

# OFFERING MEMORANDUM

3593 State Route 31, Clay (Baldwinsville), New York 13027



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# OFFERING MEMORANDUM

## CALIBER COLLISION

Investment Highlights  
Clay, New York  
Demographics  
Lease Abstract/Pricing  
Retail Aerials  
Site Plan  
Contact

# CALIBER COLLISION

## INVESTMENT HIGHLIGHTS

- 15-Year, Corporately Guaranteed Lease with Caliber Collision
- Caliber Collision is the Largest Collision Repair Chain in the U.S. (1,400+ Locations)
- Freestanding 13,625 square foot automotive building on 3.78 acres
- Zero Landlord Responsibilities and 10% Rent Bumps every 5 Years
- Site Wraps the corner of Route 31 an Oswego Rd with a combined traffic count of over 33,000
- Site is within 1.5 miles of Target, Home Depot, Lowe's, Wegman's, ALDI, Petsmart, Panera, Chipotle, Starbucks, Chick-Fil-A, etc.
- The Syracuse MSA is home to over 660,000 residents
- 12 Miles from Syracuse University with 21,000+ Students
- Average Household Incomes are over \$90,000 within 5 miles of the site



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# CLAY (BALDWINVILLE) NEW YORK

The Town of Clay is home to over 60,000 residents, making it the largest town in Onondaga County, New York. They have numerous amenities, from topnotch park systems to access to miles and miles of waterways, to high-quality affordable housing. Clay's proximity to major interstates, airports and railway systems is distinctive and one of the reasons why *Money Magazine* named the Town of Clay one of the 100 best places to live in the country.

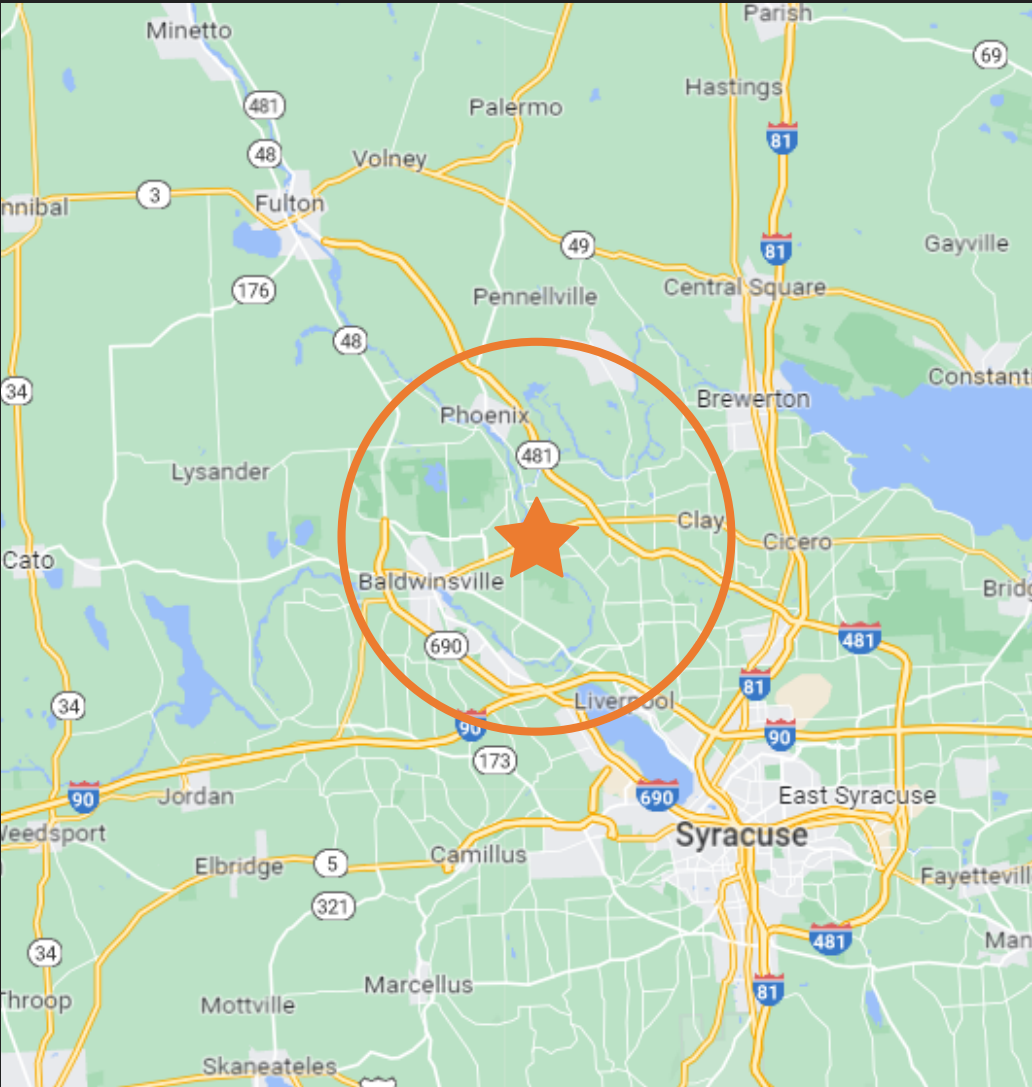
Baldwinsville is a village in Onondaga County, New York. It is part of the Syracuse Metropolitan Statistical Area. Baldwinsville (the village itself) is located in the towns of Lysander and Van Buren. Baldwinsville mailing addresses also include a small northwestern section of the town of Clay.

Baldwinsville initially grew as a local center for a prosperous farming area, with numerous mills along the north and south shores of the Seneca River. A canal on the north shore of the river allowed boats to navigate around the dam. In the early 1900s this canal was superseded with the construction of the New York State Barge Canal on the south shore of the river. In the early 1900s the village was also served by the Erie Lackawanna Railway, connecting Baldwinsville to the cities of Syracuse and Oswego. In addition to agriculture, Baldwinsville had small factories, such as Morris Machine Works, Jardine Bronze Foundry, and others. A large brewery now owned by Anheuser-Busch was constructed immediately east of the village in the mid-1970s to take advantage of ample water supplies from Lake Ontario. As agriculture and industry have receded, Baldwinsville has evolved into an attractive riverside community.

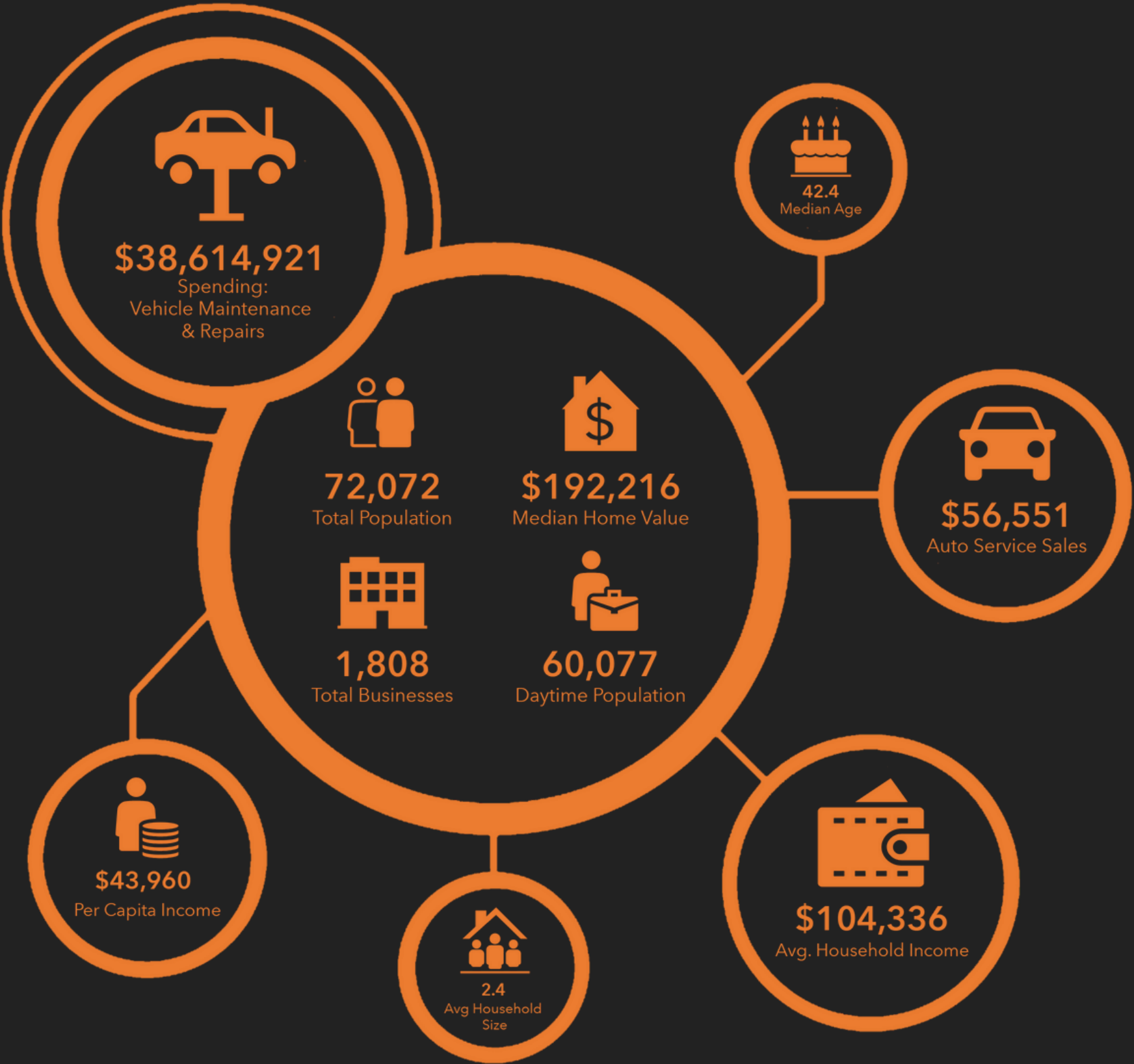


# 2022 DEMOGRAPHIC OVERVIEW

5 MILE RADIUS



3593 State Route 31, Baldwinsville, New York 13027





# CALIBER COLLISION

## COMPANY PROFILE

Headquarters: Lewisville, Texas

Locations: 1400+ Locations in 38 States

Number of Employees: 21,000+

Revenue: \$4 Billion

Caliber is the nation's largest collision repair company

Founded in 1997

Effective February 5, 2019, Abra Auto Body & Glass and Caliber merged as one. This powerful combination creates a company that unites two proven, talented teams operating more than 1,400 collision centers in 38 states and the District of Columbia – the broadest geographic coverage in the nation

## LEASE ABSTRACT / PRICING

**Price: \$4,915,878**

**5.75% CAP** (Based on Year 1 NOI)

**6.34% CAP** (Avg Over Initial Term)

## SALE SUMMARY

**Rentable SF:** 13,625 SF

**Lease Structure:** Absolute Net Lease

**Occupancy:** 100%

**Landlord Obligations:** None

## RENT SCHEDULE

*15 Year Primary Term with Two, 5 Year Options*

(Primary Term)	Years 1-5	\$282,663/yr
	Years 6-10	\$310,929/yr
	Years 11-15	\$342,022/yr
(Options)	Years 16-20	\$376,225/yr
	Years 21-25	\$413,847/yr



# RETAIL AERIAL

SITE

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RETAIL AERIAL

SITE

Parry's  
Gymnastics



5,211 ADT '19

26,798 ADT '19



22,521 ADT '19

OSWEGO RD

13,205 ADT '19



BELGIUM RD / US - 31



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# SITE PLAN





# SITE PHOTOS



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# SITE PLAN







# CONTACT US

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