



ABSOLUTE NNN PORTFOLIO
CAN BE PURCHASED AS A PACKAGE OR SEPARATELY

4794-4796 COMMERCIAL DR
NEW HARTFORD, NY 13413





Donovan Real Estate Services and Pavia Real Estate Services are pleased to offer the opportunity to acquire two absolute NNN leased investment properties located in New Hartford, NY. The tenants are 7 Brew Coffee and Take 5 Oil Change.

7 Brew recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years through the initial term, and at the beginning of each option period.

Take 5 Oil Change signed a brand new 15-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years through the initial term, and at the beginning of each option period.

The tenants have a lease structure that grows NOI and hedges against inflation. The leases are absolute NNN with zero landlord responsibilities, making it an ideal, management free investment opportunity for a passive investor.

Both tenants are located at the signalized entrance to New Hartford Consumer Square, a 500,000 SF Super Regional Power Center. The site sees almost 25,000 vehicles a day. New Hartford Consumer Square is anchored by Walmart. Other national tenants in the center include TJ Maxx, PetSmart, Barnes & Noble, Best Buy, Five Below, Sierra, Michaels, Chipotle, Starbucks, Applebee's, and Jersey Mike's.

The available investment properties are located in a prime location in the New Hartford Commercial Drive retail corridor, which serves and draws from a six-county region. Other nearby national/credit tenants include ALDI, Lowe's, Kohls, At Home, Hobby Lobby, Hannaford grocery, Market 32 grocery, Party City, Planet Fitness, Target, and more, furthering increasing consumer traffic to the site. The 5 Mile radius ring has over 100,000 people in it, with a median household income of \$91,473.

BRAND NEW 10-YEAR LEASE SCHEDULED RENT INCREASES OPTIONS TO EXTEND

- 10% Bumps every five years growing NOI and hedging against inflation
- 10-year initial term
- Four 5-year options

ABSOLUTE NNN ZERO LANDLORD RESPONSIBILITIES

- Tenant pays utilities, taxes, and maintains all aspects of the premises
- No landlord responsibilities
- Franchise is Brew Team NY, the largest 7 Brew franchisee in the US

SIGNALIZED INTERSECTION EXCELLENT VISIBILITY STRONG NATIONAL TENANTS

- High traffic counts
- Located across the street from New Hartford Consumer Square, a Walmart-anchored shopping center. Other national tenants in the center include TJ Maxx, PetSmart, Barnes & Noble, Best Buy, Five Below, Sierra, Michaels, Chipotle, Starbucks, Panera, Applebee's, and Jersey Mike's
- Other tenants in the trade area include Lowe's, Kohls, At Home, Hobby Lobby, Hannaford grocery, Market 32 grocery, Planet Fitness, and Target

STRONG DEMOGRAPHICS IN 5-MILE AREA

- Average Household income of \$91,473
- More than 100,000 residents and 47,750 employees support the trade area



REPRESENTATIVE PHOTO

BRAND NEW 15-YEAR LEASE SCHEDULED RENT INCREASES OPTIONS TO EXTEND

- 10% Bumps every five years growing NOI and hedging against inflation
- 15-year initial term
- Four 5-year options

ABSOLUTE NNN ZERO LANDLORD RESPONSIBILITIES

- Tenant pays utilities, taxes, and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

SIGNALIZED INTERSECTION EXCELLENT VISIBILITY STRONG NATIONAL TENANTS

- High traffic counts
- Located across the street from New Hartford Consumer Square, a Walmart-anchored shopping center. Other national tenants in the center include TJ Maxx, PetSmart, Barnes & Noble, Best Buy, Five Below, Sierra, Michaels, Chipotle, Starbucks, Panera, Applebee's, and Jersey Mike's
- Other tenants in the trade area include Lowe's, Kohls, At Home, Hobby Lobby, Hannaford grocery, Market 32 grocery, Planet Fitness, and Target

STRONG DEMOGRAPHICS IN 5-MILE AREA

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REPRESENTATIVE PHOTO



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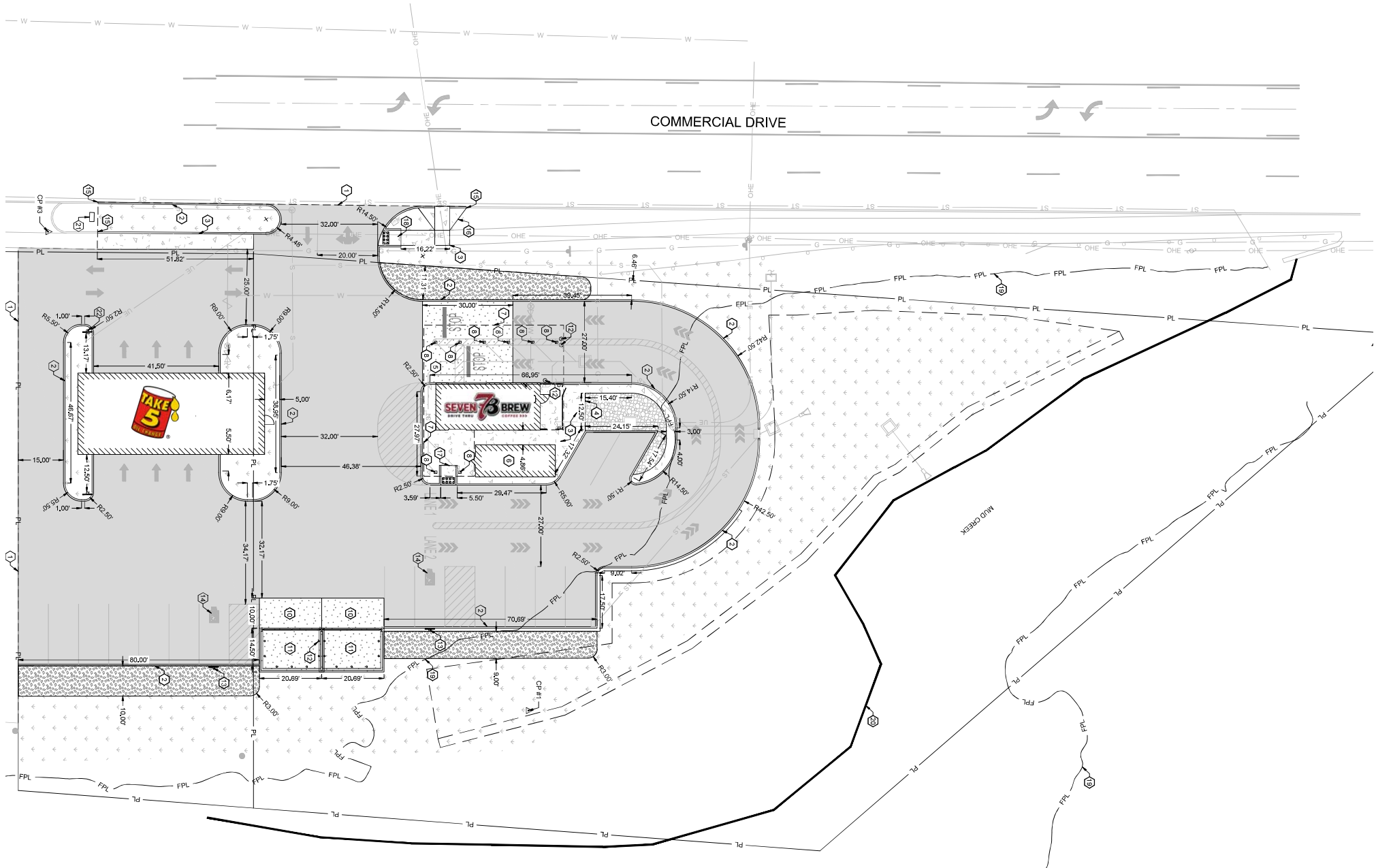
OFFERING

Price:	\$3,571,500
NOI:	\$250,000
Cap Rate:	7.00%
Lease Type:	Absolute NNN
Landlord Responsibilities:	None

PROPERTY SPECIFICATIONS

Land Area:	1.54 Acres
Property Address:	4794-4796 Commercial Dr New Hartford, NY 13413
Year Built:	2024
Parcel Numbers:	4794 Commercial (Take 5): 317.013-3-17.1 4796 Commercial (7 Brew): 317.013-3-18.3







BEST BUY
ULTA
TJ-maxx
PET SMART
Michaels

Walmart

STARBUCKS
KAY

Staples
OLD NAVY
SHOE DEPT.

FIVE BELOW
SIERRA
BARNES & NOBLE

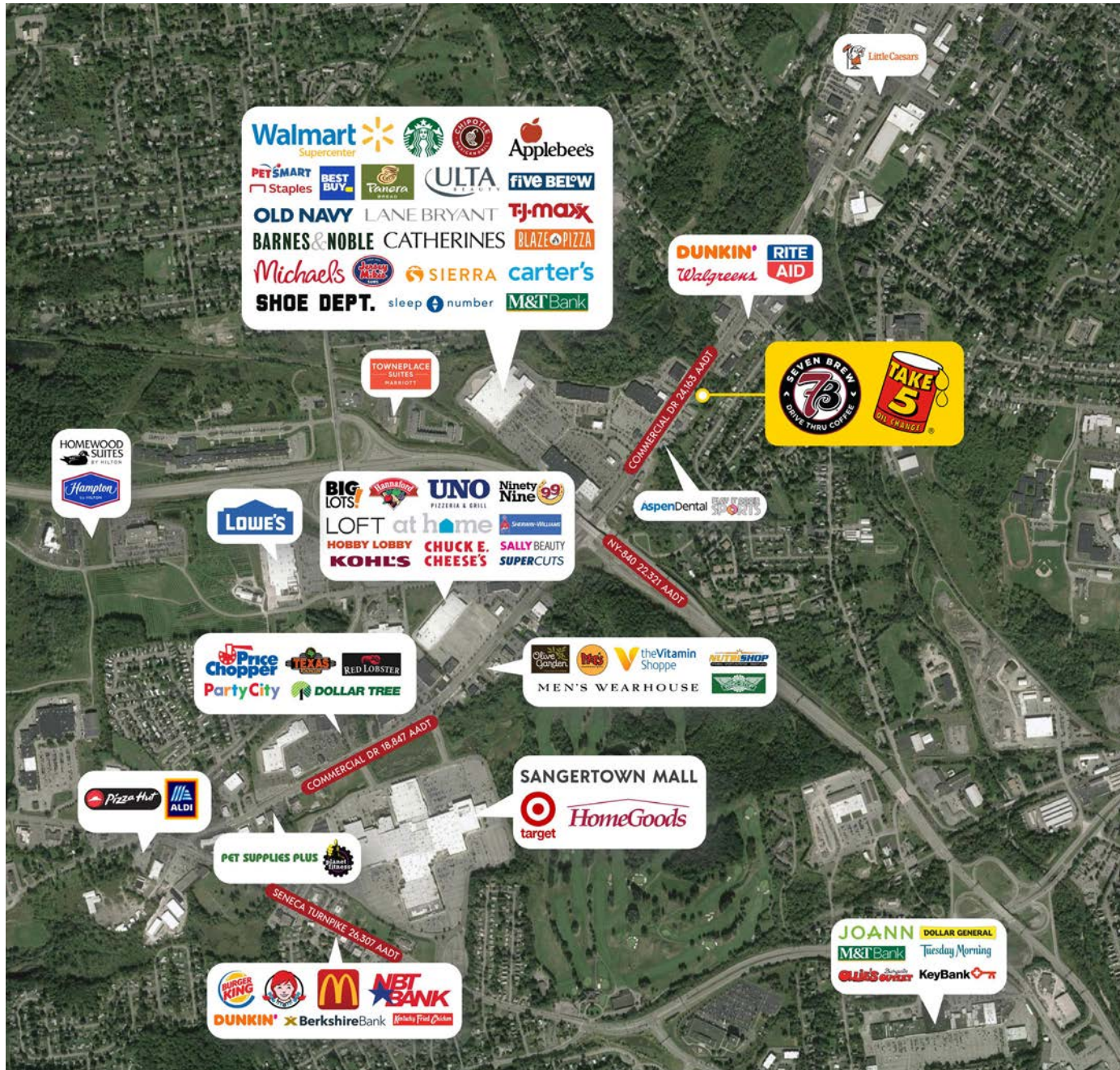
COMMERCIAL DR 24,163 AADT

GNC
FIVE GUYS
LIVE WELL BURGERS and FRIES
Panera
BREAD

FOR SALE
ABSOLUTE NNN
PORTFOLIO



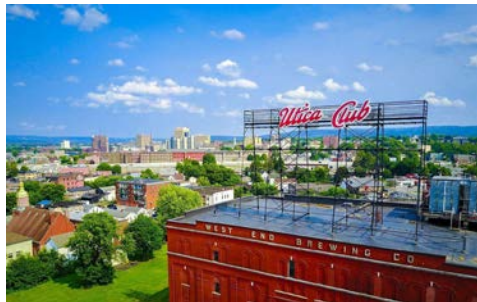






Google

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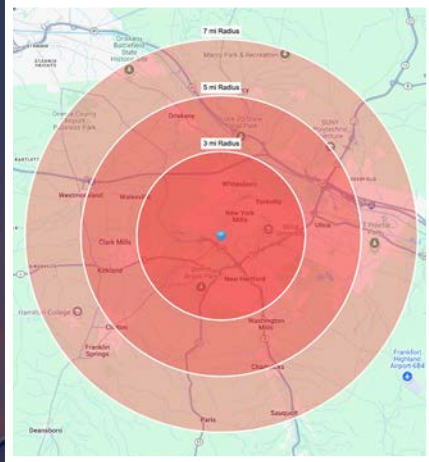


NEW HARTFORD, NY

New Hartford, NY is a suburb of the city of Utica, NY. Located on the Mohawk River at the foot of the Adirondack Mountains, it is approximately 95 miles (153 kilometers) west-northwest of Albany, 55mi (89 km) east of Syracuse and 240 mi (386 km) northwest of New York City. Utica and the nearby city of Rome anchor the Utica–Rome Metropolitan Statistical Area, comprising all of Oneida and Herkimer Counties.

Notable cultural events in the Utica area include the annual 15k Boilermaker Road Race which attracts runners from across the country, the Children's Museum of Natural History, Science and Technology, and the Muson-Williams-Proctor Arts Institute. Utica is also home to the Utica Comets, the AHL hockey affiliate of the NHL New Jersey Devils.

Nearby higher education institutions include Utica University, Hamilton College, and SUNY Polytechnic Institute.



		3 MILE	5 MILE	7 MILE
POPULATION	2024 Estimated Population	49,884	101,842	126,295
	2020 Census Population	51,317	103,712	129,498
	2010 Census Population	51,399	102,566	128,304
	2024 Median Age	41.0	38.2	39.0
EDUCATION	2024 Estimated Some College	18.2%	16.7%	16.7%
	2024 Estimated Associates Degree Only	12.7%	12.2%	12.4%
	2024 Estimated Bachelors Degree Only	19.9%	16.7%	16.7%
	2024 Estimated Graduate Degree	15.7%	13.6%	13.9%
	2024 Estimated College Education	66.4%	59.2%	59.8%
HOUSEHOLDS	2024 Estimated Households	21,886	42,004	51,343
	2020 Census Households	22,347	42,143	51,680
	2010 Census Households	22,143	41,006	50,634
INCOME	2024 Estimated Average Household Income	\$98,302	\$91,473	\$94,244
	2024 Estimated Median Household Income	\$73,824	\$67,429	\$70,477
	2024 Estimated Per Capita Income	\$43,398	\$37,971	\$38,623
BUSINESS	2024 Estimated Total Businesses	1,868	3,347	3,966
	2024 Estimated Total Employees	29,450	47,763	58,606
	2024 Estimated Employee Population per Business	15.8	14.3	14.8
	2024 Estimated Residential Population per Business	26.7	30.4	31.8

LEASE TERM

Tenant	Square Feet	Start Date	End Date	Begin	Increase	Monthly	Annual	Recovery	Options
7 Brew	500	6/24/2024	6/30/2034	Years 1-5	—	\$7,083.33	\$85,000.00	Absolute NNN	4 (5-year)
				Years 6-10	10%	\$7,791.67	\$93,500.00		
				Years 11-15	10%	\$8,570.83	\$102,850.00		
				Years 16-20	10%	\$9,427.92	\$113,135.00		
				Years 21-25	10%	\$10,370.67	\$124,448.50		
				Years 26-30	10%	\$11,407.70	\$136,892.35		
Take 5	1,720	3/1/2025	2/29/2040	Years 1-5	—	\$13,750.00	\$165,000.00	Absolute NNN	4 (5-year)
				Years 6-10	10%	\$15,125.00	\$181,500.00		
				Years 11-15	10%	\$18,301.25	\$199,650.00		
				Years 16-20	10%	\$16,637.50	\$219,615.00		
				Years 21-25	10%	\$20,131.38	\$241,576.50		
				Years 26-30	10%	\$22,144.51	\$265,734.15		
				Years 21-35	10%	\$24,358.96	\$292,307.57		

RENTAL RATES

FINANCIAL INFORMATION

Price:	\$3,571,500
NOI:	\$250,000
Cap Rate:	7.00%
Lease Type:	Absolute NNN

7 BREW PROPERTY SPECIFICATIONS

Rentable Area :	500 SF
Land Area	1.12 Acres
Property Address	4796 Commercial Dr New Hartford, NY 13413
Year Built:	2024

TAKE 5 PROPERTY SPECIFICATIONS

Rentable Area :	1,720 SF
Land Area	0.42 Acres
Property Address	4794 Commercial Dr New Hartford, NY 13413
Year Built:	2024



7 BREW

7brew.com

Company Type: Private

Locations: 283+

Founded in February 2017, 7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. They dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with their first "stand" in Rogers, AR and their 7 original coffees.

7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink - through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.



BREW TEAM NY

Company Type: Franchisee

Brew Team NY is redefining the drive-thru experience with a purpose-driven culture and deliciously imaginative drinks like you've never tasted before. Revolutionary experiences with people are why they exist and why they will continue to exist. These experiences start and end with their amazing team, and they believe the best is yet to come.

Brew Team NY was honored to open the first location in New York and the Northeast, and is operated by an experienced franchise group that also runs successful Moe's Southwest Grill, CoreLIFE Eatery, Buffalo Soap, and Jersey Mike's Subs franchise groups.



TAKE 5 OIL CHANGE

take5.com

Company Type: Subsidiary

Parent: Driven Brands, Inc.

Locations: 900+

Established in 1984, Take 5 Oil Change is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 has more than 900 company-owned and franchised service centers throughout the United States and Canada. Take 5 Oil Change is a member of Driven Brands, the largest automotive services company in North America.





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PAVIA REAL ESTATE SERVICES

Founded by Dominic Pavia in 2007, Pavia Real Estate Services goal was to expand the scope of services offered to his clients and provide the same work ethic and integrity from which he developed throughout his career in the commercial real estate industry.

Pavia Real Estate Services is comprised of experienced commercial real estate professionals with a proven track record and market knowledge. Based in New Hartford and Syracuse, NY, Pavia Real Estate Services, has been one of the most successful commercial real estate companies throughout Central New York.

DONOVAN REAL ESTATE SERVICES

At Donovan Real Estate Services, we focus on you. Our client-centric, relationship-based approach will exceed your expectations and generate the best possible results for your organization. We deliver every client unparalleled local market knowledge and a national reach. Our in-house support team contributes sophisticated analytics, mapping, and printed collateral to ensure each client receives a full suite of services to inform their process.

Based in Rochester, NY Donovan RES continues to be one of the state's fastest growing companies in commercial real estate brokerage. With decades of industry experience and the ability to leverage strong partnerships, we are able to provide clients with customized solutions for their complex needs.