



OFFERING MEMORANDUM

RETAIL PROPERTY

AVAILABLE FOR SALE

BJ'S WHOLESALE CLUB ●●● 300 Bellwood Drive, Rochester, NY 14606

Exclusively Listed by:

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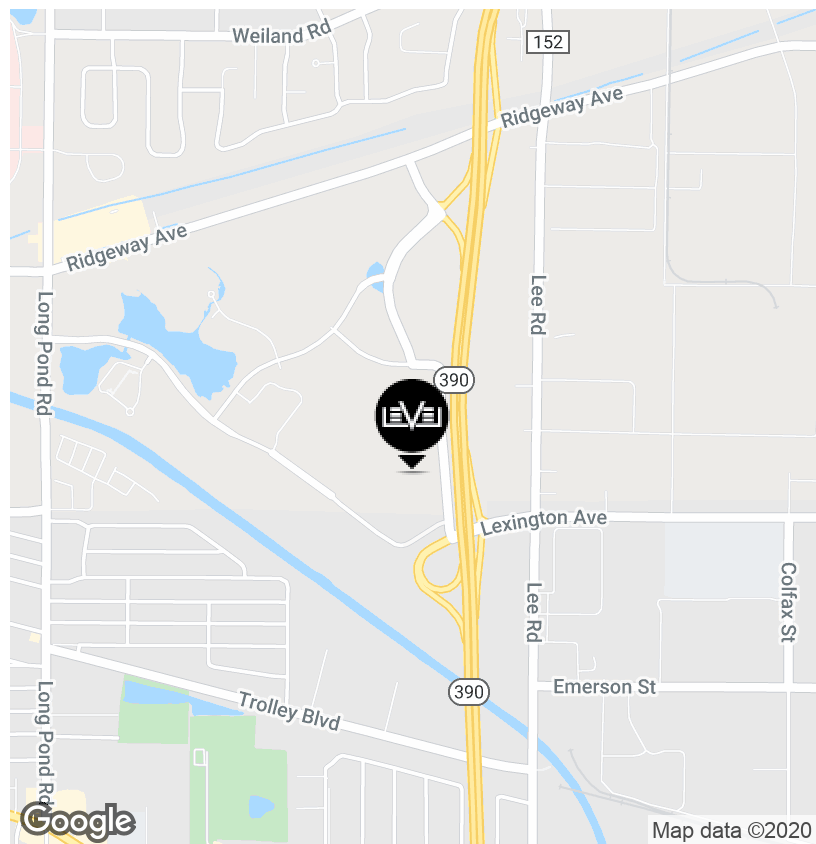


SECTION 1

PROPERTY INFORMATION

BJ'S WHOLESALE CLUB ... 300 Bellwood Drive, Rochester, NY 14606





OFFERING SUMMARY

Sale Price:	\$18,160,000
Building Size:	119,600 SF
Lot Size:	11.05 Acres
Number of Units:	1
Price / SF:	\$151.84
Cap Rate:	6.75%
NOI:	\$1,225,900
Year Built:	2006
Market:	Rochester
Submarket:	Greece
Traffic Count:	93,000

PROPERTY OVERVIEW

A NNN - BJ's Wholesale in Rochester, NY for sale.

Headquartered in Westborough, MA, BJ's Wholesale Club, Inc. (BJs.com), is a leading operator of membership warehouse clubs in the Eastern United States. The company currently operates over 205 Clubs in 15 states from Maine to Florida and employs more than 25,000 people. BJ's Wholesale Club first introduced the warehouse club concept to the northeastern U.S. in 1984.

PROPERTY HIGHLIGHTS

- The lease structure is triple net (NNN), with zero landlord responsibilities. Tenant is responsible for maintaining, repairing, and replacing all aspects of the property, as well as all required insurances, taxes, and utilities.
- There are six (6.0) years remaining on the lease term, plus four (4)- five (5) year options.
- The lease provides for a 20% rental increase at option 1, and 5% rental increases at each option thereafter.
- BJ's Wholesale Club is surrounded by several popular retailers including Starbucks, Public Storage, Tim Horton's, Dunkin' Donuts and Burger King, among others.
- The next closest Costco is 7 Miles away, and the next closest Sam's Club is 5.3 Miles away.
- The Greater Rochester International Airport serves approximately 2.4 million passengers annually, and is located just 6 minutes from the subject property.

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LOCATION DESCRIPTION

The property is accessed by Bellwood Drive, which accesses Ridgeway Road and an onramp for I-390. I-390 access downtown Rochester, the airport, and I-90 (New York Thruway) which provides access to Syracuse, Buffalo, Albany, and New York City.

Strategically, the site is located near a multitude of national tenants including Home Depot, Staples, Chevrolet Dealership, Rite Aid, Perkins Restaurant, Old Country Buffet, Dollar Tree, Manhattan Bagel, Red Lobster, Good Feet, Goodwill, Comfort Inn, Advance Auto Parts, Krispy Kreme, Holiday Inn Express, Hampton Inn, Courtyard Marriott, UNO Chicago Grill, Applebee's, and Olive Garden.

The City of Greece, NY is situated in Madison County and home to over 94,141 reside

SITE DESCRIPTION

The site, which is composed of two buildings and an adjacent gas station, is located approximately 1.5 miles from The Mall at Greece Ridge. Greece Ridge Mall is one of the largest malls in the country with over 200 stores and 1.63 million square feet of retail space. The site is also located just across Highway 390 just 1/4 mile north of The Eastman Kodak Distribution Center, the world's largest building devoted to the warehousing and shipping of photographic materials.

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LOCATION INFORMATION

Building Name	BJ's Wholesale Club
Street Address	300 Bellwood Drive
City, State, Zip	Rochester, NY 14606
County	Monroe
Market	Rochester
Sub-market	Greece
Cross-Streets	Bellwood Dr & NY390
Signal Intersection	No

BUILDING INFORMATION

NOI	\$1,225,900.00
Cap Rate	6.75
Occupancy %	100.0%
Tenancy	Single
Year Built	2006
Gross Leasable Area	119,600 SF
Free Standing	No
Number of Buildings	1

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SECTION 2

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SECTION 3

DEMOGRAPHICS

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POPULATION		1 MILE	5 MILES	10 MILES
Total Population		5,537	244,392	637,071
Average age		39.6	36.5	36.3
Average age (Male)		34.6	34.5	34.7
Average age (Female)		43.6	38.1	37.8
HOUSEHOLDS & INCOME		1 MILE	5 MILES	10 MILES
Total households		2,333	96,422	251,721
# of persons per HH		2.4	2.5	2.5
Average HH income		\$47,993	\$50,083	\$55,125
Average house value		\$124,072	\$116,216	\$137,487

* Demographic data derived from 2010 US Census

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