

FOR SALE

334

Windsor Highway

NEW WINDSOR | NY



- Single-tenant, triple-net lease.
- 10% rent increases every 5 years.
- Long lease term remaining.
- High average household income of \$93,633 within a 3-mile radius.



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3-MILE DEMOGRAPHICS



Total Population (2018)

41,618



Daytime Population (2018)

38,136



Average Household Income (2018)

\$93,633



Total Households (2018)

15,159



Total Households with Income \$50k+ (2018)

9,613



Median Age (2018)

38.5



Population Density (2018)

1,471.3

BUILDING SPECIFICATIONS

Address:	334 Windsor Highway New Windsor, NY 12553
Parcel Information:	1.10± Acres
Square Footage:	3,850± SF
Location:	The Property is located on the west side of Windsor Highway.
Access:	The Property has one entry and exit on Windsor Highway.
Year Built:	2002
Traffic Count:	Windsor Highway: 14,400± VPD
Tenant:	KFC/Long John Silver's
Lease Type:	Triple-Net (NNN)
Original Lease Term:	20 Years
Lease Commencement:	June 22, 2012
Lease Expiration:	June 30, 2032
Lease Term Remaining:	13+ Years
Base Rent:	\$88,000 (\$22.86 PSF)
Cap Rate:	6.00%
Asking Price:	\$1,466,000

MARKETING STRATEGY

Ron Schultz and Jackson Wells with Colliers International are pleased to offer for sale a freestanding KFC and Long John Silver's located at the corner of Windsor Highway in New Windsor, New York. This street is well trafficked and benefits from its proximity to national grocers such as Price Chopper, ShopRite, and Hannaford Supermarket. Other restaurants in the area include Popeye's, McDonald's, Wendy's, Dunkin Donut's, Burger King, Domino's Pizza and many other local eateries. This KFC and Long John Silver's store is on a triple-net (NNN) lease with about 13+ years.

This triple-net opportunity is very well located within the Allen Park submarket with access from both lanes of traffic and surrounded by multiple retailers.

ASKING PRICE:

\$1,466,000
6.00% Cap Rate

INVESTMENT HIGHLIGHTS

NNN LEASE WITH INCREASES

- The Property features a NNN lease.
- 10% rent increases every 5 years.

LONG TERM TENANT

- The Primary Lease Term began in 2012.
- 20-Year lease with two 5-Year Options.

LOCATION, LOCATION, LOCATION

- Dense trade area population.
- Multiple points of access.
- Good concentration of surrounding retail.

TENANT SUMMARY

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen. That cook was Colonel Harland Sanders, of course, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe® along with Extra Crispy™ chicken, home-style sides and buttermilk biscuits. There are over 21,400 KFC outlets in more than 128 countries and territories around the world.

Tenant Highlights

Year Founded: 1930
Industry: Quick-Serve Restaurant (QSR)
Headquarters: Louisville, KY
Parent Company: Yum! Brands
CEO: Greg Creed

Locations: 21,487 (2017)
Revenue: \$3.110 billion (2017)
Operating Income: \$1.928 billion (2017)
Operating Profit: \$981 million (2017)

For additional information, please visit the company's website at www.yum.com/annualreport.

Long John Silver's LLC (also formerly known as Long John Silver's Seafood Shoppe and sometimes abbreviated as LJS) is an American fast food restaurant chain that specializes in seafood. The brand's name is derived from the novel *Treasure Island* by Robert Louis Stevenson, in which the pirate "Long John" Silver is one of the main characters. Formerly a division of Yum! Brands, Inc., the company was divested to a group of franchisees in September 2011 and is now 80% franchisee-owned.

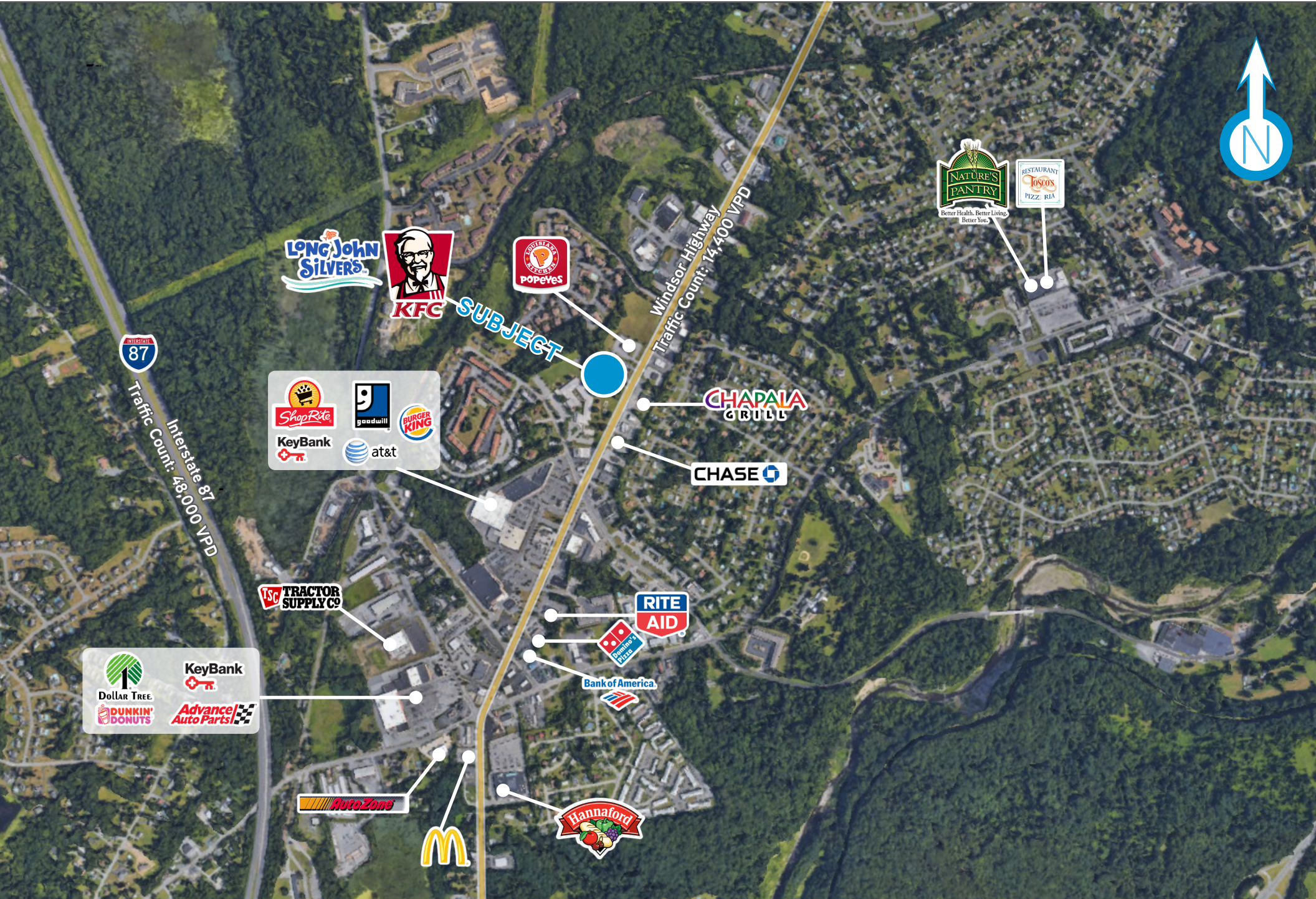
Tenant Highlights

Year Founded: 1969
Industry: Quick-Serve Restaurant (QSR)
Headquarters: Louisville, KY
Parent Company: LJS Partners, LLC
VP: Forrest Ragsdale

Locations: 1,000
Employees: 8,400

For additional information, please visit the company's website at www.ljsilvers.com.







Windsor Highway
Traffic Count: 14,400 VPD

Colliers Infographic

334 Windsor Hwy, New Windsor, New York, 12553



Population



41,618

Total Population



0.86%

Population Growth
Rate per Year
(2018-2023)



38,136

Total Daytime
Population

Key Figures



\$93,633

Average
Household
Income



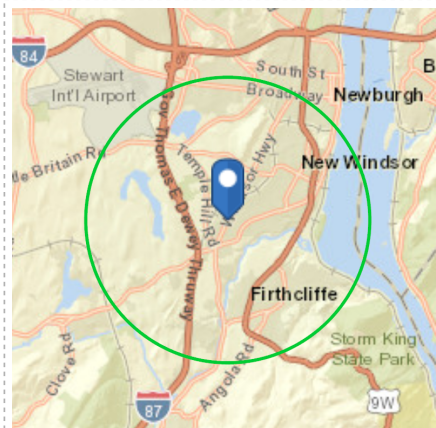
\$329,218

Average
Home
Value



15,159

Total Households



Annual Household Spending



\$2,411

Apparel &
Services



\$5,401

Groceries



\$191

Computers &
Hardware



\$6,045

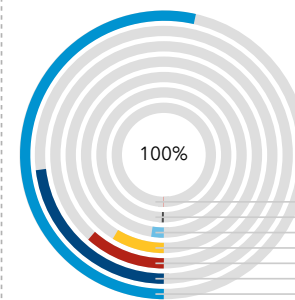
Health Care



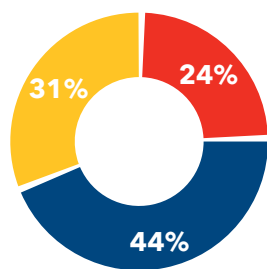
\$3,787

Dining Out

Diversity



2018 Educational Attainment (Esri)



● High School Diploma
● Bachelor's Degree
● Grad/Professional Degree

Age & Sex



49%

Male



39

Median
Age



51%

Female

Employment



64%

White Collar



19%

Blue Collar



18%

Services



5.4%
Unemployment
Rate

NEW YORK STATE OVERVIEW

New York's gross state product in 2017 was \$1.547 trillion. If New York State were an independent nation, it would rank as the 11th largest economy in the world. Anchored by Wall Street in the Financial District of Lower Manhattan, New York City has been called both the most economically powerful city and the leading financial center of the world. New York was one of the original thirteen colonies that formed the United States. With an estimated 19.54 million residents in 2018, it is the fourth most populous state. The state's most populous city, New York City, makes up over 40% of the state's population. Two-thirds of the state's population lives in the New York metropolitan area, and nearly 40% lives on Long Island.

The 27th largest U.S. state in land area, New York has a diverse geography. The state is bordered by New Jersey and Pennsylvania to the south and Connecticut, Massachusetts, and Vermont to the east. The state has a maritime border with Rhode Island, east of Long Island, as well as an international border with the Canadian provinces of Quebec to the north and Ontario to the northwest. The southern part of the state is in the Atlantic coastal plain and includes Long Island and several smaller associated islands, as well as New York City and the lower Hudson River Valley.

ORANGE COUNTY SUBMARKET OVERVIEW

Orange County encompasses approximately 816 square miles and, per the U.S. Census Bureau, had an estimated population of 382,226 as of July 1, 2017. The County experienced a 2.5% population growth from 2010 to 2017. The County is located 60 miles northwest of the City of New York. The County is bordered by the Hudson River to the east, the States of Pennsylvania to the west and New Jersey to the southwest, the Counties of Sullivan and Ulster to the north and the County of Rockland to the south.

Demographically, the County is suburban residential in nature; however, the County has large tracts of land devoted to farming, as well as three small cities, which account for 18% of the total population. The commercial and industrial base of the County has been centered primarily in the Newburgh and Middletown areas, both of which are located at the intersection of major highway systems. However, recent commercial and industrial development has been completed through a network of business parks located throughout the County. Several of the County's larger employers include Orange Regional Medical Center, Crystal Run Healthcare, Elant Inc., Access: Supports for Living, and C&S Wholesale Grocers' Inc. In addition to many other new commercial and industrial development initiatives, Legoland NY has been approved and is expected to be open in 2020. The park is expected to cost \$350 million, and generate more than 1,000 jobs in addition to 800 construction jobs in its development.

For more information, visit <https://www.orangecountygov.com/ArchiveCenter/ViewFile/Item/840>

DEMOGRAPHICS

334 WINDSOR HIGHWAY NEW WINDSOR, NY 12553			
	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION			
Total Population	8,209	41,618	85,462
Daytime Population	7,728	38,136	84,350
INCOME			
Average Household Income	\$91,696	\$93,633	\$88,604
Median Household Income	\$64,261	\$70,475	\$65,750
OTHER DEMOGRAPHICS			
Total Households	3,331	15,159	29,780
Households w/Income \$50k+	1,982	9,613	18,356
Households w/Income \$100k+	1,115	5,195	9,519
Average Household Size	2.45	2.73	2.82
Median Age	41.5	38.5	36.6
Female Population %	52.6%	51.2%	51.3%
Population Density	2,612.0	1,471.3	1,087.7
RACE & ETHNICITY			
White Population %	65.0%	66.6%	59.9%
Black Population %	16.1%	14.4%	19.2%
Hispanic Population %	26.0%	28.7%	31.0%
Asian Population %	26.0%	28.7%	31.0%
HOUSING			
Owner Occupied Units %	58.2%	54.8%	50.9%

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Representative Photo

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