



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

RARE NEW YORK OFFERING



1991 Broadhollow Road  
Farmingdale, NY 11735

ACTUAL PROPERTY IMAGE

S A N D S   I N V E S T M E N T   G R O U P

# EXCLUSIVELY MARKETED BY:



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In Cooperation with Venture Retail Partners, LLC  
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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,049 SF Chick-fil-A Located at 1991 Broadhollow Road in Farmingdale, NY. This Opportunity Includes a New Construction With an Absolute Triple Net Ground Lease With Approximately 20 Years Remaining, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$7,600,000
CAP	3.75%
NOI	\$285,000
PRICE PER SF	\$1,505.25
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1991 Broadhollow Road Farmingdale, NY 11735
COUNTY	Suffolk
BUILDING AREA	5,049 SF
LAND AREA	1.84 AC
YEAR BUILT	2019
VEHICLES PER DAY	59,964 VPD





# HIGHLIGHTS

- Brand New Construction Absolute Triple Net (NNN) Ground Lease With Approximately 20 Years Remaining
- Zero Landlord Responsibilities With Eight (5-Year) Options to Extend
- Suffolk County Has Become a Significant Industrial and Manufacturing Hub With 3,000+ Manufacturing Companies and 150+ Pharmaceutical Companies in the Area
- Chick-fil-A is the Industry Leader of the QSR Asset Class With an Average Unit Volume of Almost Double Its Closest Competitor (Business Insider)
- Corporately Guaranteed 20 Year Lease Structured With 10% Rent Increases Every Five Years and With 5% Increases at Option Periods
- Ground Lease Property Offers the Most Secure Form of Net Lease Investments
- In the Quick Service Restaurant Class, Chick-fil-A Has the Nation's 3<sup>rd</sup> Highest Revenue With Over \$10.5 Billion in Sales, With Only the 7<sup>th</sup> Most Locations at 2,400
- Daytime Employment of Approximately 170,000 Employees Within a 3-Mile Radius, Resulting in Extraordinary Property Traffic
- Situated on Nearly 2 Acres of Land With 97 Parking Stalls Available, in Addition to a Double Drive-Thru
- Property Located in Extremely Affluent Area of Long Island With Over \$133,803 in Average Household Income Within a 1-Mile Radius, Which is Higher Than the County Averages of Both Suffolk and Nassau
- Extremely Dense Area That Has Experienced a 20% Population Growth Over the Past 10 Years With Continued Growth Expected
- Located on the Main Long Island Thoroughfare (NY-110) With Over 59,900 VPD Providing Great Exposure
- Located Less Than 0.5-Miles Away From the Farmingdale State College Which Has Over 10,000 Students Enrolled
- Situated Approximately 2-Miles Away From the Major North American and World Corporate Headquarters Park For Industry Leading Companies Such as Nikon, Leviton and Canon





# LEASE SUMMARY

TENANT	Chick-fil-A, Inc.
PREMISES	A Building of Approximately 5,049 SF
LEASE COMMENCEMENT	September 30, 2019
LEASE EXPIRATION	September 30, 2039
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	8 x 5 Years
RENT INCREASES	10% Every 5 Years and 5% at Options
LEASE TYPE	Absolute Triple Net (NNN) Ground
PERMITTED USE	Quick Service Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

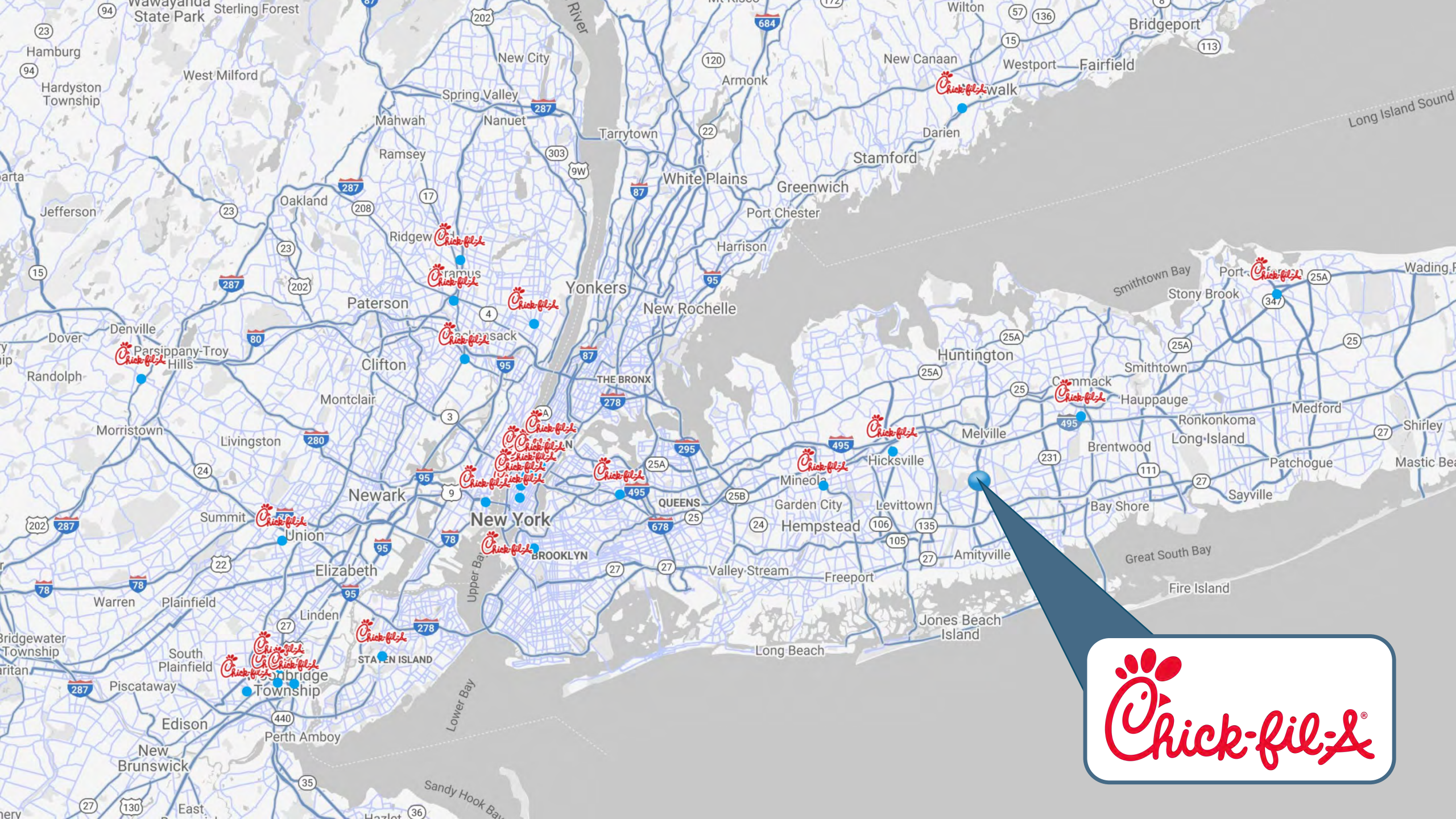
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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5,049 SF	\$285,000	\$56.45
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THE MUSIC ZOO



TARGET

adore.



Wood Kingdom

INDEPENDENTLY OWNED & OPERATED

JOHNSTONE SUPPLY

THE MID ISLAND GROUP  
COMPLETE FINISHING FOR THE GRAPHIC ARTS

Tapeswitch

Posillico  
We know how.

ACE SERVICE &  
INSTALLATION CORP.

Raymour & Flanigan  
FURNITURE | MATTRESSES

BOB'S  
DISCOUNT  
FURNITURE

JENNIFER  
FURNITURE

ROMA  
FURNITURE

Office Furniture  
OF NEW YORK

Broadhollow Rd (59,964 VPD)

MAYDAY  
COMMUNICATIONS INC

Gazza Blvd

Chick-fil-A

110

TACO BELL

ACTUAL PROPERTY IMAGE





    
BED BATH &    
 



  
We know how.



































**COSTCO**  
WHOLESALE



JENNIFER  
FURNITURE  
**BOB'S** DISCOUNT  
FURNITURE

**Chick-fil-A**

Long Island Ave



Broadhollow Rd

110





## TOP BUSINESSES IN AREA

Daytime Employment  
of 170,000 People Within  
a 3-Mile Radius

**LEVITON**  
HEADQUARTERS

**Nikon**  
HEADQUARTERS



**TD Bank**  
HEADQUARTERS

**Canon**  
HEADQUARTERS

**ESTÉE LAUDER**  
COMPANIES  
RESEARCH PARK

**FedEx**  
Express



**Northwell Health**

**PROFESSIONAL**  
PHYSICAL THERAPY  
HEADQUARTERS

**D'Addario**

**UNITED STATES**  
POSTAL SERVICE  
DISTRIBUTION  
CENTER

**PHARBEST**  
Pharmaceuticals, Inc.

**Chick-fil-A**

**Edlaw** Pharmaceuticals, Inc.

**SYNTHO**  
PHARMACEUTICALS

Long Island Ave



## FARMINGDALE | SUFFOLK COUNTY | NEW YORK

Farmingdale is a bustling community on the south shore of Long Island that is situated in the Nassau County in the state of New York. The city is part of the Town of Oyster Bay which has an estimated population of 298,961 residents. Farmingdale is best known for Bethpage State Park and Bethpage Black, which is one of the premier golf courses in the country. Farmingdale is to the southeast of midtown Manhattan and can be accessed through the Ronkonkoma branch of the Long Island Railroad, (LIRR) and via the Long Island Expressway. Farmingdale is home to the SUNY Farmingdale State College which is the largest technical school in the state of New York with over 10,000 students. The city is also the home of many top hospitals in the area including Daleview Care Center, St. Joseph hospital and NYU Winthrop hospital.

Farmingdale is home to large industrial, pharmaceutical and manufacturing headquarters. The area includes over 150 pharmaceuticals companies and over 3,000 manufacturing ones. The area's main pharmaceutical companies are Time Cap Labs, Santec Chemical Corp and Pedinol Inc. The area is also home to multiple industry leader headquarters, including Centrex, Fabco Industries, Dgp International Inc, Alcott HR, Levitz Furniture, and Minutemen Press. Major North American and World Corporate Headquarters Park For Industry Leading Companies Such as Nikon, Leviton and Canon are also located in the city. The areas GDP is \$78.5 billion which surpasses 19 states. The ease of access to the New York Metropolitan area also makes it a great place to live for commuters that work in and around the city. The city is located 38 miles from New York City.

Farmingdale is a beautiful and bucolic town that has world class shopping, restaurants and nightlife but it is most well-known for its access to the natural beauty such as Jones Beach State Park and Bethpage State Park. Bethpage State Park is best known for its five state-of-the-art golf courses. Most importantly, there is the world-famous Black Course, which has hosted the US Open in 2002 and 2009 and most recently the PGA Championship in 2019. There are other world-class amenities at Bethpage Park, which include a snack bar, lounge, a restaurant, washrooms, lockers, and a golf shop and it serves as one of the "bucket list" golf destinations in the country. In 2024, Bethpage Black will host the Ryder Cup, the international tournament that draws hundreds of thousands of people to the area for the four-day tournament.







## Farmingdale State College

State University of New York

Enrollment of 10,000 People



BETHPAGE STATE PARK  
BLACK COURSE

**P.C. RICHARD & SON**

## Republic Airport

Employment: 1,000 People



	1 MILE	3 MILES	5 MILES
POPULATION	4,459	66,096	310,787
AVERAGE HH INCOME	\$133,803	\$124,682	\$125,827



CHICK-FIL-A

# TENANT PROFILE

Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters are in College Park, Georgia. Chick-fil-A was originally founded as the Dwarf Grill in 1946, changing the name to 'Dwarf House' until rebranding as Chick-fil-A in 1967.

The company operates more than 2,400 restaurants where customers can find Chick-fil-A inside airports, malls, college campuses, in the heart of Manhattan, and nestled among the thousands of busy streets connecting neighborhoods in 47 states and Washington D.C. The company plans for a location in Hawaii to be the 48th state. The restaurant serves breakfast before transitioning to its lunch and dinner menu. Many of the company's values are influenced by the religious beliefs of its late founder, S. Truett Cathy, a devout Southern Baptist. All Chick-fil-A restaurants are closed for business on Sundays, as well as on Thanksgiving and Christmas.



COMPANY TYPE  
Private



FOUNDED  
1946



# OF LOCATIONS  
2,400+



HEADQUARTERS  
College Park, GA



WEBSITE  
[chick-fil-a.com](http://chick-fil-a.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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