

FOR SALE

STARBUCKS/CHICK-FIL-A

7918 BREWERTON RD / 7916 BREWERTON RD, CICERO, NY 13039



CLICK ON THE FOLLOWING LINKS:



Map



Street

ROBERT MICHIL

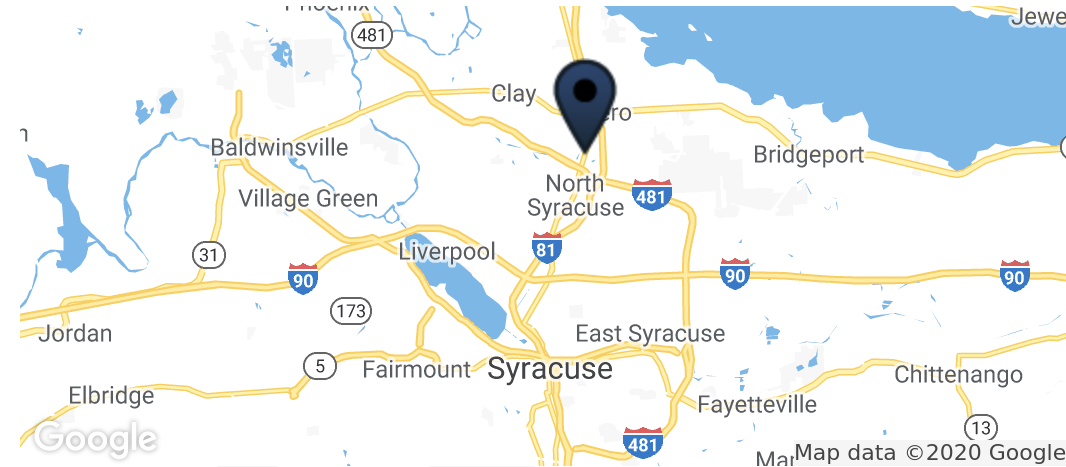
Senior Advisor | 248.450.3254
robert@legacycrea.com

KEVIN KAJY

Managing Principal | 248.450.3257
Kevin@legacycrea.com

FOR SALE | STARBUCKS/CHICK-FIL-A

Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,950,000.00
Building Size:	5,000 SF
Lot Size:	1.19 Acres
Price / SF:	\$1190.00
Cap Rate:	4.16%
NOI:	\$247,500.00
Year Built:	2018

LEASE SUMMARY - CHICK-FIL-A

Lease Type:	NNN Ground Lease
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	19 Years
Original Lease Term:	20 Years
Term Expiration Date:	06/31/2039
Increases:	10% Every 5 Years
NOI:	\$110,000

PROPERTY HIGHLIGHTS

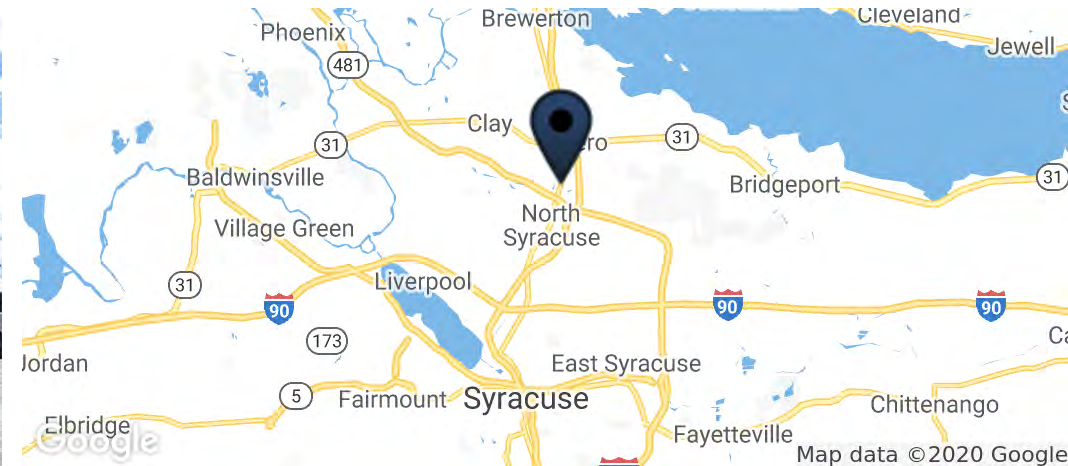
- Newly Built in 2018 with Double Drive - Thru
- Out Parcel to Home Depot
- Absolute NNN - Zero Landlord Responsibilities
- Largely Populated Area with over 40,000 People within 3 Mile Radius from Site
- High Traffic Area - Brewerton Rd. sees over 28,000 Vehicles Daily
- Chick-Fil-A is the Largest Quick - Service Chicken Restaurant in the U.S.
- Syracuse MSA - Top 100 MSA in the U.S.

FOR SALE | STARBUCKS/CHICK-FIL-A

Executive Summary



Representative Photo



OFFERING SUMMARY

Sale Price:	\$5,950,000.00
Building Size:	3,080 SF
Price / SF:	\$1931.82
Cap Rate:	4.16%
NOI:	\$247,500.00

LEASE SUMMARY - STARBUCKS

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant / Landlord / Tenant
Roof / Structure / HVAC / Parking Lot Repairs:	Landlord
Term Remaining:	9+ Years
Original Lease Term:	10 Years
Term Expiration Date:	12/31/2029
Options:	(6) 5 Year Options
Increases:	10% Per Option
NOI:	\$137,500

PROPERTY HIGHLIGHTS - STARBUCKS

- National Investment Grade Tenant; Standard & Poor's Credit Rating BBB+
- Constructed with a Drive Thru
- Out-Pad to The Home Depot & Centrally Located within Cicero's Largest Shopping Corridor with Target, Walmart, Lowes, Wegmans, & Many More National Tenants
- Population Exceeds 97,000 Individuals within a 5 Mile Radius
- Average Household Income Exceeds \$91,000 Annually within a 3 Mile Radius

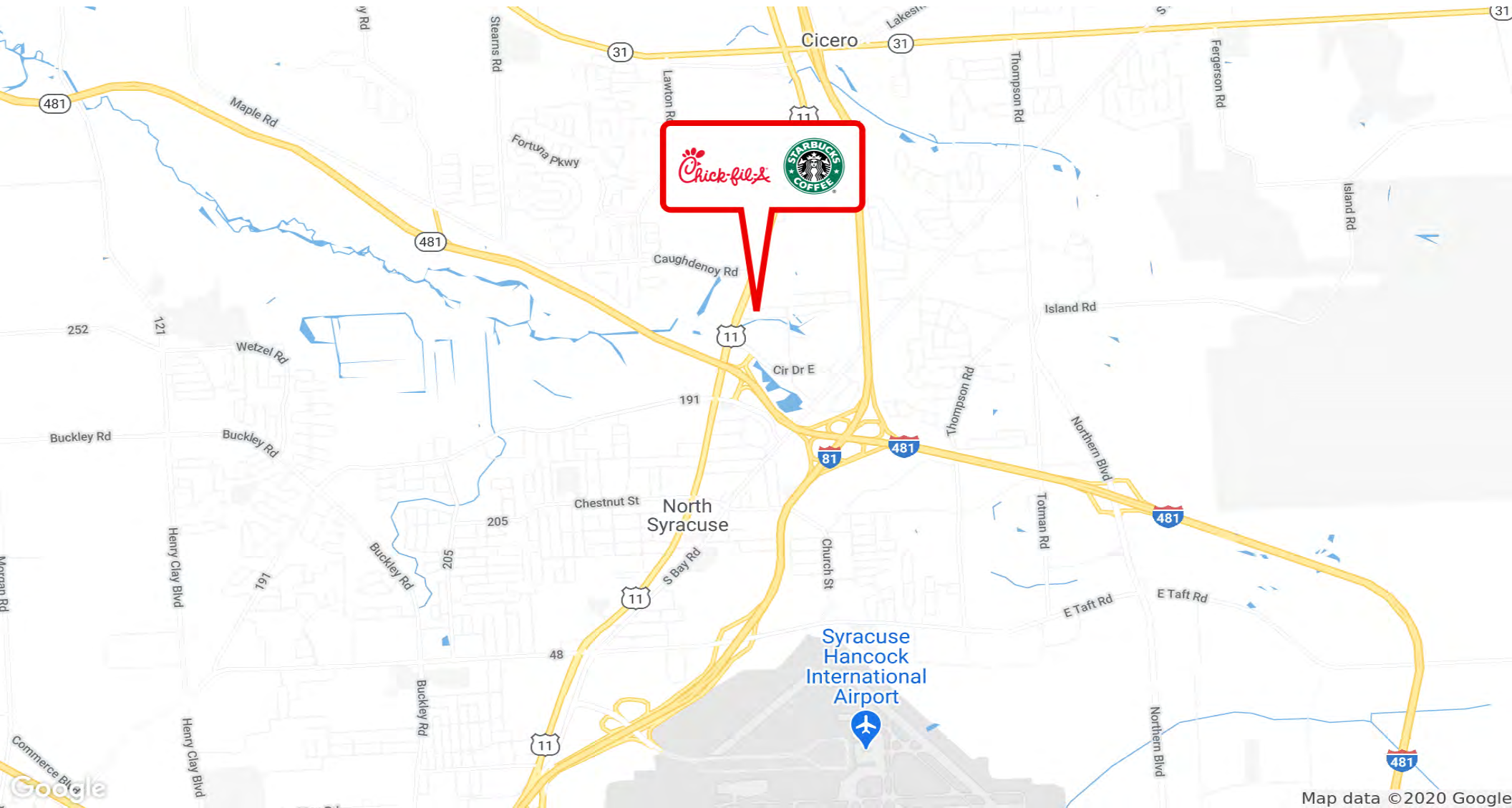
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Additional Photos



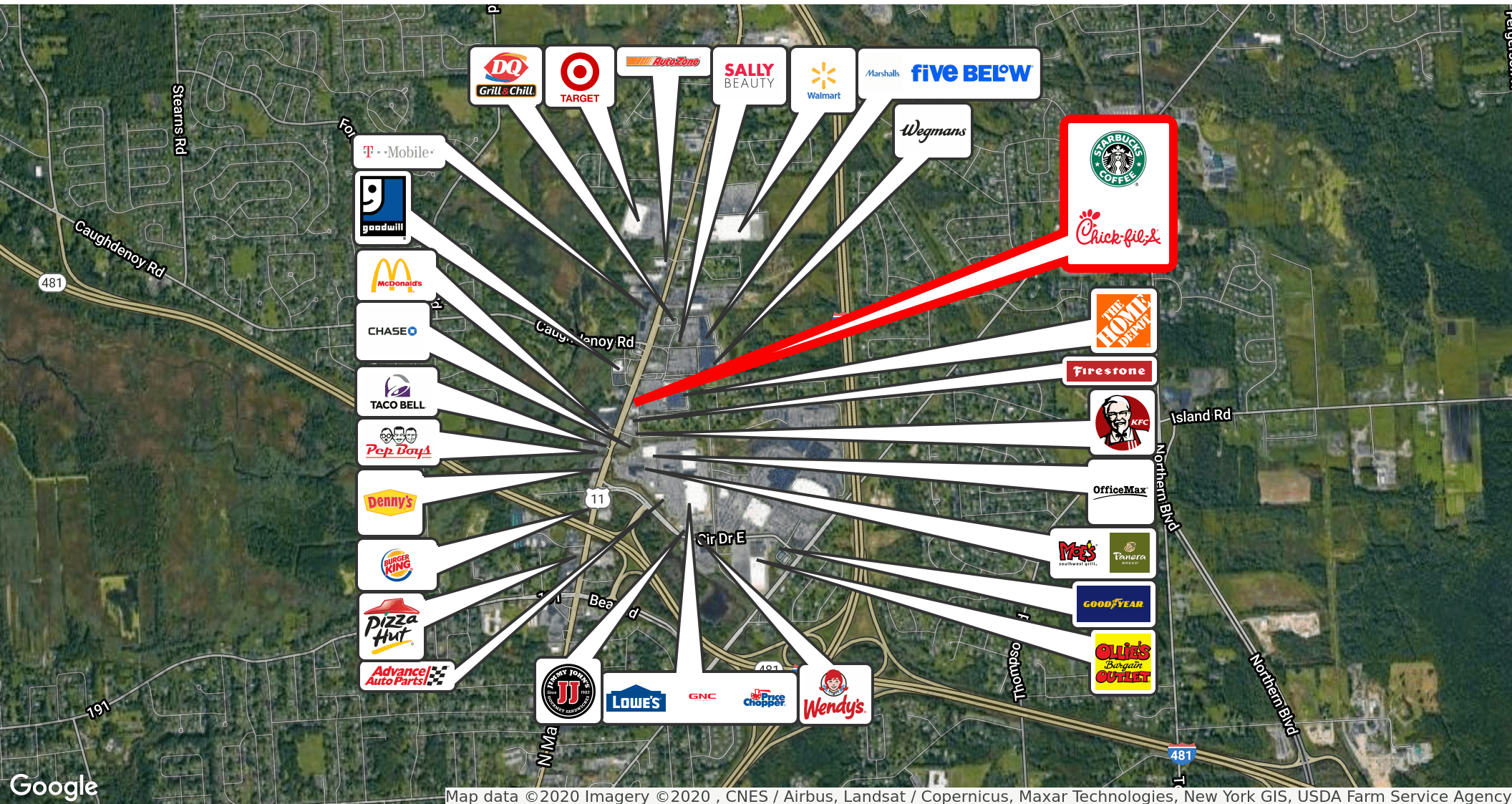
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Regional Map

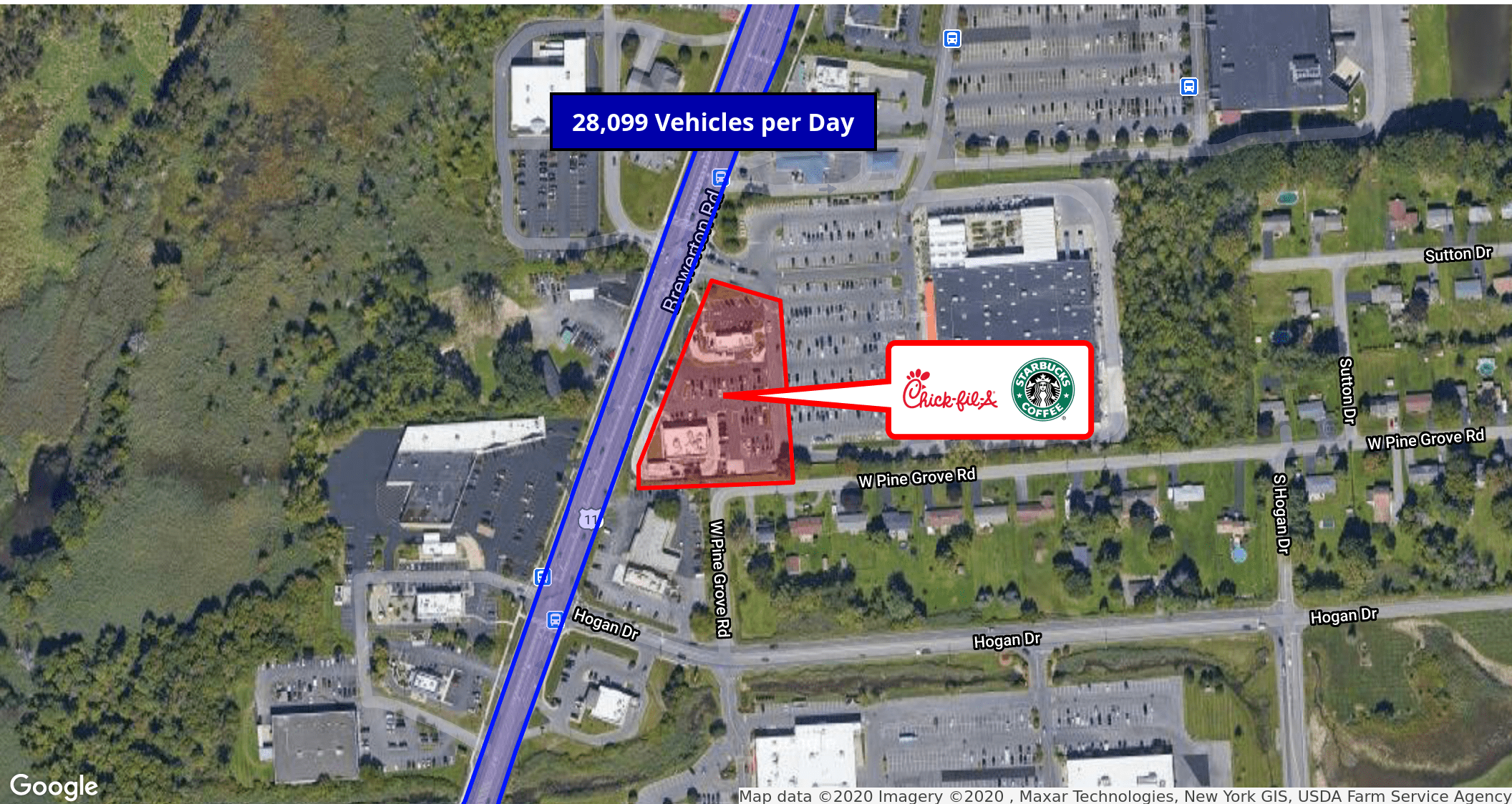


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Retailer Map



Map data ©2020 Imagery ©2020 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA Farm Service Agency



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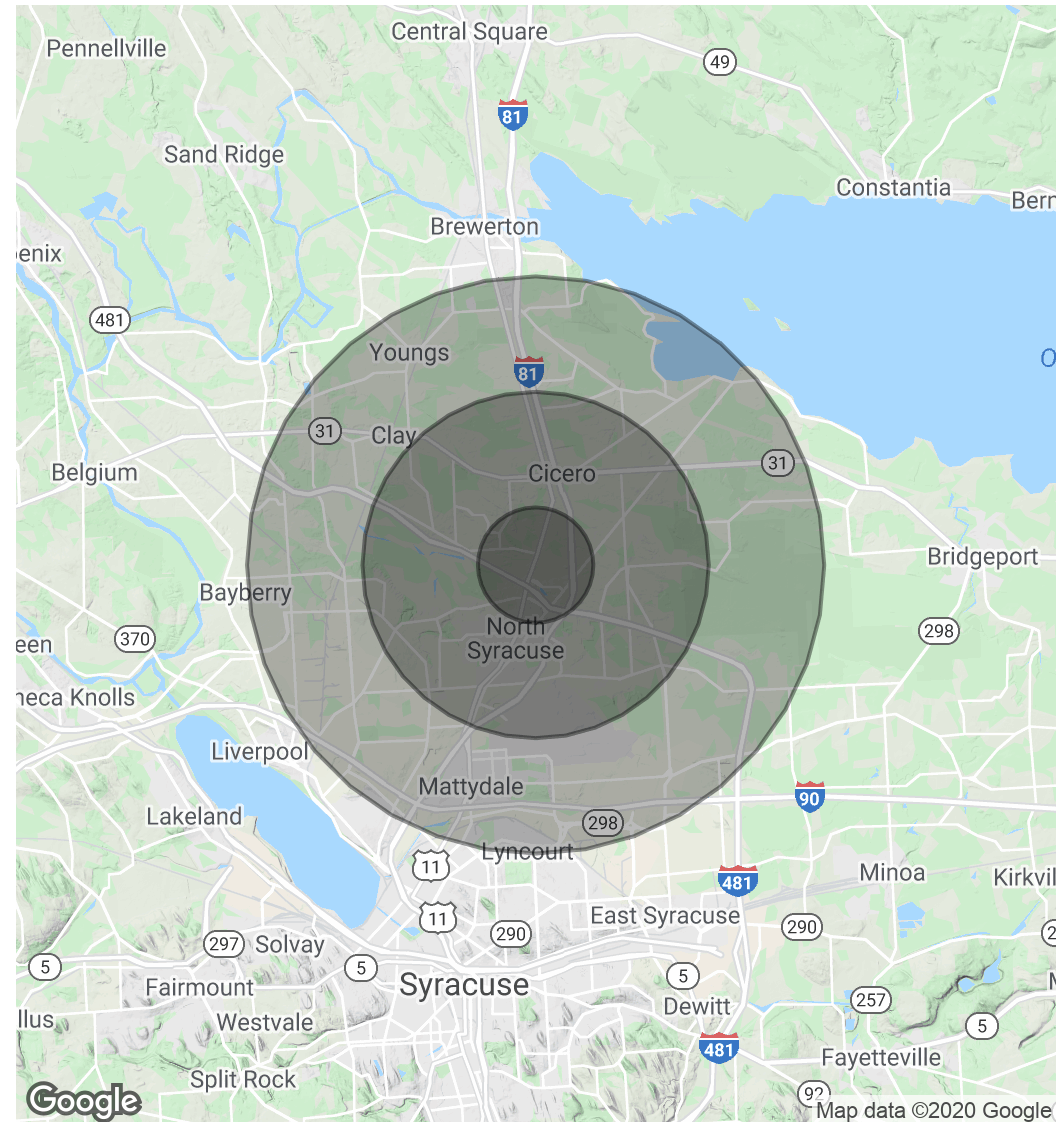
Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,528	46,750	97,144
Average age	40.7	40.1	39.9
Average age (Male)	39.9	38.7	38.7
Average age (Female)	42.6	41.7	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,263	18,562	39,328
# of persons per HH	2.4	2.5	2.5
Average HH income	\$85,122	\$91,812	\$84,917
Average house value	\$127,875	\$122,915	\$127,833

* Demographic data derived from 2010 US Census



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