

NEC Jerusalem Ave & Bellmore Rd, N Bellmore, NY

Single Tenant Net Lease 7-Eleven | For Sale



FOR SALE \$4,889,000 | 4.5% Cap Rate



Property Information

Location: 2663 Jerusalem Ave, North Bellmore
Town: Hempstead
Section / Block / Lot: 51 / 73 / 337 to 342
Building Size: 2,580 SF

Financial Summary

Tenant: 7-Eleven, Inc.
Rent: \$220,000 per annum
Term: 20 years
Projected Commencement: 9/1/20
Increases: 10% every five years

Demographics

Category	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	23,316	199,192	492,766
Avg HH Income:	\$161,766	\$149,999	\$143,114



Neil Schorr
President
516.901.3600
neil@schorrproperties.com

Harrison Schorr
Acquisitions Analyst
516.780.3759
harrison@schorrproperties.com

Schorr Properties
255 Executive Drive
Suite 106
Plainview, NY 11803

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