



ELEVATE  
— NET LEASE —



# Kinney Drugs

40 Oriskany Blvd, Whitesboro, NY 13492



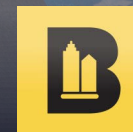
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PROPERTY SUMMARY



BUILDING INFORMATION

**Building Area:** 12,075 SF  
**Land Area:** 1.37 Acres  
**Year Built:** 2006

RENT SCHEDULE	INCREASE	NOI	CAP RATE
Current - 4/30/31	-	\$188,345	7%
Option 1	10%	\$207,651	7.71%
Option 2	5%	\$218,033	8.1%
Option 3	5%	\$228,935	8.51%

OFFERING SUMMARY

<b>Sale Price:</b>	\$2,690,642
<b>Cap Rate:</b>	7%
<b>NOI:</b>	\$188,345
<b>Lease Type:</b>	NN
<b>Term Remaining:</b>	5+ Years
<b>Lease Commencement:</b>	5/1/2016
<b>Lease Expiration:</b>	4/30/2031
<b>Options:</b>	(3) 5-Year
<b>Increases:</b>	5% Every 5 Years
<b>LL Responsibility:</b>	HVAC/Roof/Structure/Utility Repair
<b>Tenant Responsibility:</b>	Taxes, Insurance, CAM

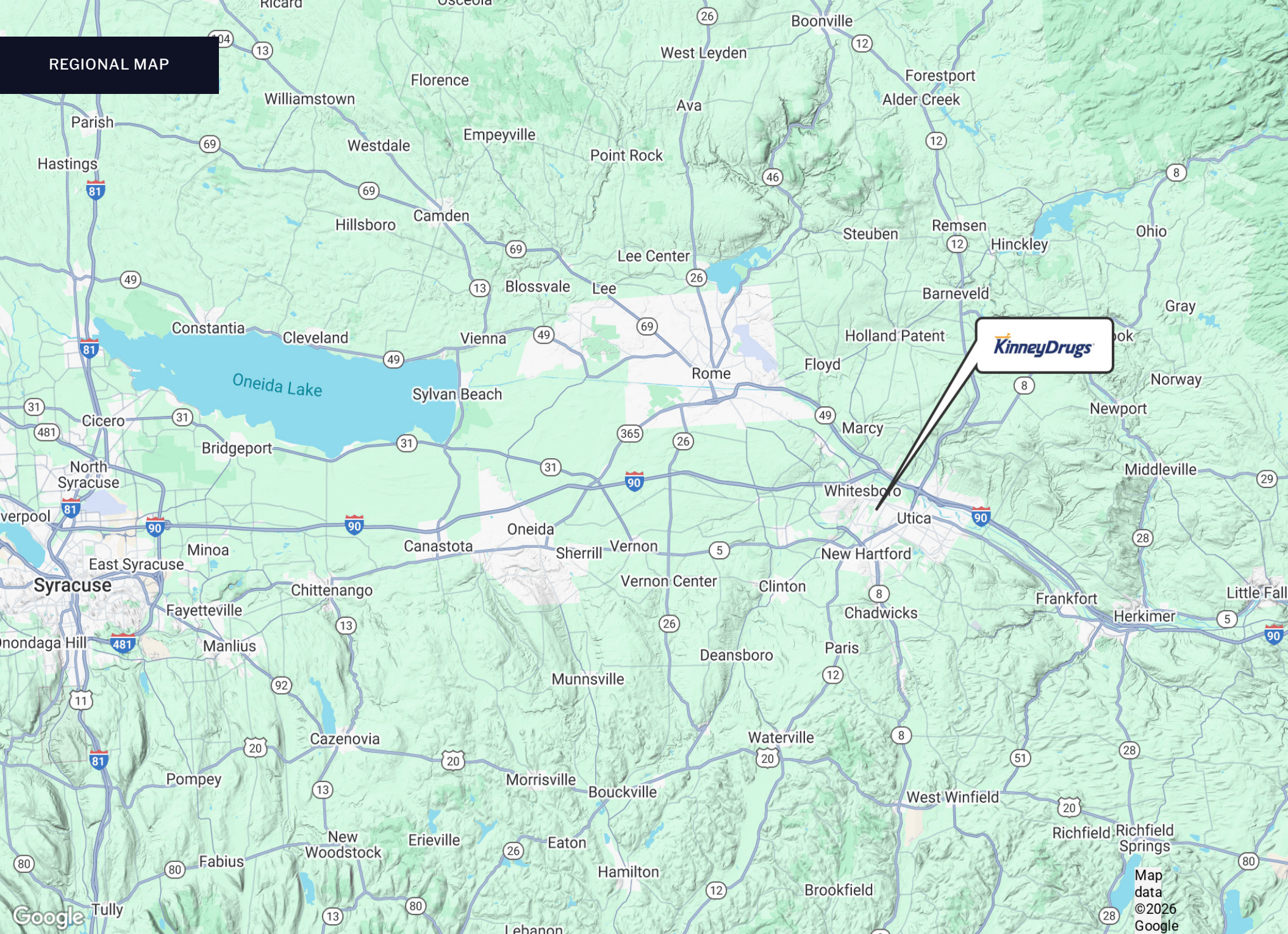
## PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Corporate Kinney Drugs Lease — Long-Established Regional Pharmacy Chain With Strong Brand Presence Across Upstate New York & Vermont
- Essential, Needs-Based Tenant — Pharmacy, Healthcare, And Convenience Retail Drive Consistent Year-Round Traffic And Recession-Resistant Performance
- Rare Kinney Drugs with Fuel, Attracting Additional Consumer Visits
- Strategic Location Along Oriskany Blvd (Ny-5A) — High-Visibility Corridor Connecting Whitesboro, Yorkville, And Utica Commercial Districts
- Proximity To Major Population & Employment Base — Minutes From Downtown Utica, Hospitals, Retail Centers, And Residential Neighborhoods
- Established Operating History At This Location — Strong Customer Base And Repeat Patronage Within The Surrounding Trade Area
- Signalized Hard-Corner / Excellent Access & Exposure — Multiple Ingress/Egress Points And Strong Daily Traffic Counts Along The Corridor
- Limited Direct Competition In Immediate Trade Area — Sticky Customer Capture For Prescription & Otc Healthcare Spending
- Low Management / Hands-Off Investment — Ideal For Passive Investors Seeking Durable Income From A Service-Based Tenant

REGIONAL MAP



**KinneyDrugs**

AERIAL MAP



Oriskany Blvd

25,066 VPD

Oriskany Blvd

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

Google

own Plaza



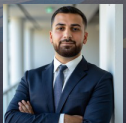


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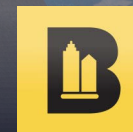
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