



theVitamin  
Shoppe®

4610 Commercial Dr | New Hartford, NY 13413

\$1,247,500 | 8% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803  
📞 (516) 864.8000  
🌐 [www.SilberProperties.com](http://www.SilberProperties.com)



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## INVESTMENT SUMMARY

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### FINANCIAL INFORMATION

Lease Expiration	October 2024
Annual Rent	\$99,825
Building Size	4,112 SF
Lot Size	0.44 Acres
Landlord Responsibilities	Roof and Structure
Lease Type	NN
Price	\$1,247,500   8% CAP

### INVESTMENT HIGHLIGHTS

- Tenant has been at the location for 15 years
- Tenant Recently exercised their 2nd option
- Store underwent renovations 5 years ago when they exercised first option
- Adjacent to 800,000 Square Foot Sangertown Square Mall; Anchor Tenants include Target, JC Penny, Macy's
- Area Tenants include Lowe's, Walmart Supercenter, and Hannaford Supermarket



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## PROPERTY AERIAL

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COMMERCIAL DR



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## NEIGHBORHOOD AERIAL

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COMMERCIAL DR - 26,520 VPD



NORTH-SOUTH ARTERIAL HWY - 37,380 VPD



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## DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2023 PROJECTION	7,580	45,081	94,007
2018 ESTIMATE	7,372	44,642	93,921
2010 CENSUS	6,175	41,600	91,800
GROWTH 2018-2023	2.82%	0.98%	0.09%
GROWTH 2010-2018	19.38%	7.31%	2.31%
2018 POPULATION HISPANIC ORIGIN	141	1,933	7,370
2018 POPULATION BY RACE:			
WHITE	6,967	40,316	74,390
BLACK	101	1,857	9,189
AM. INDIAN & ALASKAN	5	83	303
ASIAN	234	1,591	7,426
HAWAIIAN & PACIFIC ISLAND	0	15	93
OTHER	65	780	2,520
U.S. ARMED FORCES:	38	81	94
HOUSEHOLDS:			
2023 PROJECTION	3,688	19,730	39,022
2018 ESTIMATE	3,582	19,546	38,969
2010 CENSUS	2,965	18,217	37,923
GROWTH 2018 - 2023	2.96%	0.94%	0.14%
GROWTH 2010 - 2018	20.81%	7.30%	2.76%
OWNER OCCUPIED	2,727	13,249	22,691
RENTER OCCUPIED	855	6,297	16,278
2018 AVG HOUSEHOLD INCOME	\$71,908	\$74,690	\$66,417



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## PROPERTY PHOTOS

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## TENANT INFORMATION

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The Vitamin Shoppe (formerly Vitamin Shoppe Industries, Inc., stylized as theVitamin-Shoppe) is an American, New Jersey-based retailer of nutritional supplements. It also operated three stores in Canada under the name VitaPath from January 2013 until March 2016. The company provides approximately 7,000 different SKUs of supplements through its retail stores and over 17,000 different SKUs of supplements through its retail websites.

In 2002, Vitamin Shoppe Industries was sold to an affiliate of Bear Stearns Merchant Banking, a private equity unit of Bear Stearns, for approximately \$310 million. The Vitamin Shoppe held an initial public offering on October 26, 2009. The company made \$751.5 million in net sales in fiscal 2010 and had a market capitalization of over \$1 billion. Since attaining its peak in February 2013 the stock has lost more than 90% of its value as of August 2017. Jeffrey Horowitz founded The Vitamin Shoppe in 1977. The Vitamin Shoppe's retail stores and online sites carry a line of nutritional supplements[12] with supplementary lines, such as Mytrition, Next Step, ProBio Care, plnt and the Body-tech brand of sports supplements. In addition to their own brands, the company carries third-party lines, including professional and specialized lines.

A 2015 study, led by Dr. Pieter A. Cohen of Harvard, found that three supplements — JetFuel Superburn, JetFuel T-300 and MX-LS7 — sold at Vitamin Shoppe contained BMPEA. In response, Vitamin Shoppe removed these products from shelves because the safety of these supplements were in question and may not comply with F.D.A. regulations. On January 19, 2007, independent laboratory ConsumerLab.com found 32.8 micrograms of lead per daily serving in Vitamin Shoppe's "Especially for Women" multivitamin. 15.3 micrograms is more than ten times the amount of lead permitted without a warning label in California, the only state to regulate lead in supplements. The amount of lead found was found to cause cancer and death to 29 people nationwide. In the wake of extensive adverse media coverage, Vitamin Shoppe withdrew the product, but in a statement made by CEO Tom Tolworthy denied it had any proof the vitamins were contaminated and asserted that, despite the high lead levels found in the Consumer Labs tests, its vitamins were manufactured in accordance with "good manufacturing practices."

On June 15, 2011, Vitamin Shoppe's Ultimate Woman Gold multivitamin was tested by ConsumerLab.com in their Multivitamin and Multimineral Supplements Review of 38 of the leading multivitamin/multimineral products sold in the U.S. and Canada. This multivitamin passed ConsumerLab's test, which included testing of selected index elements, their ability to disintegrate in solution per United States Pharmacopeia guidelines, lead contamination threshold set in California Proposition 65, and meeting U.S. Food and Drug Administration (FDA) labeling requirements.

Representative Photo

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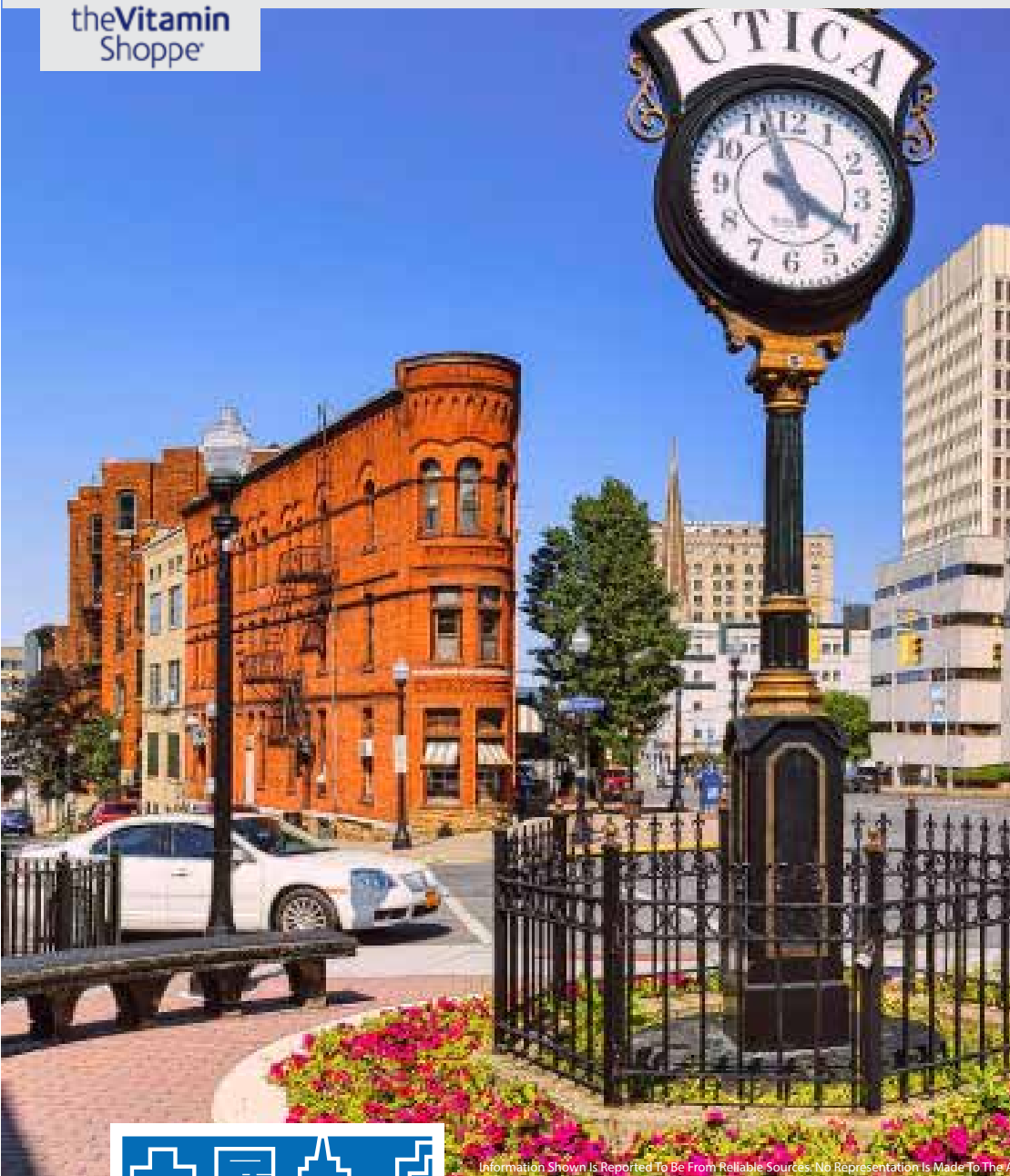


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## NEW HARTFORD | NEW YORK

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New Hartford is a town in Oneida County, New York, United States. As of the 2010 census, the town population was 22,166. The name of New Hartford was provided by a settler family from Hartford, Connecticut.

The Town of New Hartford contains a village named New Hartford. New Hartford is the largest suburb of Utica, New York, which is located directly north of the town and village.

New Hartford was settled in March 1788 when Jedediah Sanger, who was bankrupted in 1784 by a fire at his farm in Jaffrey, Cheshire County, New Hampshire moved to the area.

According to the earliest recorded history (Annals and Recollections of Oneida County, Jones, 1851), Sanger bought 1,000 acres (400 ha) of land at a price of fifty cents an acre. This land, thought to be separated into two equal parts by the Sauquoit Creek, was part of the Town of Whitestown at the time. Within a year, Sanger sold the area east of the creek to Joseph Higbee, the area's second resident, for one dollar per acre. A subsequent survey found this area was 600 acres (240 ha). This narrative of a 1000-acre purchase by Sanger for \$500 and the ensuing resale to Higbee of half the land for \$500 (a 100% profit) is repeated in The History of Oneida County, New York by Samuel W. Durant, 1878 which used the Jones' Annals of 1851 as a primary reference.

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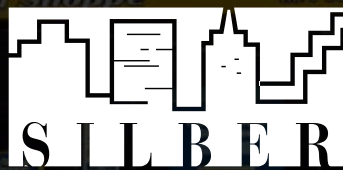


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FOR MORE INFORMATION



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