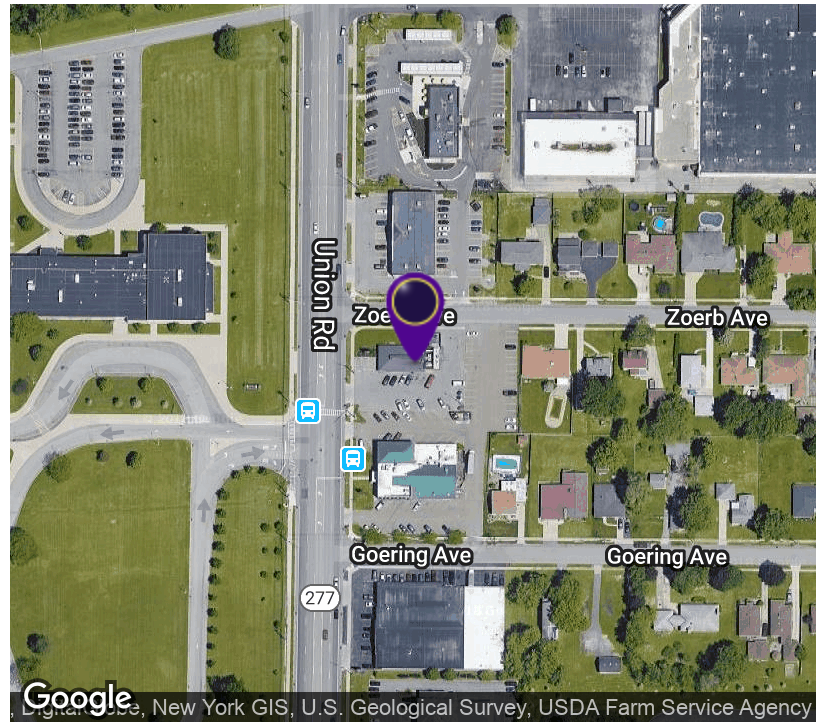


Pizza Hut Investment Opportunity

3527 Union Road, Cheektowaga, NY 14225



OFFERING SUMMARY

Sale Price: Subject To Offer

Building Size: 2,220 SF

Zoning: Commercial

PROPERTY OVERVIEW

This freestanding Pizza Hut building consist of 2,220 +/- square feet. This operating Pizza Hut is an established location where it has operated successfully for 30 +/- years and remolded recently. 2+/-year remaining on the current lease term, with three (3), 5 year renewal options. The rent escalates by ten percent in each option period, and historically. This is a true triple net (NNN) lease investment opportunity. This investment opportunity is offered at a high cap rate. Also have a second fully leased Pizza Hut available at 5565 Camp Road, Hamburg, NY. Call For Details.

LOCATION OVERVIEW

This property is strategically located on the corner of Union Road and Zoerb Avenue just north of Walden Avenue, very close to the New Walmart Super Center and the Galleria Mall, which attracts visitors from many surrounding areas including Canada. NYS Thruway exit 51-E Walden Avenue.

PROPERTY HIGHLIGHTS

- Great Investment Opportunity
- Close Proximity to NYS Thruway I-90 Access
- High Traffic Count
- 1/2 Mile From the Walden Galleria Mall (Cheektowaga Location)
- Minimal Landlord Responsibility
- Corner Location
- .48 Acres

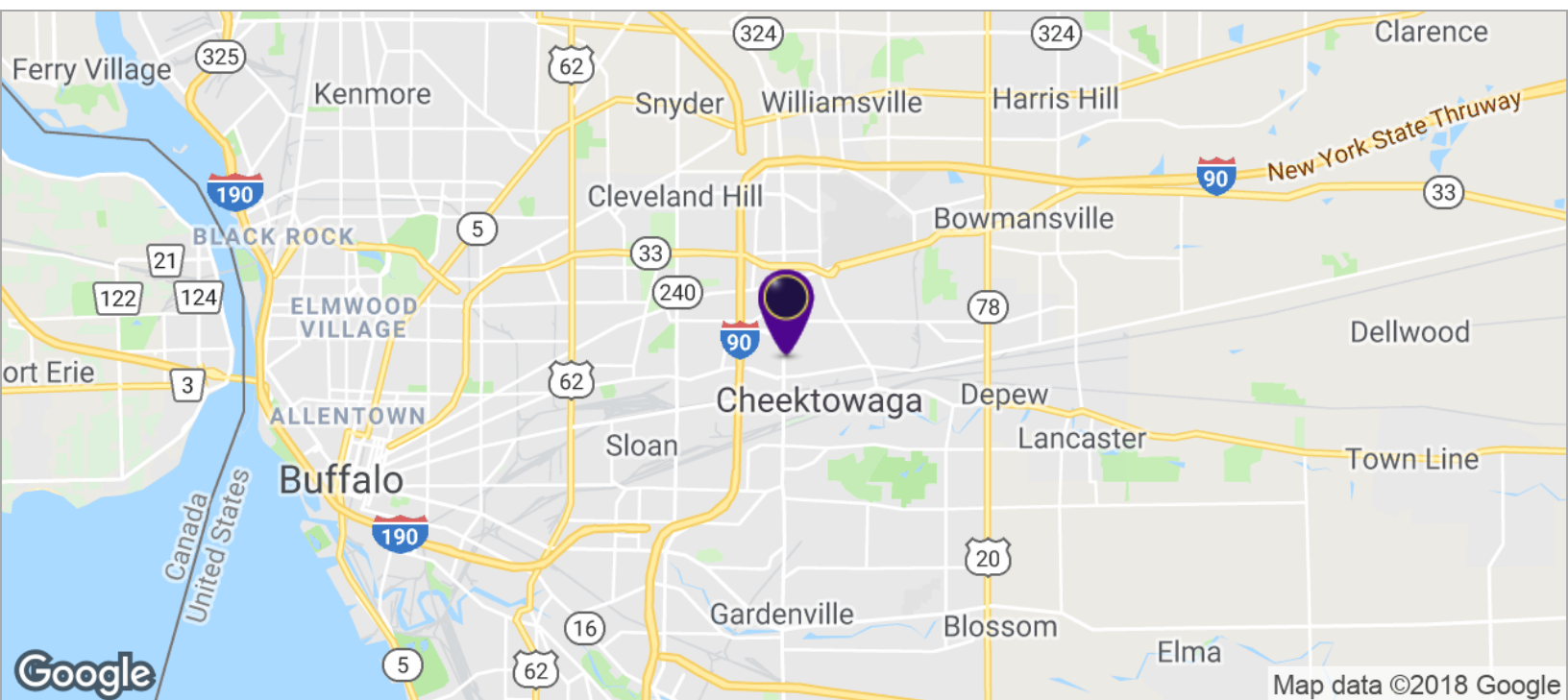
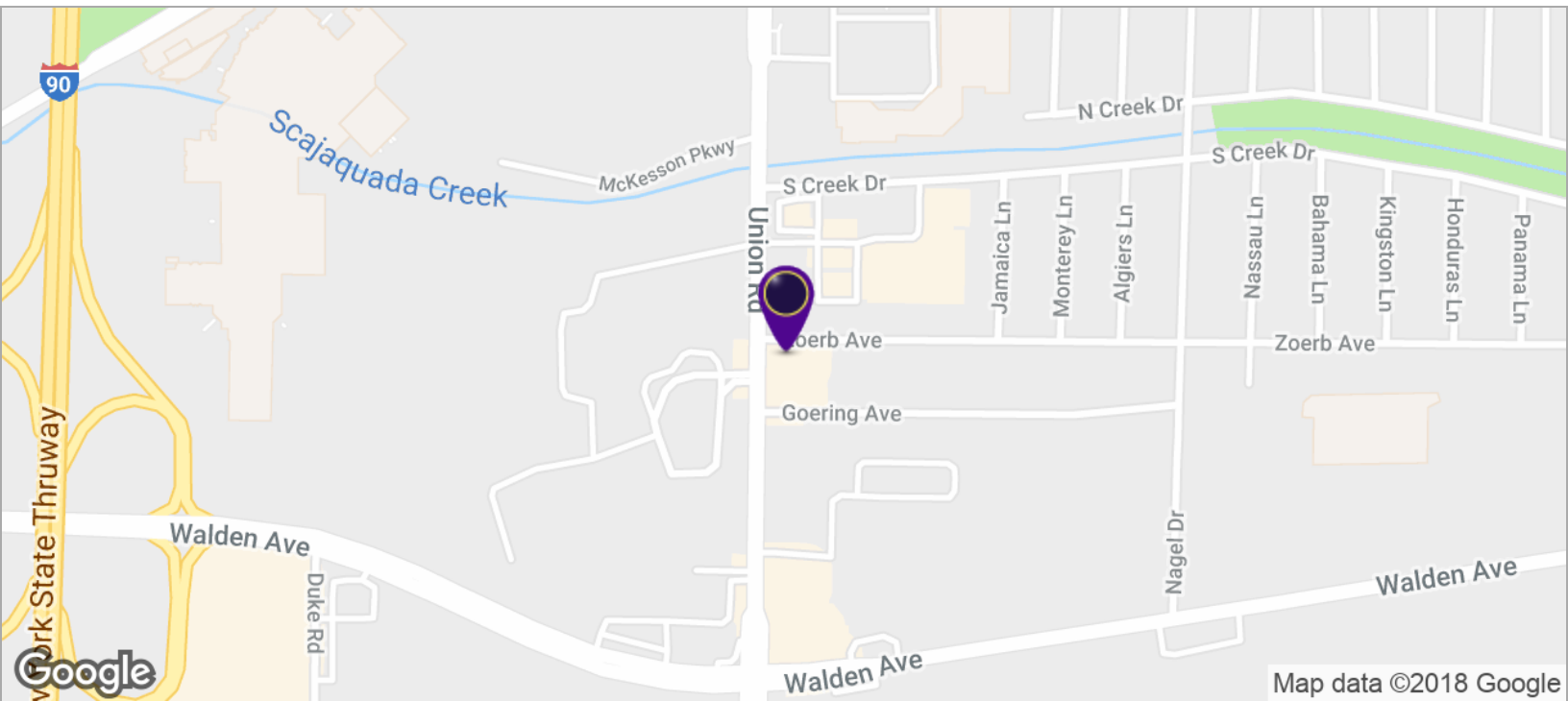


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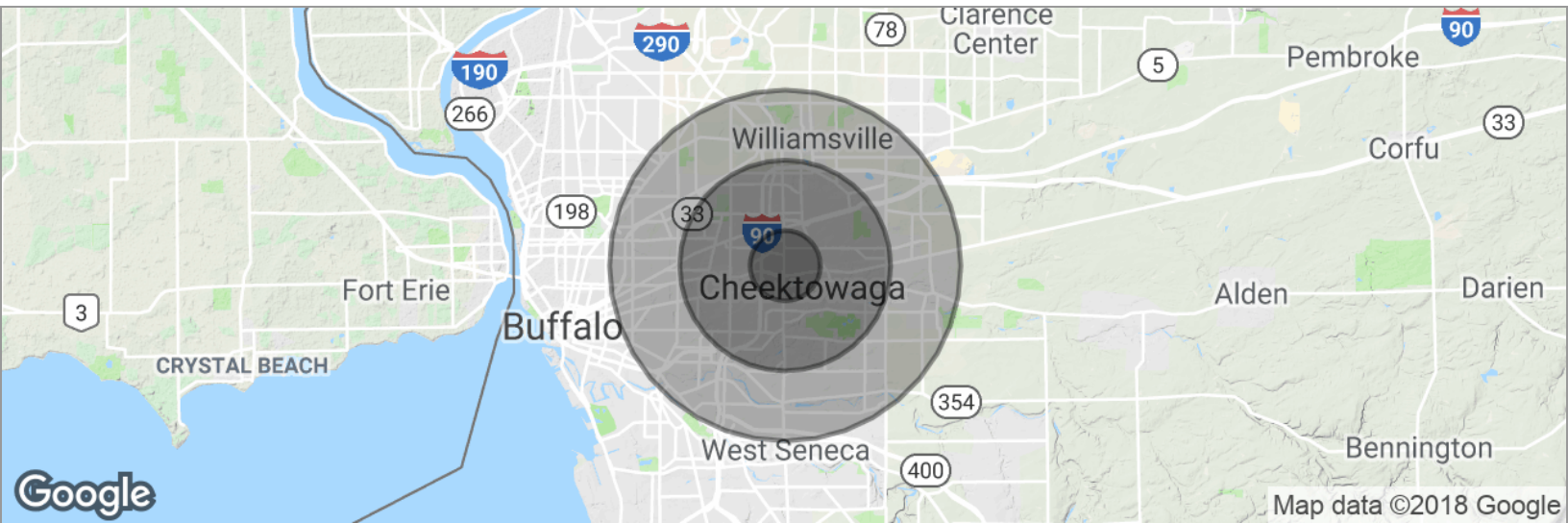


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,388	30,020	65,790
Median age	40.7	42.3	42.6
Median age (Male)	38.3	40.4	41.0
Median age (Female)	43.1	44.2	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,975	11,975	26,863
# of persons per HH	2.5	2.5	2.4
Average HH income	\$80,661	\$76,199	\$72,134
Average house value	\$154,290	\$167,209	\$155,991
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.0%	1.4%	1.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	99.1%	98.4%	98.0%
Black	0.1%	0.4%	0.8%
Asian	0.3%	0.5%	0.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.2%
Other	0.1%	0.1%	0.1%

* Demographic data derived from 2010 US Census