



SURMOUNT

MULTI-TENANT OPPORTUNITY | ONCE UPON A CHILD (SUITE A) OLUM'S (SUITE B) KAVANAGH & MARSHALL (SUITE C)



Multi-Tenant Opportunity



5775 Bridge Street
East Syracuse, NY 13057

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Offering Memorandum
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Multi-Tenant Opportunity
Investment Overview

Multi-Tenant Opportunity

LIST PRICE

\$4,940,000

CAP RATE

7.15%

Net Operating Income	\$353,158
Occupancy	100%
Price / SF	\$262.60
Street	5775 Bridge Street
City, State Zip	East Syracuse, NY 13057
Type of Ownership	Fee Simple
Year Built	2009
Estimated Lot Size	0.99 Acres
Estimated Building SF	18,812



Multi-Tenant Opportunity
Rent Roll

Tenant	DEMISED PREMISES		LEASE TERM		Rent/SF	Total Annual Base Rent	RECOVERIES		Total Annual Income	UPON EXPIRATION	
	Gross Leasable Area (SF)	% GLA	Commencement Date	Expiration Date			Recoveries/SF	Annual Recoveries		Renewal Options	Escalations
Once Upon a Child (Suite A)	7,118	37.84%	1/1/2017	12/31/2036	\$23.72	\$168,866	\$3.54	\$25,198	\$194,064	(2) - Five Year	10% every 5 Yrs
Roof & Structure: Landlord HVAC: Landlord											
Olum's Furniture (Suite B)	9,694	51.53%	2/1/2009	1/31/2035	\$14.50	\$140,563	\$3.25	\$31,506	\$172,069	(2) - Five Year	7% at Each Optio
Roof & Structure: Landlord HVAC: Landlord											
Poulin Optometric Eyecare PLLC d/b/a Kavanagh and Marshall Optometrists	2,000	10.63%	1/1/2018	12/31/2035	\$24.20	\$48,400	\$3.54	\$7,080	\$55,480	(2) - Five Year	10% every 5 Yrs
Roof & Structure: Landlord HVAC: Landlord											
Total/Wtd. Avg.	18,812	100.00%				\$357,829		\$63,783	\$421,612		
Vacant Leased	18,812	100.00%	WALT: 10.08 Yrs								

Footnotes:

(1) CAM recoveries are billed at a fixed rate of \$3.25/SF as stipulated in their respective leases, with any remaining operating expenses reconciled annually.

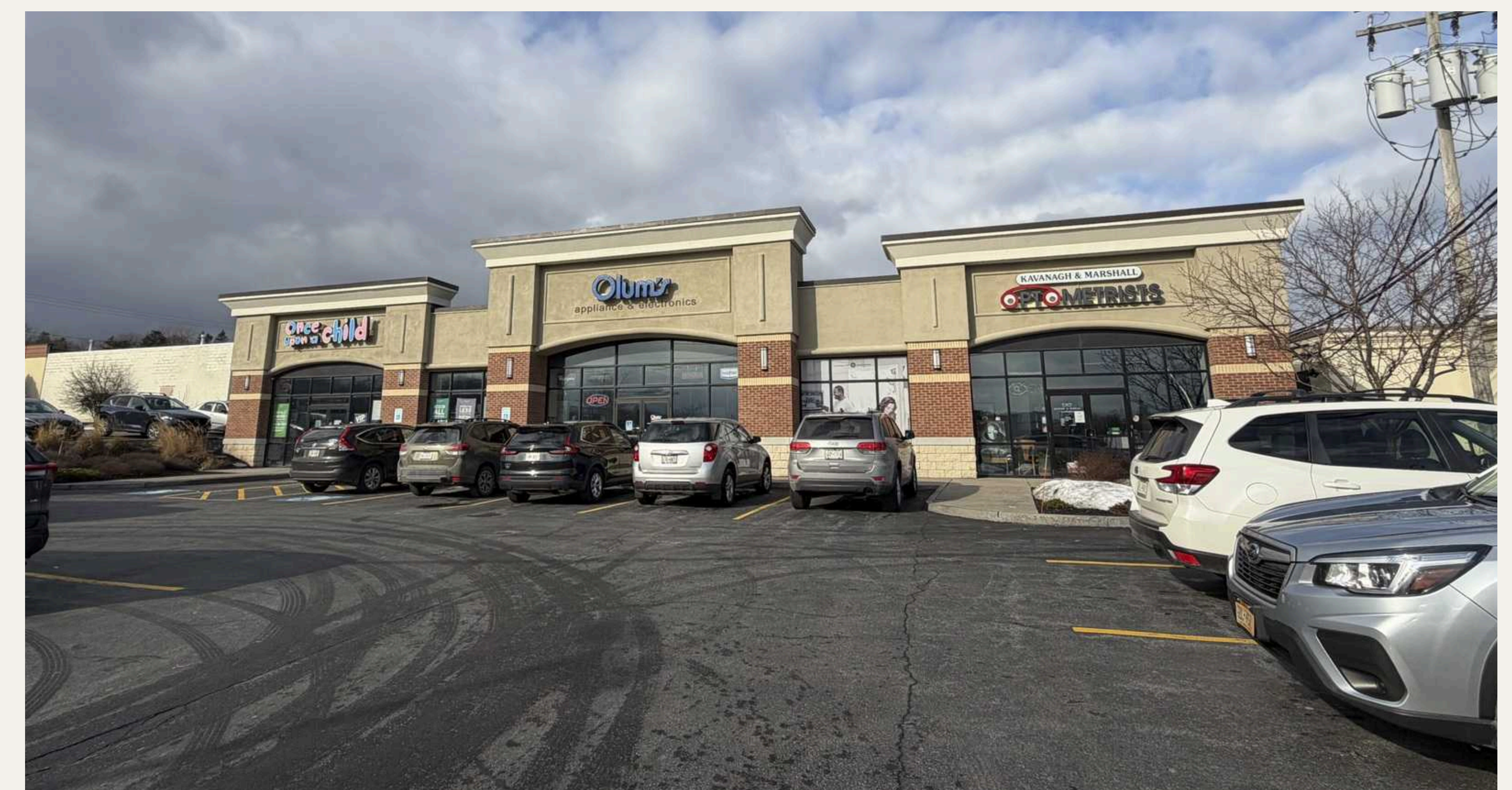


Multi-Tenant Opportunity
Proforma

Proforma	Year 1 Proforma (2026)	PSF
Revenue		
Base Rent	\$357,829	\$19.02
Reimbursements	\$63,783	\$3.39
Total Revenue	\$421,612	\$22.41
Operating Expenses		
Common Area Maintenance		
Utilities	\$3,438	\$0.18
Repairs & Maintenance	\$7,541	\$0.40
Waste Removal	\$2,255	\$0.12
Landscaping & Snow Removal	\$11,759	\$0.63
DOT Land Lease	\$1,950	\$0.10
Management Fee (3%)	\$12,648	\$0.67
Total Common Area Maintenance	\$39,591	\$2.10
Real Estate Taxes	\$22,942	\$1.22
Insurance	\$5,921	\$0.31
Total Operating Expenses	\$68,454	\$3.64
Net Operating Income	\$353,158	\$18.77

Footnotes:

- (1) Landlord is currently self-managing. In-place Mgmt Fee is based on market rate of 3%.
- (2) Analysis reflects the period 1/1/2026 - 12/31/2026.
- (3) DOT Land Lease is not reimbursed by the tenants.
- (4) Olum's has a cap on reimbursements of \$3.25/SF



Multi-Tenant Opportunity

Investment Highlights

Long-Term Leases & Secure Income Stream

All tenants, Once Upon a Child, Olum's and Kavanagh & Marshall, are secured by long-term leases, delivering a weighted average lease term (WALT) of over 10 years. This ensures predictable cash flow and minimizes rollover risk for investors.

Top-Performing National Franchise

Once Upon a Child is North America's largest children's resale franchise, operating more than 430 locations nationwide. This store generates over \$2.50M in annual sales, which is about double the system average of \$1.24M, ranking it among the highest-performing units in the country.

Diverse and Complementary Tenant Mix

The center features a strong blend of retail and service tenants: Olum's; a trusted regional home goods retailer; Kavanagh & Marshall, a leading local optometry practice; and Once Upon a Child, a top-performing national franchise. This mix of home goods, healthcare, and specialty retail drives cross-shopping, enhances customer traffic, and provides a stable, recession-resistant income-stream.

Dominant Retail Trade Area

The subject property is surrounded by a powerhouse lineup of national retailers, including The Home Depot, Walmart Supercenter, Dick's Sporting Goods, Best Buy, Marshall's, PetSmart, Planet Fitness, Trader Joe's, Raymour & Flanigan, Barnes & Noble and many others including a brand new Chick Fil A directly across the street. This concentration of category-leading tenants creates a high traffic retail destination that draws from a wide regional customer base, reinforcing the property's long-term viability and competitive positioning.

Prime Location & Exceptional Market Access

Strategically positioned at the highly visible corner of Bridge Street and Erie Boulevard, the property benefits from traffic counts exceeding 28,000 vehicles per day, ensuring strong exposure and consistent customer flow. Located less than 0.5 miles from I-690, the site offers seamless connectivity to the broader Syracuse metro area. Directly across from a newly opened Chick-fil-A, the only one on Syracuse's east side, and adjacent to a brand-new Shake Shack completed in October 2025, the property sits at the epicenter of a rapidly expanding retail corridor anchored by best-in-class national brands.

High Growth Corridor in East Syracuse

Situated in one of East Syracuse's most dynamic and rapidly evolving retail hubs, the property benefits from a surge of new development and national brand expansion. Recent openings, include Chick-fil-A, Shake Shack and Tropical Smoothie Cafe, signal robust market demand and increasing consumer traffic. With immediate access to I-690 and proximity to major employment centers, the subject property offers unmatched visibility, connectivity, and exposure in a corridor poised for sustained growth and long-term appreciation.



Multi-Tenant Opportunity Concept Overview

Olum's, Once Upon a Child, and Kavanagh & Marshall together create a complementary tenant mix that supports stability and consistent traffic for the property. Olum's, a trusted regional retailer with more than a century of brand equity, continues to attract loyal customers seeking furniture, appliances, and home goods. Once Upon a Child provides a unique resale model that taps into consistent family demand, offering affordable and eco-friendly solutions for children's clothing and products. Kavanagh & Marshall further strengthens the tenant base by adding a professional services component, ensuring reliable occupancy and daytime activity. This combination of retail, family-oriented, and service-based uses diversifies the tenant roster, balances risk, and establishes a strong foundation for long-term success at the property.



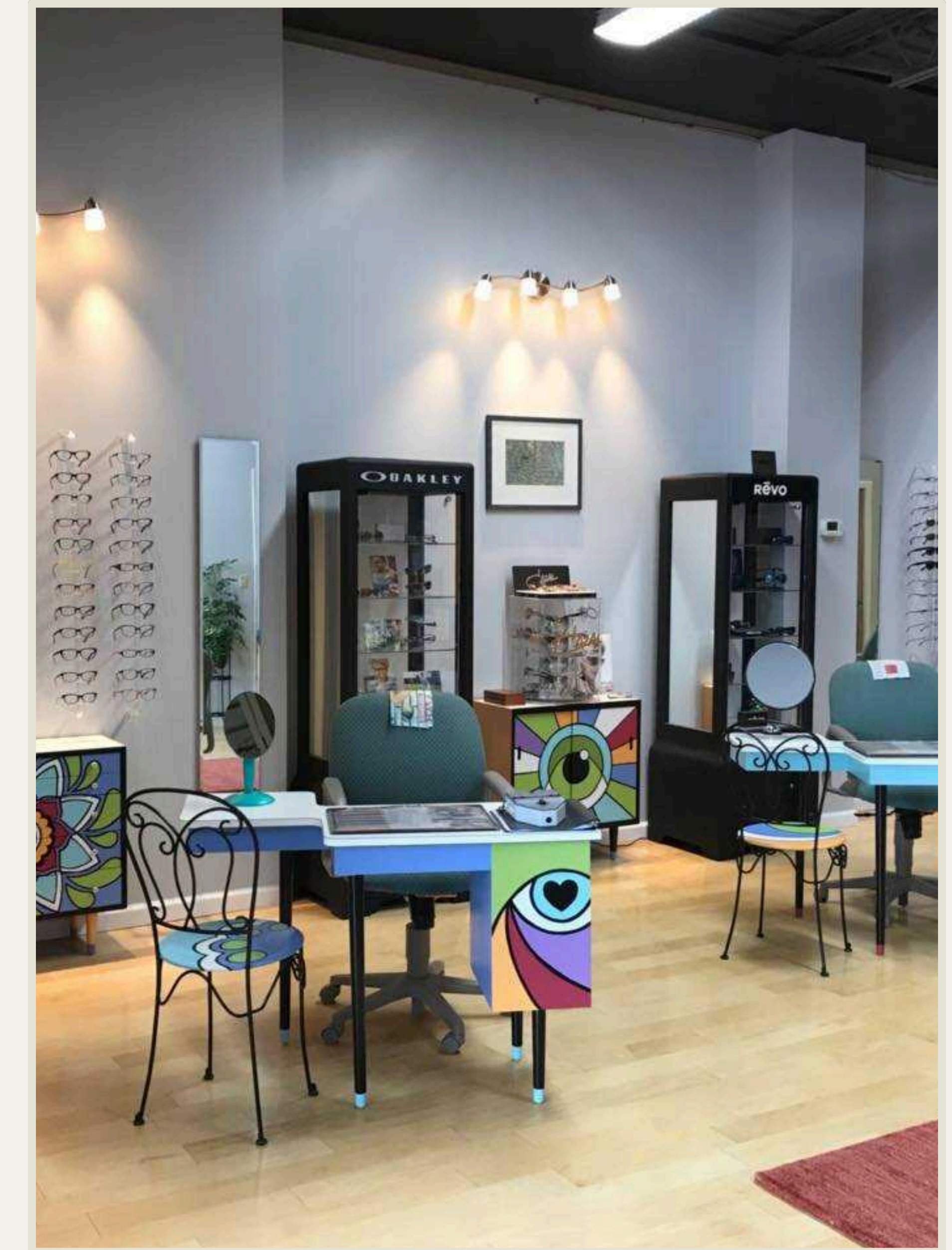
Olum's

Founded in 1914, Olum's is a family-owned retailer specializing in furniture, mattresses, electronics, and appliances. With more than a century of experience, Olum's has built a reputation as a trusted regional brand, offering name-brand products and exceptional customer service throughout Central New York.



Once Upon a Child

Once Upon a Child is the nation's leading resale franchise specializing in gently used children's apparel, toys, furniture, and equipment. With over 400 locations across North America, the brand provides families with affordable, eco-friendly shopping options while maintaining strong resale value and consistent customer demand.

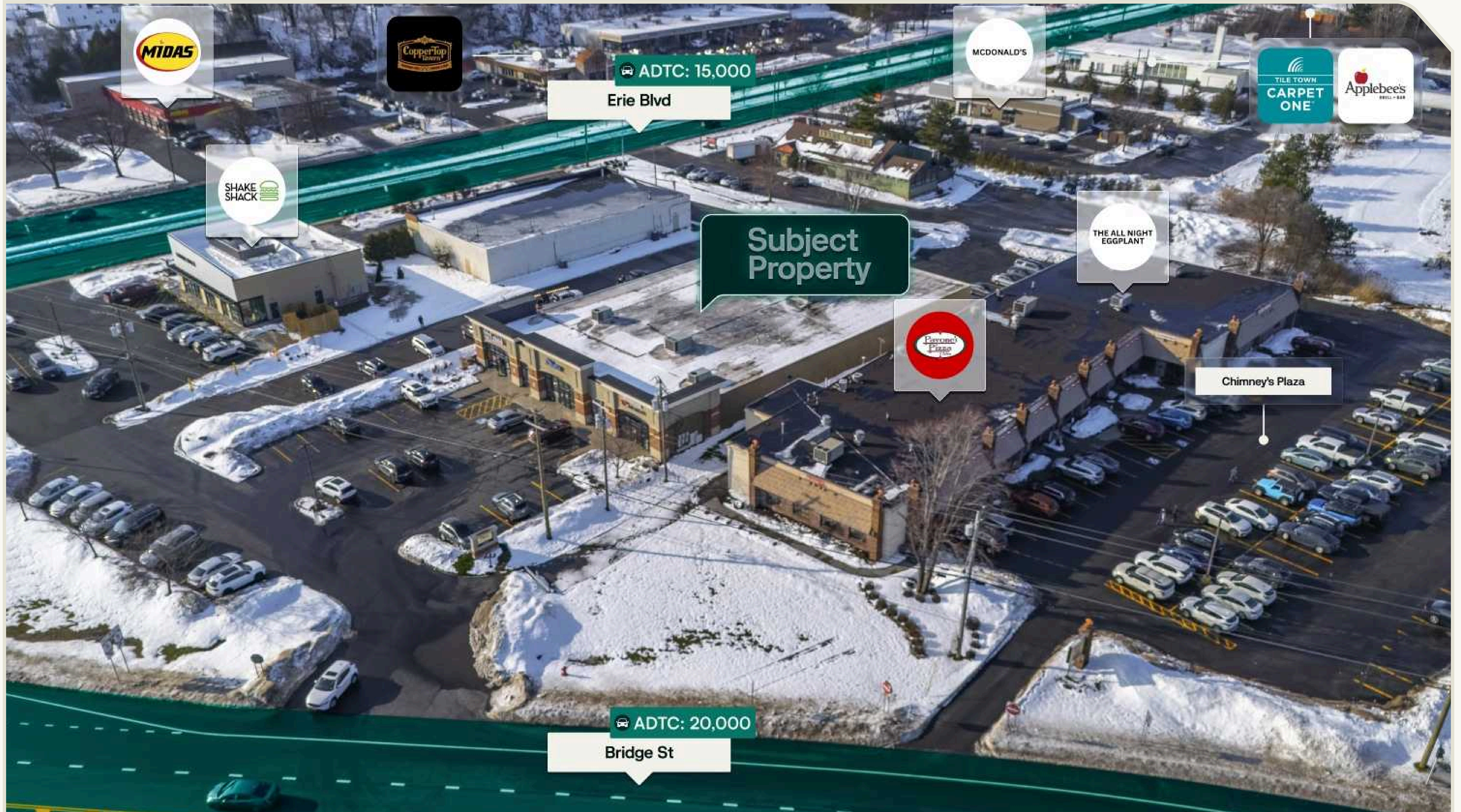


Kavanagh & Marshall Optometrists

Kavanagh & Marshall Optometrists is a trusted eye care provider serving the Central New York community with a long-standing reputation for quality service. The practice offers comprehensive optometric services including eye exams, prescription eyewear, and contact lens fittings, supported by a team of experienced professionals.









Multi-Tenant Opportunity
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Multi-Tenant Opportunity Market Overview

Syracuse, New York, rooted in a storied past, traces its origins to the early 19th century when it emerged as a bustling canal town along the Erie Canal route. Established in 1825, the city flourished due to its strategic location as a transportation hub, facilitating the movement of goods and people across the state. Named after the ancient Greek city of Syracuse, it quickly earned the moniker "The Salt City" due to its lucrative salt industry, which became a driving force behind its economic growth. Over the years, Syracuse evolved into a center for industry, commerce, and education, leaving behind a legacy of innovation and resilience.

With a population exceeding 140,000 residents, Syracuse stands as a diverse urban center in Central New York. Syracuse's economy is characterized by a mix of industries, including healthcare, education, manufacturing, and technology. The healthcare sector, anchored by institutions like Upstate University Hospital and St. Joseph's Health, serves as a cornerstone of the local economy, providing employment opportunities and critical services to residents across the region.

Additionally, Syracuse boasts a thriving higher education sector, with institutions such as Syracuse University and SUNY Upstate Medical University contributing to research, innovation, and workforce development. Tourism plays a significant role in Syracuse's economy, attracting visitors with its rich history, cultural attractions, and natural beauty. From exploring the Erie Canal Museum and the Everson Museum of Art to enjoying outdoor activities at Onondaga Lake Park and the nearby Finger Lakes region, there's no shortage of things to see and do in Syracuse. The city's vibrant arts scene, diverse culinary offerings, and annual events like the New York State Fair draw visitors from near and far, showcasing the city's unique charm and hospitality.



Multi-Tenant Opportunity

Micron's Historic Investment in Central New York

Located just 10 miles from the subject property, Micron Technology has committed to building a cutting-edge semiconductor manufacturing campus in Clay, NY—one of the largest economic development projects in U.S. history. The \$100 billion investment is planned over the next two decades, with the first \$20 billion phase expected to deliver significant job creation and infrastructure growth.

The project will generate up to 9,000 direct high-tech jobs at Micron and support an estimated 40,000 additional jobs in the community, including suppliers, contractors, and service providers. In addition, Micron has pledged billions in community and workforce development, strengthening Central New York's position as a hub for advanced manufacturing and innovation.

This transformative development is expected to drive long-term population growth, higher household incomes, and expanded retail demand across the region—further enhancing the long-term value of properties located nearby.



Multi-Tenant Opportunity
Demographics

Population	1 mile	3 miles	5 miles
2020 Population	6,794	66,747	178,765
2024 Population	6,686	64,609	177,172
2029 Population Projection	6,533	62,921	173,601
Median Age	30.2	38.7	35.1
Bachelor's Degree or Higher	36%	41%	33%
U.S. Armed Forces	4	39	103

Population by Race	1 mile	3 miles	5 miles
White	4,605	44,442	103,303
Black	990	9,238	38,851
American Indian/Alaskan Native	25	314	1,027
Asian	273	3,242	12,270
Two or More Races	793	7,373	21,721
Hispanic Origin	487	4,549	14,830

Households	1 mile	3 miles	5 miles
2020 Households	2,300	28,519	71,480
2024 Households	2,337	27,586	71,743
2029 Household Projection	2,295	26,821	70,271

Income	1 mile	3 miles	5 miles
Avg Household Income	\$78,347	\$84,791	\$70,901
Median Household Income	\$63,468	\$63,075	\$49,317
\$25,000 - 50,000	336	5,273	14,726
\$50,000 - 75,000	678	5,282	12,463
\$75,000 - 100,000	209	3,188	6,502
\$100,000 - 125,000	192	2,470	5,684
\$125,000 - 150,000	91	1,678	3,077
\$200,000+	138	1,970	3,774



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Over \$38 billion of transaction volume, specializing in single-tenant, net lease investment services. We know net lease better than anyone.

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