

**FOR
SALE**

145.5 MARKET ST
POTSDAM, NY

FAMILY DOLLAR ANCHORED RETAIL PLAZA



SEACOMM PLAZA

- **44,580 SF NEIGHBORHOOD RETAIL CENTER**
- 89.06% OCCUPIED
- 6.63% CAP RATE ON IN-PLACE INCOME
- UPSIDE THROUGH ADDITIONAL LEASE-UP
- STRONG RENTAL HISTORY
- LONG-TERM, STABLE TENANTS
- +/-112 PARKING SPACES
- +/-6.36 ACRES

FOR SALE
\$1,890,000

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

145.5 MARKET ST

POTSDAM, NY

PHOTOS



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

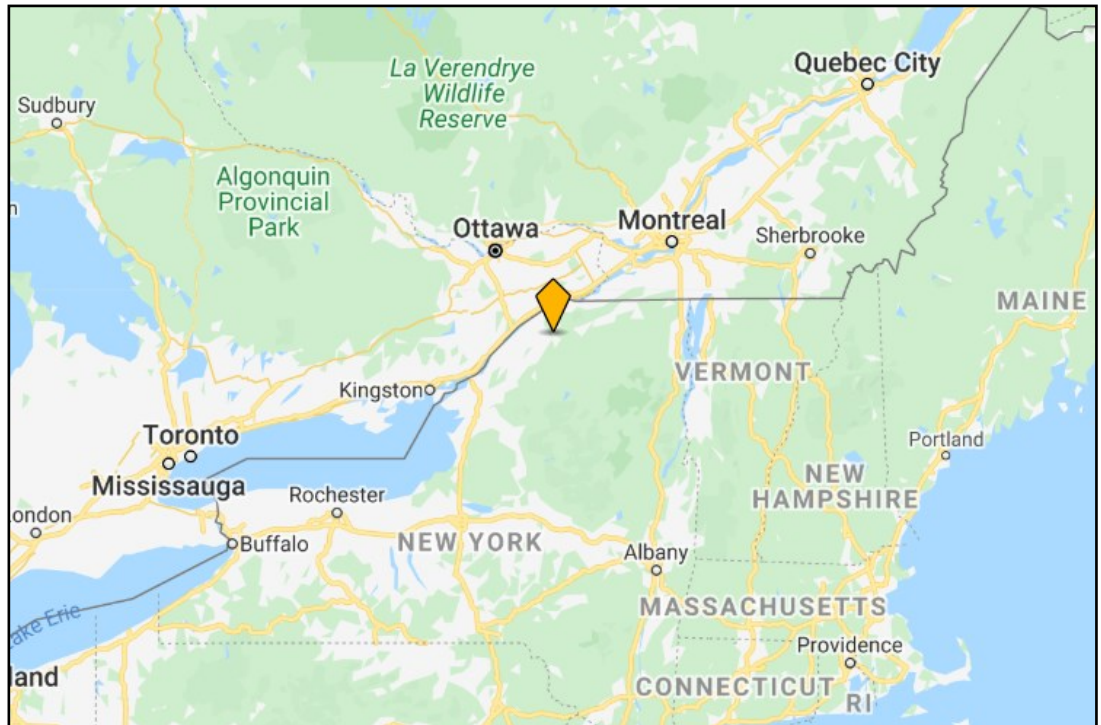
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

145.5 MARKET ST

POTSDAM, NY

LOCATION



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

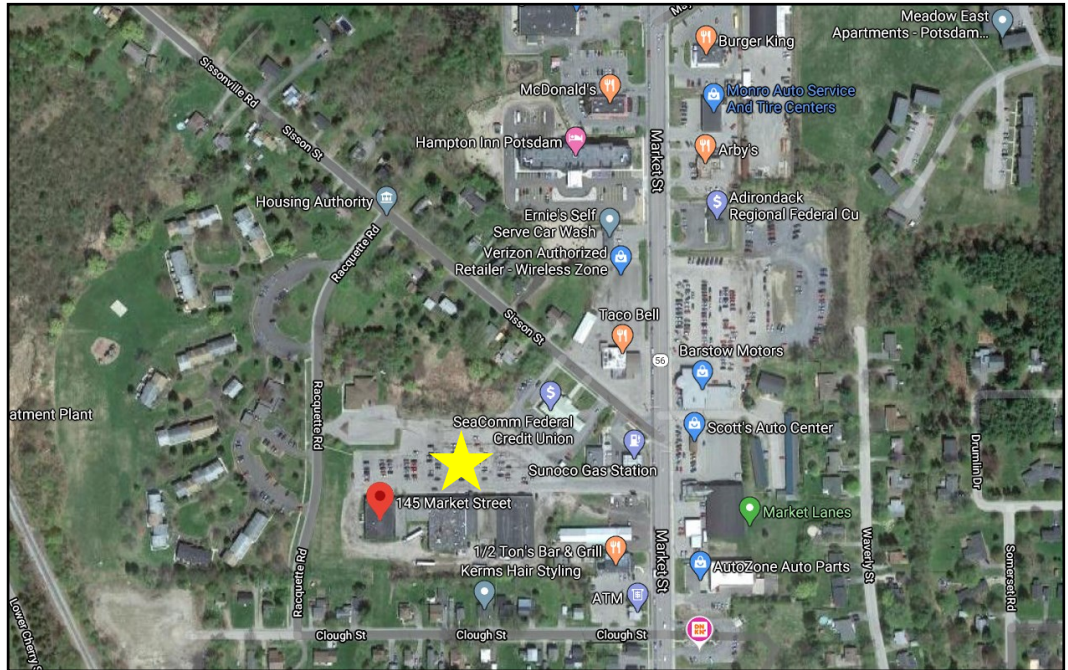
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

145.5 MARKET ST

POTSDAM, NY

AERIAL VIEW



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	13,278	15,334	24,155
2024 Population:	13,209	15,210	23,758
Pop Growth 2019-2024:	(0.52%)	(0.81%)	(1.64%)
Average Age:	32.10	33.30	36.30
Households			
2019 Total Households:	3,890	4,712	8,279
HH Growth 2019-2024:	(0.82%)	(1.17%)	(2.02%)
Median Household Inc:	\$53,048	\$54,873	\$56,025
Avg Household Size:	2.20	2.30	2.30
2019 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$116,456	\$111,517	\$101,969
Median Year Built:	1960	1960	1965

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

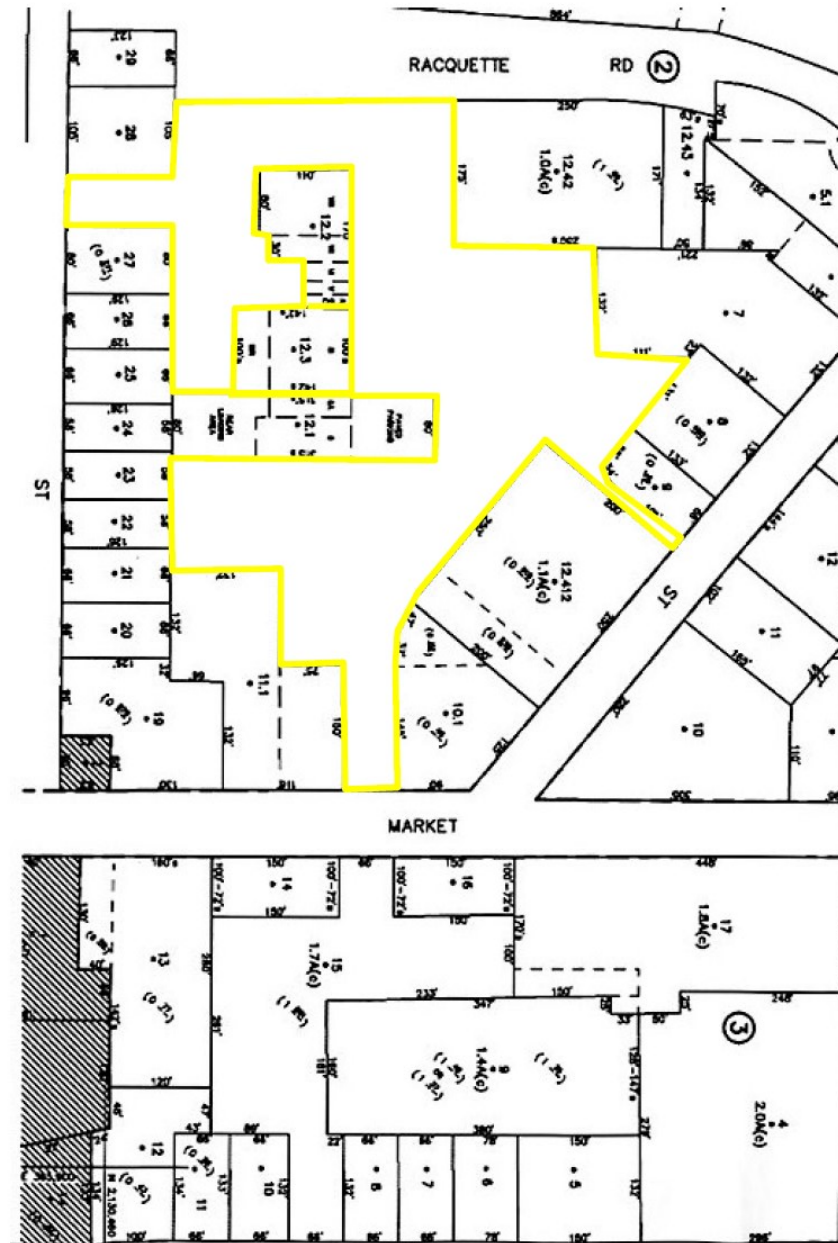
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
SALE**

145.5 MARKET ST

POTSDAM, NY

PARCEL MAP

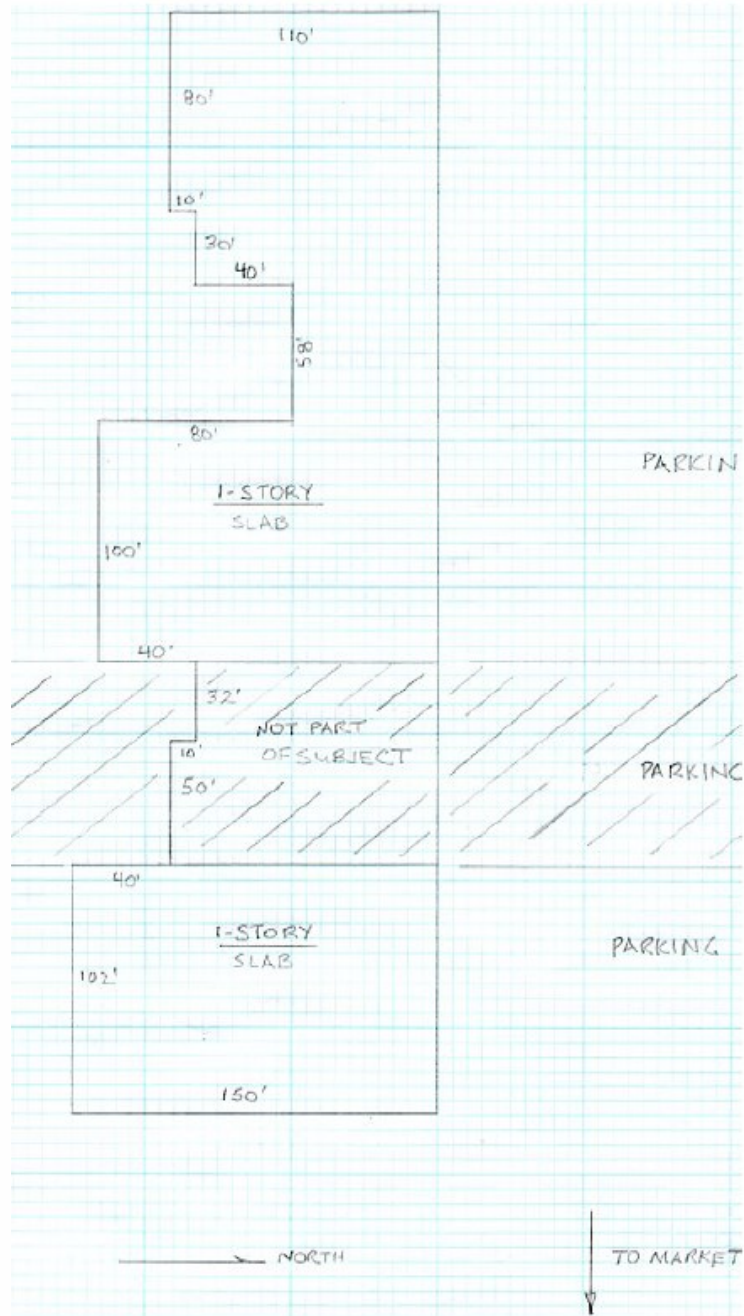


**FOR
SALE**

145.5 MARKET ST

POTSDAM, NY

SITE PLAN



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

FOR SALE

145.5 MARKET ST

POTSDAM, NY

RENT ROLL

	TENANT	SF	ANNUAL RENT	RENT PSF	LEASE EXPIRATION	ORIGINAL TENANCY
1	FAMILY DOLLAR	9,750	\$ 59,625.12	\$ 6.12	12/31/2020	1995
2	NORTHWOODS DENTAL	0	\$ 1,000.00	\$ -	RENEWES ANNUALLY	
3	T&R WINE	2,850	\$ 33,020.16	\$ 11.59	2/28/2022	2000
4	TOMRA	5,172	\$ 25,080.00	\$ 4.85	2/28/2022	1993
5	JOHN FRIES LAUNDRY CENTER	1,600	\$ 9,960.00	\$ 6.23	12/31/2019	2001
6	KERMS SALON	860	\$ 7,419.84	\$ 8.63	5/31/2020	1987
7	TRI-TOWN CLEANERS	1,000	\$ 7,020.00	\$ 7.02	6/30/2020	2005
8	SAPP MARTIAL ARTS	1,350	\$ 6,219.96	\$ 4.61	8/31/2020	2007
9	LIFE PLAN	2,500	\$ 20,143.92	\$ 8.06	9/30/2021	
10	THRIFTIQUE	3,500	\$ 19,320.00	\$ 5.52	1/1/2020	2012
11	CANTON-POTSDAM HOSPITAL	5,737	\$ 40,085.04	\$ 6.99	4/30/2020	2010
12	CANTON-POTSDAM HOSPITAL	0	\$ 800.00	\$ -	RENEWES ANNUALLY	
13	SUNOCO	0	\$ 1,800.00	\$ -	8/31/2024	
14	AVAILABLE	1,400	\$ -	\$ -	N/A	
15	AVAILABLE	2,814	\$ -	\$ -	N/A	
TOTAL		38,533				



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 105 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

145.5 MARKET ST
POTSDAM, NY

INCOME

IN-PLACE 2020 ANNUAL GROSS RENT	\$ 231,494
---------------------------------	------------

LESS VACANCY	\$	-	10.94%
--------------	----	---	--------

EXPENSES

REAL ESTATE TAXES	\$	51,868	
INSURANCE	\$	11,213	
MANAGEMENT	\$	11,575	5.00%
UTILITIES	\$	7,332	
REPAIRS & MAINTENANCE	\$	13,445	
LEGAL / ACCOUNTING / ADVERTISING	\$	2,500	
OFFICE / TELEPHONE	\$	2,231	
REPLACEMENT RESERVE	\$	5,944	
TOTAL OPERATING EXPENSES	\$	106,108	

NET OPERATING INCOME	\$	125,386
-----------------------------	-----------	----------------

ASKING PRICE	\$ 1,890,000
ASKING CAP RATE	6.63%
ASKING PRICE PSF	\$ 49.05

RUDY R. LYNCH, CCIM



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.