

# Owner User Opportunity

Elmira, NY 14903

Retail  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

**Monro Muffler Brakes Service**  
2410 Corning Rd, Elmira, NY 14903



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Established Automotive Infrastructure** – Formerly operated as a Monro Muffler facility, the property benefits from an existing automotive-oriented layout, including multiple service bays and support areas. The existing configuration is well-suited for continued use in auto service, repair, or other light-industrial applications, minimizing the need for extensive repositioning or build-out.
- **Strong Regional Service Demand** – Elmira functions as the primary commercial and service center for Chemung County, drawing demand from a broad regional base. The area supports sustained automotive service needs from local residents, regional commuters, and surrounding rural communities, contributing to long-term tenant or owner-user viability.
- **Strategic Corning Road Frontage** – The asset is located along Corning Road, a high-visibility commercial artery linking Elmira and Horseheads. The location provides direct exposure to consistent vehicular traffic and benefits from ease of access to major regional thoroughfares, enhancing user convenience and branding potential.
- **Flexible Acquisition Profile** – The property presents an efficient acquisition opportunity for owner-users, private investors, or automotive operators seeking a functional facility at an attractive basis. The existing improvements and zoning support a low-barrier path to occupancy or repositioning.
- **Proximity to Key Demand Drivers** – Surrounded by a concentration of regional retail, industrial employers, and service providers, the site benefits from a robust daytime population and strong vehicular activity. Nearby employment centers and commercial clusters generate steady traffic flow and reinforce demand for automotive and service-related uses.



Southern Tier Crossing

Walmart Supercenter

KOHL'S

five BELOW

STARBUCKS

JERSEY MIKES

DICK'S SPORTING GOODS

ULTA BEAUTY

PET SMART

SOUTHERN TIER LOGISTICS

Warehousing & Transportation

Corporate Office

Grand Central Plaza

OLLIE'S OUTLET Bargain TSC TRACTOR SUPPLY CO

GOOD STUFF CHEAP

sears HOME SERVICES

SUBWAY

DUNKIN'



DUNKIN'

U-HAUL

± 35,470 VPD



Greater Southern Tier BOCES  
Bush Campus  
±30,000 Students



Subject Property

Corning Rd ± 20,600 VPD



# 2410 Corning Rd

Elmira, NY 14903

## Property Details

Tenant Former Monro Muffler

Property Address 2410 Corning Rd

City Elmira

State NY

Zip 14903

GLA ±4,542 SF

Lot Size ±0.75 AC

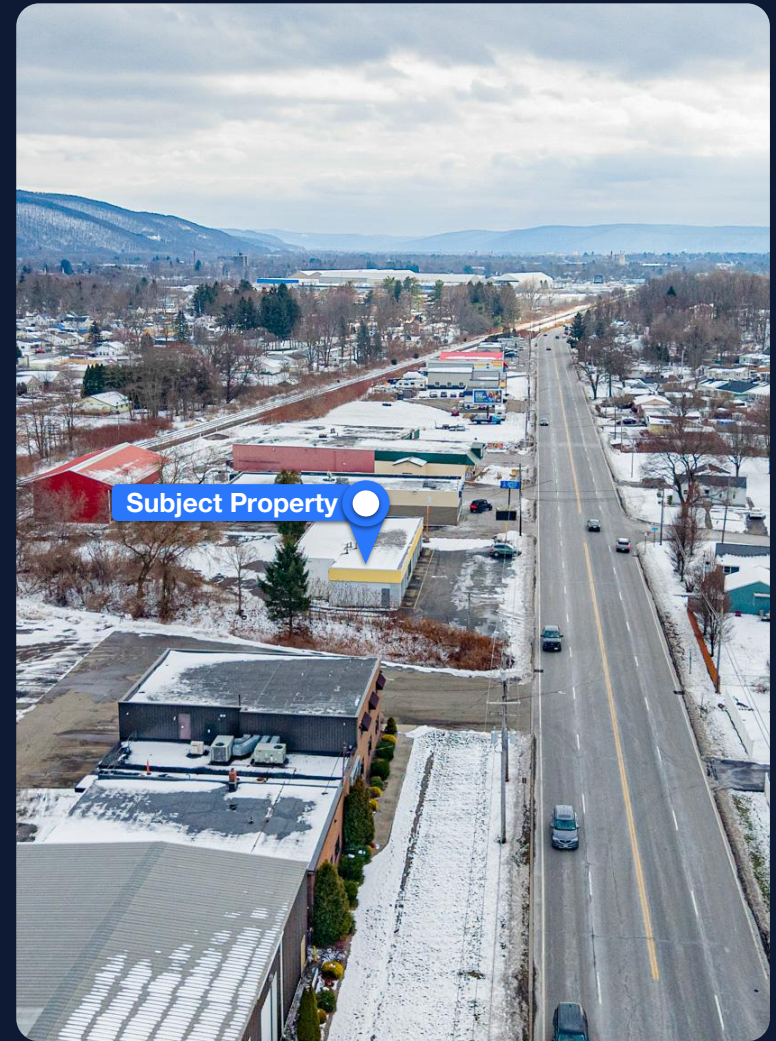
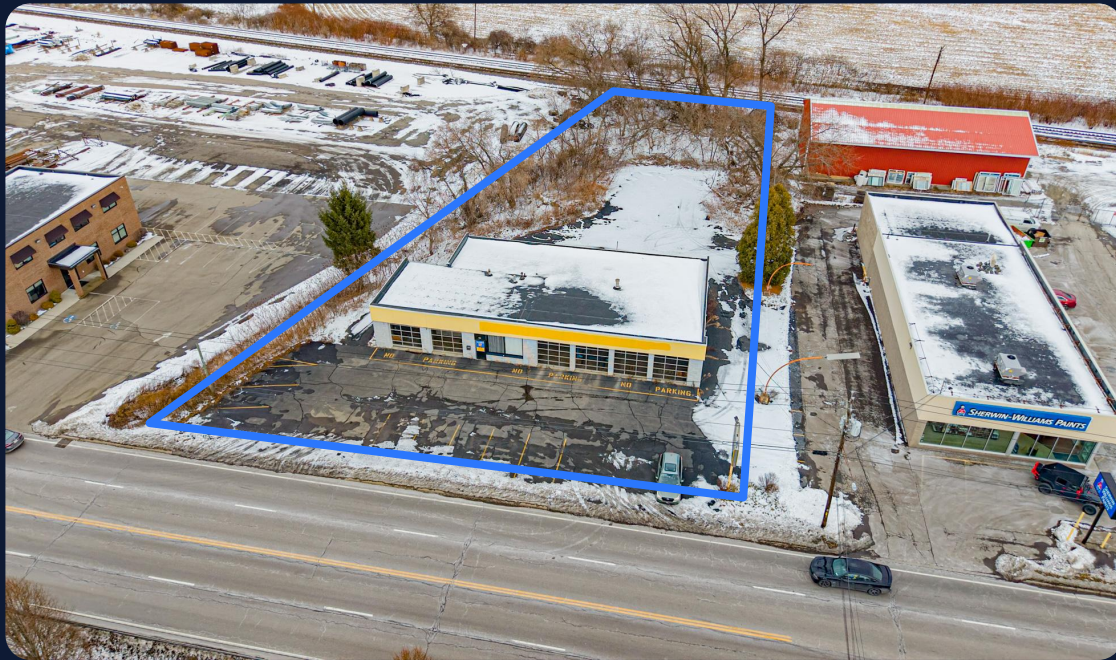
Year Built 1970

APN 073489 69.09-3-1.1

Parking Spaces 9

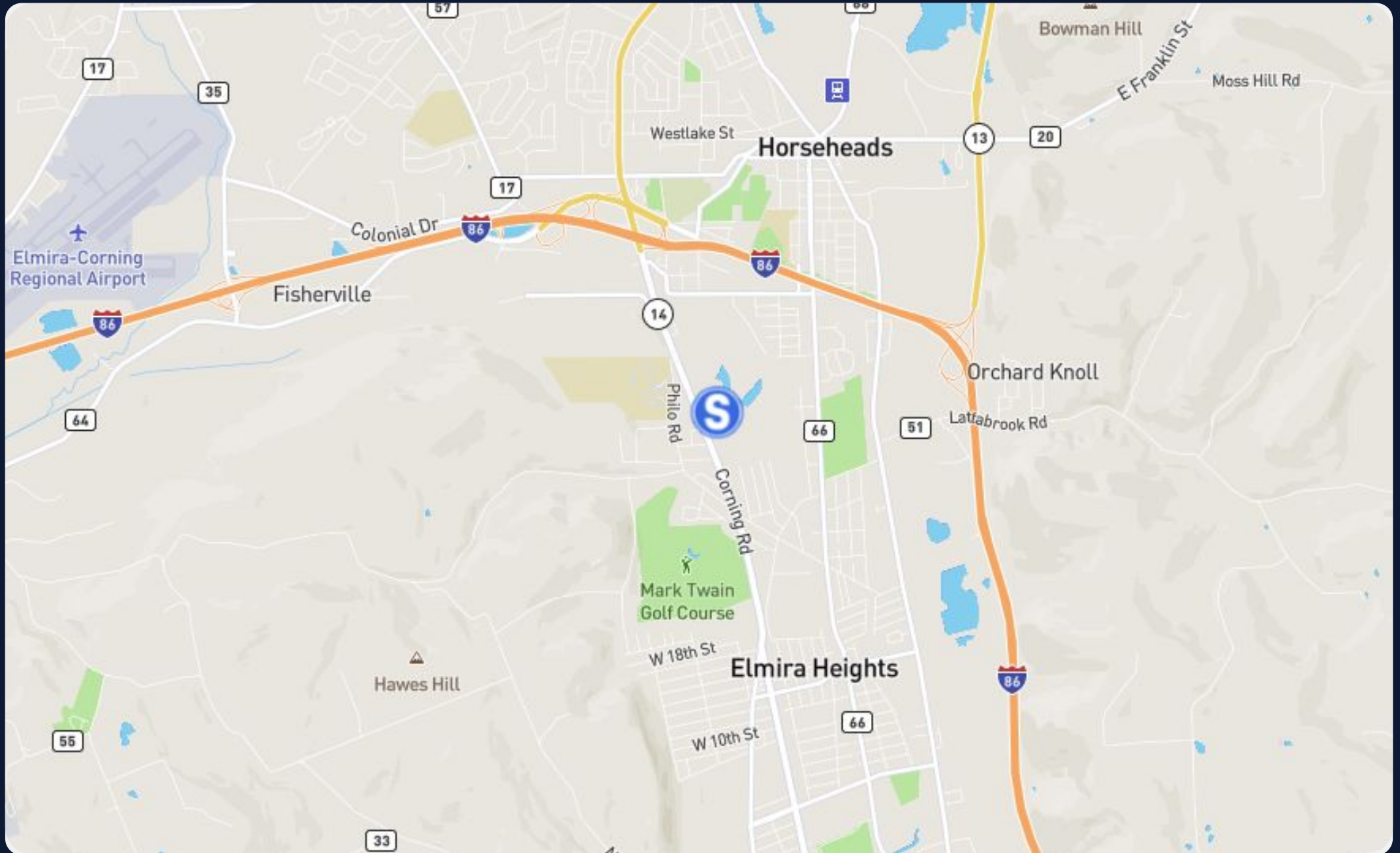


# PROPERTY PHOTOS



# MARKET OVERVIEW

**Monro Muffler Brakes Service**  
2410 Corning Rd, Elmira, NY 14903



# ELMIRA, NY

## Local Market Overview

Elmira is situated in Chemung County in New York's Southern Tier region, offering direct access to regional highways including Interstate 86 and New York State Routes 14 and 352. This connectivity supports consistent traffic flow from commuters and travelers between regional hubs such as Corning, Horseheads, and Binghamton. The city is serviced by the Elmira Corning Regional Airport, which offers commercial and cargo capabilities. Educational institutions like Elmira College contribute to a steady student and staff presence, while the local public school system and nearby trade schools help sustain a regional workforce. Healthcare and light manufacturing are among the city's leading industries, with Arnot Health serving as a major employer.

Elmira attracts tourism through its historical ties to Mark Twain and its proximity to Finger Lakes wine country. Recreational sites such as Eldridge Park, Harris Hill Soaring Center, and Tanglewood Nature Center draw both residents and visitors throughout the year. The area's steady flow of commuter and visitor traffic, combined with the city's role as a service hub for surrounding rural communities, supports ongoing demand for automotive repair services. Independent shops benefit from the consistent need for maintenance and diagnostics among a regional population that relies heavily on personal vehicle use.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	22,146	52,533	78,574
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	9,343	22,394	33,395
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$90,003	\$87,954	\$91,923

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2410 Corning Rd, Elmira, NY, 14903** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.