP

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Investment Properties Ltd.

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Plainview, NY 11803
(516) 864.8000
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Tenant	Sq. Ft.	$/SF	Annual Rent	Lease Expiration	Options
Tractor Supply	44,104	$13.29	$250,905	8/31/2029	2 @ 5 Years
Vacant	18,070	-	-	-	-
Family Dollar	15,000	$5.79	$86,850	5/31/2027	4 @ 5 Years
Key Bank	1,899	$13.00	$25,635	10/31/2028	2 @ 3 Years
CVS	10,000	$15.30	$136,000	9/30/2027	-
All things Wireless	4,000	$8.25	$34,000	10/31/2031	1 @ 5 Years
Wine & Spirits	1,880	$9.54	$18,405	9/30/2028	1 @ 3 Years
Hometown Rent to Own	10,594	$3.40	$74,000	8/31/2028	1 @ 5 Years
Ali F Alagi	2,820	$9.36	$27,500	8/1/2027	1 @ 2 Years
Total	108,367		$653,295		

Income		
Annual Rent	$653,295	
Total Income		$653,295

Expenses		
Taxes	$112,139	
Insurance	$27,405	
Electric	$6,029	
Landscaping	$15,000	
Snow Removal	$6,857	
Waste Management	$1,500	
Repairs and Maintenance	$6,425	
Total Expenses		$175,354

Net Operating Income		$477,941

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- **Strong National Anchor Tenancy:** The center is anchored by Tractor Supply, CVS, Family Dollar, and KeyBank. Nationally recognized tenants that drive consistent traffic all year long and provide long-term stability.
- **Favorable Expense Reimbursements:** Tractor Supply operates on a lease structure where they reimburse a portion of taxes, and insurance reducing landlord expense exposure and enhancing NOI durability.
- **Additional Tax Reimbursement Income:** KeyBank contributes to operating efficiency by reimbursing a percentage of taxes, providing additional income protection.
- **Diverse, Necessity-Based Tenant Mix:** Tenants span essential categories including pharmacy, discount retail, banking, wireless, and service retail—supporting consistent consumer demand.
- **Dominant Retail Node:** Corry Plaza serves as one of the primary retail centers in the trade area, benefiting from limited competing inventory and capturing a wide customer base.
- **Wide Trade Area Draw:** As one of the only major retail centers within a 20+ mile radius, the property pulls from a broad geographic area, supporting tenant performance and long-term occupancy.

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PROPERTY AERIAL

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NEIGHBORHOOD AERIAL

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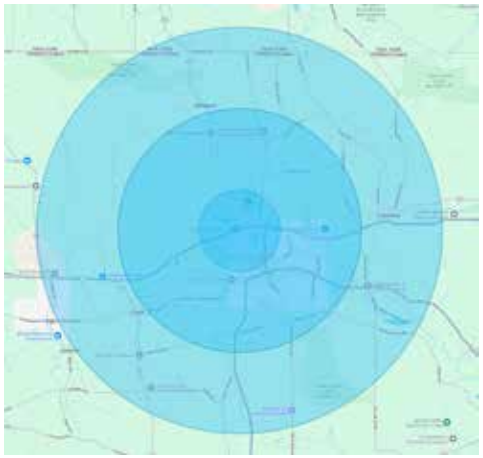

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	2,564	7,603	9,984
2024 POPULATION	2,576	7,622	9,703
2029 POPULATION PROJECTION	2,551	7,545	9,540
ANNUAL GROWTH 2020-2024	0.10%	0.10%	-0.70%
ANNUAL GROWTH 2024-2029	-0.20%	-0.20%	-0.30%
WHITE	2,402	7,069	9,034
BLACK	9	44	46
AMERICAN INDIAN/ALASKAN NATIVE	1	1	2
ASIAN	5	12	17
HAWAIIAN & PACIFIC ISLANDER	0	0	0
TWO OR MORE RACES	159	496	604
HISPANIC ORIGIN	43	110	123
2020 HOUSEHOLDS	1,039	3,123	4,077
2024 HOUSEHOLDS	1,040	3,119	3,950
2029 HOUSEHOLD PROJECTION	1,029	3,083	3,878
ANNUAL GROWTH 2020-2024	0.40%	0.50%	0.40%
ANNUAL GROWTH 2024-2029	-0.20%	-0.20%	-0.40%
OWNER OCCUPIED HOUSEHOLDS	677	1,895	2,570
RENTER OCCUPIED HOUSEHOLDS	351	1,188	1,307
AVG HOUSEHOLD INCOME	$72,851	$62,309	$66,212
MEDIAN HOUSEHOLD INCOME	$61,338	$46,111	$49,793

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FOR MORE INFORMATION

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