



NNN Lease - Chase Bank

1235 Grand Avenue, Baldwin, NY 11510



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- \$175,450 Net Operating Income
- 10% Rent Increase Every Five Years
- 10 Years Remaining on The Lease
- Corporate Guarantee
- Two Five Year Options
- 4,500 Square Foot Single Tenant Building
- 47,480 Square Foot Lot
- 42 Parking Spots
- Two Curb Cuts on Grand Avenue
- One Drive-up Teller
- One Drive Up ATM
- 31,773 Cars Per Day
- \$106,602 Median Household Income



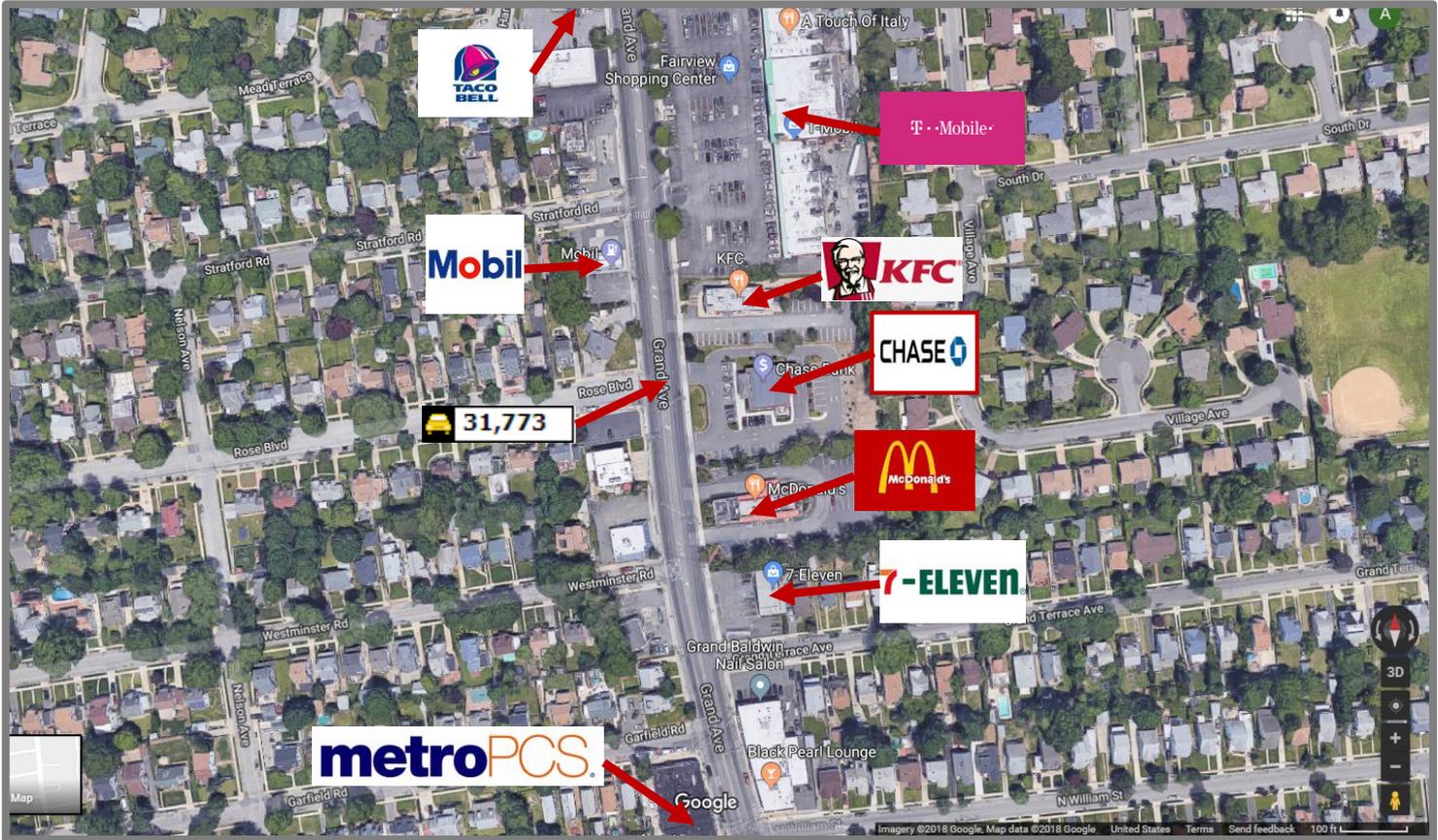
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Location:	Mid Block	Neighborhood:	Baldwin, NY
Section-Block-Lot:	36-517-28	Zoning:	Business District (X)
Lot Dim.:	180 x 270	Lot SF:	47,480
Bldg Dim.:	65 x 70	Bldg SF:	4,500
Cap Rate:	4.20%	Comm. Units	1
Price per SF:	\$934	Expense per SF:	\$0

- ASKING PRICE: \$ 4,200,000 -

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NNN Lease - Chase Bank Deposits



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**Federal Deposit
Insurance Corporation**

Each depositor insured to at least \$250,000 per insured bank



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Offices and Deposits of all FDIC-Insured Institutions Deposit Market Share Report Zip Code: 11510

Deposits as of:

Sorted by:

[Run Report](#)

Selected Market						June 30, 2018				
State:	County:	City:	Zip Code:			Outside of Market		Inside of Market		
ALL	ALL	ALL	11510			No. of Offices	Deposits (\$000)	No. of Offices	Deposits (\$000)	Market Share
Institution Name	CERT	State (Hqtrd)	Bank Class	State/Federal Charter	No. of Offices	Deposits (\$000)	No. of Offices	Deposits (\$000)	Market Share	
Capital One, National Association	4297	VA	N	Federal	603	232,863,893	1	208,708	35.21%	
JPMorgan Chase Bank, National Association	628	OH	N	Federal	5,141	1,273,927,629	3	163,371	27.56%	
Ridgewood Savings Bank	16026	NY	SB	State	37	4,115,272	1	147,476	24.88%	
Bank of America, National Association	3510	NC	N	Federal	4,471	1,312,627,325	1	73,274	12.36%	
Number of Institutions in the Market: 4				TOTALS	10,252	2,823,534,119	6	592,829	100.00	

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Demographics – Traffic Counts



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Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	23,794	252,655	551,865
2018 Estimate	23,629	250,576	547,891
2010 Census	23,354	245,961	540,860
Growth 2018-2023	0.70%	0.83%	0.73%
Growth 2010-2018	1.18%	1.88%	1.30%
2018 Population Hispanic Origin	5,435	80,932	122,947
2018 Population by Race:			
White	10,393	145,082	383,279
Black	11,758	88,094	115,302
Am. Indian & Alaskan	212	2,718	3,815
Asian	711	8,354	33,889
Hawaiian & Pacific Island	21	456	679
Other	534	5,873	10,927
U.S. Armed Forces:	4	108	193
Households:			
2023 Projection	7,162	76,888	179,409
2018 Estimate	7,115	76,253	178,136
2010 Census	7,039	74,740	175,787
Growth 2018 - 2023	0.66%	0.83%	0.71%
Growth 2010 - 2018	1.08%	2.02%	1.34%
Owner Occupied	6,280	53,593	137,966
Renter Occupied	835	22,661	40,170
2018 Avg Household Income	\$128,903	\$109,709	\$122,483
2018 Med Household Income	\$106,602	\$86,843	\$99,147
2018 Households by Household Inc:			
<\$25,000	603	11,779	20,568
\$25,000 - \$50,000	695	11,948	24,977
\$50,000 - \$75,000	853	9,741	21,889
\$75,000 - \$100,000	1,191	9,836	22,397
\$100,000 - \$125,000	816	8,156	19,984
\$125,000 - \$150,000	1,006	6,603	17,405
\$150,000 - \$200,000	823	8,626	23,217
\$200,000+	1,128	9,566	27,699

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Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Grand Terrace Ave	Grand Ave	0.17 W	2,569	2017	0.16	MPSI...
Grand Ave	Christie St	0.01 N	31,773	2017	0.17	MPSI...
Grand Ave	Lenox Rd	0.01 S	27,663	2017	0.18	MPSI...
William St	Anna Pl	0.04 E	633	2017	0.19	MPSI...
Stratford Rd	Webber Ave	0.02 W	838	2017	0.31	MPSI...
Woodside Ave	Scott Pl	0.01 N	2,319	2016	0.38	AADT
Southern State Pkwy	Grand Ave	0.06 NW	2,184	2017	0.42	MPSI...
Woodside Ave	de Mott Ave	0.02 N	4,998	2017	0.43	MPSI...
Woodside Ave	Demott Ave	0.02 N	4,998	2014	0.43	AADT
Coes Neck Rd	Fenimore Pl	0.03 N	2,319	2016	0.43	AADT

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