



**CIRCLE K**

**3033 NEW YORK 26  
CONSTABLEVILLE, NY**

## DETAILS

SQ FOOTAGE



5,200

PARCEL SIZE



5.50 Acres

LEASE TYPE



NNN

TERM



5 Years

INCREASES



10% in Options

OPTIONS



2x5 Years

LEASE GUARANTEE



CAPL Operations I, LLC  
Big Diamond LLC

## EXECUTIVE SUMMARY

CBRE is pleased to present for sale this Circle K gas/convenience property in Constableville, New York. The site is currently branded Nice n Easy, which joined the Circle K/Couche Tard family in 2017. The lease is corporately guaranteed by CAPL Operations, which is owned and controlled by Circle K/Couche Tard. This is a NNN lease with 5 years remaining in the initial 10 year lease term. There are also 10% rental increases in each of the two, five year options to renew. This is a 5,220 square foot building

with 4 gas pumps for cars and sits on a large 5.50 acre parcel. The subject property is ideally located on New York 26 with excellent access and visibility and traffic counts of 1,160 vehicles passing by daily. This location has minimal surrounding competition, making it a go-to store for residents and commuters passing by.



**LIST PRICE**  
**\$2,054,071**



**CAP RATE**  
**7.00%**



**TOTAL NOI**  
**\$143,785**

## **PROPERTY HIGHLIGHTS**

The lease is corporately guaranteed by CAPL Operations, which is owned and controlled by Circle K/Couche Tard

A completely passive NNN lease structure with zero landlord responsibilities or expenses

Fee simple build-to-suit structure gas distribution property qualifies for 15-yr accelerated depreciation creating superior after tax returns

Strategically Located at the corner of Main Street and Richland-Orwell Rd with excellent access and visibility from both roads

There is no immediate competition, only c-store gas station within a 6 mile radius

Affluent market with the average household income exceeding \$72,000 within 1 mile of the site

Massive 5 acre parcel allows for numerous redevelopment opportunities in the future if necessary

In town location surrounded by numerous residential homes and local businesses

# CONSTABLEVILLE, NY

## PROPERTY ADDRESS:

3033 NEW YORK 26 | CONSTABLEVILLE, NEW YORK

**BUILDING SQUARE FOOTAGE:** 5,200

**LOT SIZE:** 5.50 Acres

**TYPE OF OWNERSHIP:** Fee Simple

**TENANT:** Circle K/Couche Tard

**LEASE GUARANTOR:** CAPL Operations

**LEASE TYPE:** NNN

**INITIAL LEASE TERM:** 10 Years

**ROOF AND STRUCTURE:** Tenant Responsible

**RENT COMMENCEMENT:** 11/1/2014

**LEASE EXPIRATION:** 10/31/2024

**TERM REMAINING ON LEASE:** 5 Years

**INCREASES:** 10% In the Options

**OPTIONS:** 2x5 Years

**ROFR:** 20 Days

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current - 10/31/2024	\$143,785.00	\$11,982.00
Option 1 (10/31/2024 - 10/30/2029)	\$158,163.00	\$13,180.25
Option 2 (10/31/2029 - 10/30/2034)	\$166,071.00	\$13,839.25
NET OPERATING INCOME:		\$143,785.00

This lease may be terminated by Tenant or canceled by Landlord for any reason upon 180 days written notice to the other

## LOCATION OVERVIEW

This Circle K is located on New York 26 in Constableville, New York. It has easy access and sees excellent visibility with 1,610 vehicles passing by daily. The in-town location of the property puts it right in the middle of the many local businesses and residential homes. This is also the only gas station/convenience store within a 6 mile radius making it a go-to store for residents and commuters passing by. The average household income is over \$72,000 in the 1 mile ring and over \$69,000 within the 3 mile ring. Constableville is a village in Lewis County New York. It's located approximately 70 miles northeast of Syracuse, New York.









**CIRCLE K**

NEW YORK 26 - 1,610 V.P.D.



# CONSTABLEVILLE, NY

## PROPERTY ADDRESS:

3033 NEW YORK 26 | CONSTABLEVILLE, NEW YORK

### POPULATION

	1 MILE	3 MILES	5 MILES
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2010 POPULATION	278	869	3,805
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2018 POPULATION	294	913	3,901
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PROJECTED POPULATION (2023)	295	917	3,891
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#### HISTORICAL ANNUAL GROWTH

2010-2018	0.68%	0.60%	0.30%
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#### PROJECTED ANNUAL GROWTH

2018-2023	0.07%	0.09%	-0.05%
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### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
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2010 HOUSEHOLDS	125	353	1,534
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2018 HOUSEHOLDS	131	368	1,561
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PROJECTED HOUSEHOLDS (2023)	131	369	1,552
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#### HISTORICAL ANNUAL GROWTH

2010-2018	0.57%	0.51%	0.21%
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#### PROJECTED ANNUAL GROWTH

2018-2023	0.00%	0.05%	-0.12%
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### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
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2018 AVERAGE	\$72,133	\$69,219	\$60,555
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2018 MEDIAN	\$53,790	\$52,162	\$45,336
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### POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
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WHITE POPULATION	98.3%	98.2%	98.0%
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AFRICAN AMERICAN POPULATION	0.3%	0.4%	0.8%
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ASIAN POPULATION	0.3%	0.1%	0.2%
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PACIFIC ISLANDER POPULATION	0.3%	0.2%	0.1%
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AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
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OTHER RACE POPULATION	0.3%	0.3%	0.2%
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TWO OR MORE RACES POPULATION	0.7%	0.7%	0.8%
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### HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
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HISPANIC OR LATINO	0.7%	0.8%	1.1%
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WHITE NON-HISPANIC	98.0%	97.8%	97.2%
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### 2018 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
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#### MEDIAN AGE

MALE/FEMALE	45.6/43.6	45.0/43.3	42.7/41.4
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### TRAFFIC COUNTS

#### NEW YORK 26

1,610



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