

OFFERED FOR SALE | \$2,617,000 | 7.00% CAP RATE

# 3505 AMELIA DRIVE

## ORCHARD PARK, NY



 **Atlantic**  
CAPITAL PARTNERS™

THREE TENANT OUTPARCEL - ORCHARD PARK, NY  
CONFIDENTIAL OFFERING MEMORANDUM



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 3505-3515 Amelia Drive | Orchard Park, NY. This 6,254 SF asset has been 100% occupied by AT&T, Subway, and Yoga Six since 2022 with unmatched visibility along Rt 179 (Milestrip Rd) in a major regional retail market servicing the suburban communities south of Buffalo.

AT&T recently exercised their final renewal option of 7 years in 2023 on 9/1/2023. AT&T is currently paying \$105,600. Subway also recently exercised their second renewal option and are currently paying \$43,287. YogaSix signed an 11-year lease in 2022 and are currently paying \$57,062 in annual rent.

### ASSET SNAPSHOT

Address	3505-3515 Amelia Drive, Orchard Park, NY 14127
Building Size (GLA)	6,245 SF
Land Area	1.48 Acres
Year Built/Renovated	2008
Tenants	AT&T (Corporate)   Yoga Six (Franchise)   Subway (Corporate)
Lease Type(s)	Net / Gross
Occupancy	100%
Net Operating Income	\$183,172





## INVESTMENT HIGHLIGHTS



### LOCATED IN HIGH TRAFFIC RETAIL CORRIDOR

Trophy multi-tenant retail center at the main entrance to two super-regional power centers anchored by Super Target, Kohl's, Dick's Sporting Goods, Ashley Furniture Home Store, Marshall's and Regal



### DENSE AND AFFLUENT TRADE AREA

144,000 people with an average household income of \$92,000 within 5 miles



### LONG-TERM TENANT COMMITMENT TO SITE

Recent 7-year lease renewal by AT&T and 11-year lease with Yoga Six demonstrate long-term commitment to this site and provides stable cash-flow



### EXCELLENT EXPOSURE ALONG MAIN THOROUGHFARE

Strategic location between interchanges at I-90 and 219 and located less than 1 mile from Highmark Stadium, home of the Buffalo Bills



### STRONG TENANT MIX

E-commerce and recession resistant National tenant mix with corporate guaranteed leases (AT&T & Subway)



### ATTRACTIVE RENTAL INCREASES

Fixed annual increases provide rental growth and hedge against inflation



### FEE SIMPLE OWNERSHIP

Allows for depreciation boosting after tax returns



### OPERATING EXPENSE COLLECTION

Contact broker for details



# ECONOMIC SUMMARY

TENANT NAME	GUARANTOR	SQAURE FOOTAGE	LEASE START	LEASE END	REMAINING LEASE TERM	ANNUAL RENT	RENT PSF	EXPENSE REIMBURSEMENTS	RENT INCREASES	REMAINING OPTIONS	SECURITY DEPOSIT
AT&T	New Cingular Wireless PCS, LLC (Corporate)	3,000	10/1/2008	8/31/2030	6 years, 7 months	\$105,600	\$35.20	\$15,432	--	--	\$0
Subway *	Subway Real Estate, LLC (Corporate)	1,325	1/1/2011	12/31/2025	1 year, 10 months	\$43,287	\$32.67	\$0	10% every 5 Years	1 x 5 Years	\$0
Yoga Six	Boutique Fitness WNY, INC. (Franchisee)	1,920	9/1/2022	11/30/2033	9 years, 8 months	\$57,053	\$29.72	\$0	3% Annual	2 x 5 Years	\$17,395
<b>TOTAL/AVERAGE</b>		<b>6,245</b>				<b>\$205,940</b>	<b>\$32.53</b>	<b>\$15,432</b>			

\* Lease states OpEx recovery, LL has chosen not to bill.

## CASH FLOW STATEMENT

### INCOME

Base Rent	\$205,940
Expense Recovery	\$15,432
Gross Potential Income	\$221,372
Effective Gross Revenue	\$221,372

### EXPENSES

Repairs & Maintenance	\$11,000
Insurance	\$5,200
Property Taxes	\$22,000
Total Operating Expenses	\$38,200
Net Operating Income	\$183,172

## UNDERWRITING ASSUMPTIONS

- 1) Analysis shows a one-year snapshot of NOI with analysis period from April 1, 2024 - March 31, 2025.
- 2) CAM, Insurance, and Taxes are based on figures provided by the Owner and assumes the owner continues to provide snow plowing, landscaping and porter services for \$5,000 per year.
- 3) Analysis captures 12 months of rent from all tenants.
- 4) Analysis captures all contractual rent escalations which occur during the analysis period.





# SITE PLAN

**Ashley**  
HOMESTORE

ALSO OWNED BY SELLER



MILESTRIP ROAD - NY 179 (13,672 VPD)





**Orvilles**  
home appliances

**ULTA**  
BEAUTY  
**maurices**

**claire's** **FAMOUS** **AAA**  
footwear  
**LUMBER LIQUIDATORS**

**PETSMART**

**Marshalls**

**Ashley**  
HOMESTORE

**3505  
AMELIA  
DRIVE**

**MILESTRIP ROAD - NY 179 (13,672 VPD)**



# 3505 AMELIA DRIVE

ORCHARD PARK, NY

## NORTH WEST VIEW



QUAKER CROSSING RETAIL CENTER

TARGET carter's Red Robin  
KOHLS DICK'S SPORTING GOODS LONGHORN STEAKHOUSE  
HomeGoods REGAL

ULTA BEAUTY  
maurices

Orvilles  
home appliances

claire's AAA  
FAMOUS footwear  
LUMBER LIQUIDATORS

AMELIA DRIVE (2,820 VPD)

3505  
AMELIA  
DRIVE



# 3505 AMELIA DRIVE

ORCHARD PARK, NY



**3505  
AMELIA  
DRIVE**



### ERIE COUNTY MSA

Nestled in Erie County, New York, Orchard Park is a vibrant suburban community known for its picturesque landscapes and strong sense of community. Orchard Park boasts a population of approximately 29,054 residents, creating a close-knit environment that offers both a tranquil atmosphere and easy access to urban amenities. The town's steady population growth over the years reflects its appeal as a residential haven just a short drive away from the bustling city of Buffalo.

Economically, Orchard Park has exhibited gradual growth, buoyed by a mix of local businesses and industries. While the town doesn't possess any major economic powerhouses, it has seen diversification in its economy with a focus on retail, healthcare, and professional services. The presence of small businesses and community-oriented enterprises has contributed to Orchard Park's overall economic stability. Furthermore, the town's proximity to Buffalo has allowed residents to benefit from both suburban comfort and urban opportunities. In terms of commercial real estate development, Orchard Park has experienced measured expansion, with a balance between residential developments and commercial spaces. Local authorities have aimed to strike a harmonious blend between maintaining the town's charming character and fostering responsible commercial growth to cater to the needs of the community.

### DEMOGRAPHICS

1 MILES

51,770

PEOPLE

\$79,139

AHHI

13,672

TOTAL

EMPLOYEES

3 MILES

136,376

PEOPLE

\$72,922

AHHI

13,672

TOTAL

EMPLOYEES

5 MILES

221,161

PEOPLE

\$72,307

AHHI

13,672

TOTAL

EMPLOYEES

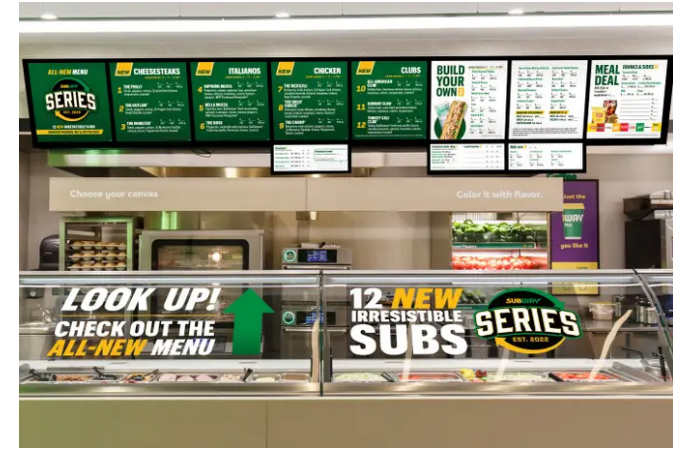
77 MILES  
ROCHESTER, NY

31 MILES  
NIAGRA FALLS

12 MILES  
BUFFALO, NY

ORCHARD  
PARK





### QUICK FACTS

Founded	1885
Ownership	Public
Number of Locations	5,491
Headquarters	Dallas, TX

AT&T, founded in 1885, is a telecommunications company that played a key role in the development of modern communication technology. Originally focused on telephones, AT&T diversified its services to include wireless communication, internet, entertainment, and business solutions. It went through significant transformations, such as the breakup of the Bell System in the 1980s and continued investments in digital infrastructure like fiber-optic networks and 5G technology. With a global presence, AT&T has maintained its status as a major industry player, adapting to changing market dynamics while delivering diverse communication services. Its financial performance reflects resilience, but competition and technological shifts have influenced its trajectory. Overall, AT&T remains a significant force in shaping how we connect and communicate.

### QUICK FACTS

Founded	2012
Ownership	Private
Number of Locations	170
Headquarters	San Diego, CA

YogaSix, founded in 2012, is a modern yoga and fitness brand that redefines traditional yoga practices. With a focus on accessibility, it offers a range of classes suitable for different skill levels and fitness goals. The brand has rapidly expanded its presence, boasting multiple studio locations across the United States. YogaSix's diverse class offerings include hot yoga, power yoga, restorative yoga, and sculpt classes incorporating weights and intensity. It embraces a contemporary aesthetic, promoting inclusivity and fostering a sense of community. While specific financial performance details are limited, YogaSix's blend of yoga and fitness trends suggests a positive trajectory. Its modern approach and commitment to wellness have positioned it as a popular choice within the fitness industry.

### QUICK FACTS

Founded	1965
Ownership	Private
Number of Locations	40,000
Headquarters	Milford, CT

Subway, established in 1965, is a prominent global fast-food franchise recognized for its customizable sandwiches. Founded by Fred DeLuca and Dr. Peter Buck, the brand's first store was in Bridgeport, Connecticut. With over 40,000 restaurants in 100+ countries, Subway is known for its expansive reach and franchise model. It offers a diverse menu of sandwiches, salads, and wraps that customers can personalize with various fillings, condiments, and bread choices. The brand adapts to changing dietary preferences by offering healthier options and catering to vegetarian and vegan diets. Despite industry shifts, Subway has maintained popularity, but its financial performance has faced challenges due to competition and changing consumer tastes. Overall, Subway's widespread presence and customization options have solidified its position in the fast-food market.



**OFFERED FOR SALE**

**3505-3515** AMELIA DRIVE  
ORCHARD PARK, NY 14127

**\$2,617,000**

**7.00% CAP RATE**

Exclusively Offered By



**PRIMARY DEAL CONTACTS**

**PATRICK WAGOR**

Executive Vice President

561.427.6151

[pwagor@atlanticretail.com](mailto:pwagor@atlanticretail.com)

**NATIONAL TEAM**

**JUSTIN SMITH**

Head of Capital Markets

617.239.3610

[jsmith@atlanticretail.com](mailto:jsmith@atlanticretail.com)

**CHRIS PETERSON**

Vice President

917.780.4233

[cpeterson@atlanticretail.com](mailto:cpeterson@atlanticretail.com)

**DAVID HOPPE**

Head of Net Lease Sales

980.498.3293

[dhoppe@atlanticretail.com](mailto:dhoppe@atlanticretail.com)

**SAM YOUNG**

Executive Vice President

980.498.3292

[syoung@atlanticretail.com](mailto:syoung@atlanticretail.com)

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Orchard Park (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.