



CHASE

271 Larkfield Rd | East Northport, NY 11731

\$9,500,000 | 5% CAP



125 Newtown Rd, Suite 300
Plainview, NY 11803
(516) 864.8000
www.SilberProperties.com

Actual Photo



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INVESTMENT SUMMARY

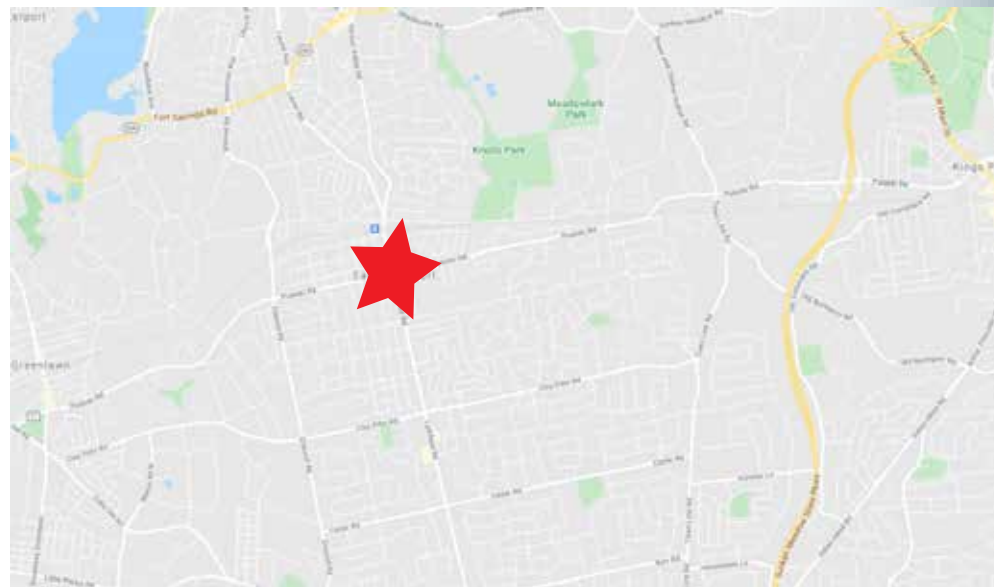
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FINANCIAL INFORMATION

Lease Expiration	December 31, 2029
Annual Rent	\$474,513
Rental Increases	20% on 1/1/2025
Renewal Options	None
Building Size	4,770 SF
Lot Size	1 Acre
Lease Type	NNN
Landlord Responsibilities	None
Guarantor	JP Morgan Chase (Corporate)
Deposits	\$230M
Price	\$9,500,000 5% CAP

INVESTMENT HIGHLIGHTS

- Located just south of Pulaski Rd
- Strong Deposits
- Drive-Thru
- 115 car parking





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PROPERTY AERIAL

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LARKFIELD RD - 18,754 VPD



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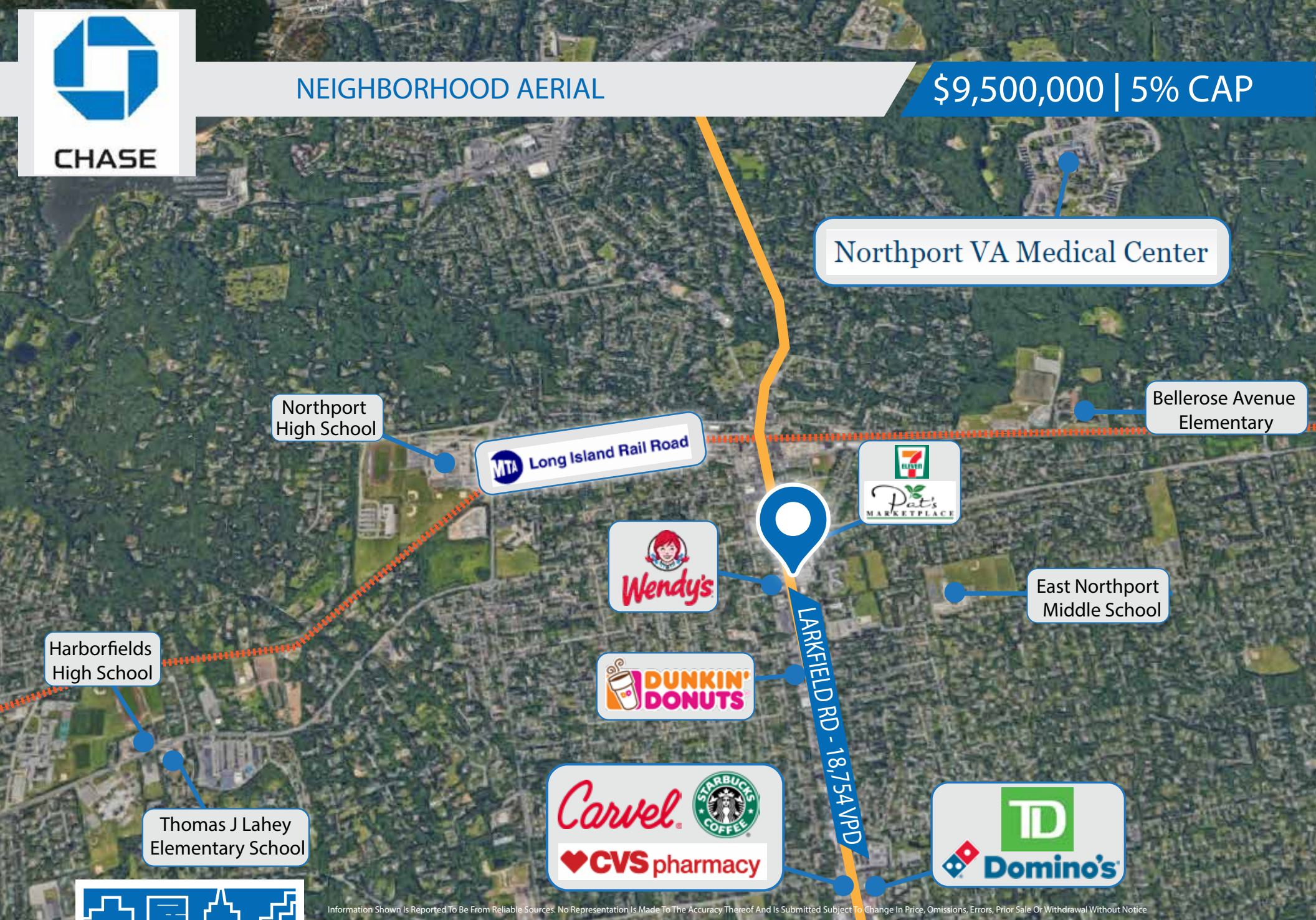
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NEIGHBORHOOD AERIAL

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Northport VA Medical Center

Northport High School

MTA Long Island Rail Road

Bellerose Avenue Elementary



East Northport Middle School

Harborfields High School



Thomas J Lahey Elementary School



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DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	13,929	73,562	169,329
2020 POPULATION	12,710	69,982	161,622
2024 POPULATION PROJECTION	12,407	68,919	159,280
ANNUAL GROWTH 2010-2019	-0.90%	-0.50%	-0.50%
ANNUAL GROWTH 2020-2024	-0.50%	-0.30%	-0.30%
2020 POPULATION BY RACE:			
WHITE	11,778	63,375	142,701
BLACK	172	1,866	6,967
AMERICAN INDIAN/ALASKAN NATIVE	19	125	535
ASIAN	546	3,622	8,644
HAWAIIAN & PACIFIC ISLANDER	17	45	86
TWO OR MORE RACES	178	949	2,689
HISPANIC ORIGIN	1,220	5,302	17,924
U.S. ARMED FORCES:			
HOUSEHOLDS:			
2010 HOUSEHOLDS	4,963	25,245	57,386
2020 HOUSEHOLDS	4,471	23,754	54,192
2024 HOUSEHOLD PROJECTION	4,352	23,344	53,296
ANNUAL GROWTH 2010-2019	-0.10%	-0.10%	-0.10%
ANNUAL GROWTH 2020-2024	-0.50%	-0.30%	-0.30%
OWNER OCCUPIED	3,706	20,590	46,351
RENTER OCCUPIED	765	3,164	7,841
AVG HOUSEHOLD INCOME	\$118,034	\$145,956	\$147,913
MEDIAN HOUSEHOLD INCOME	\$104,752	\$120,950	\$123,638

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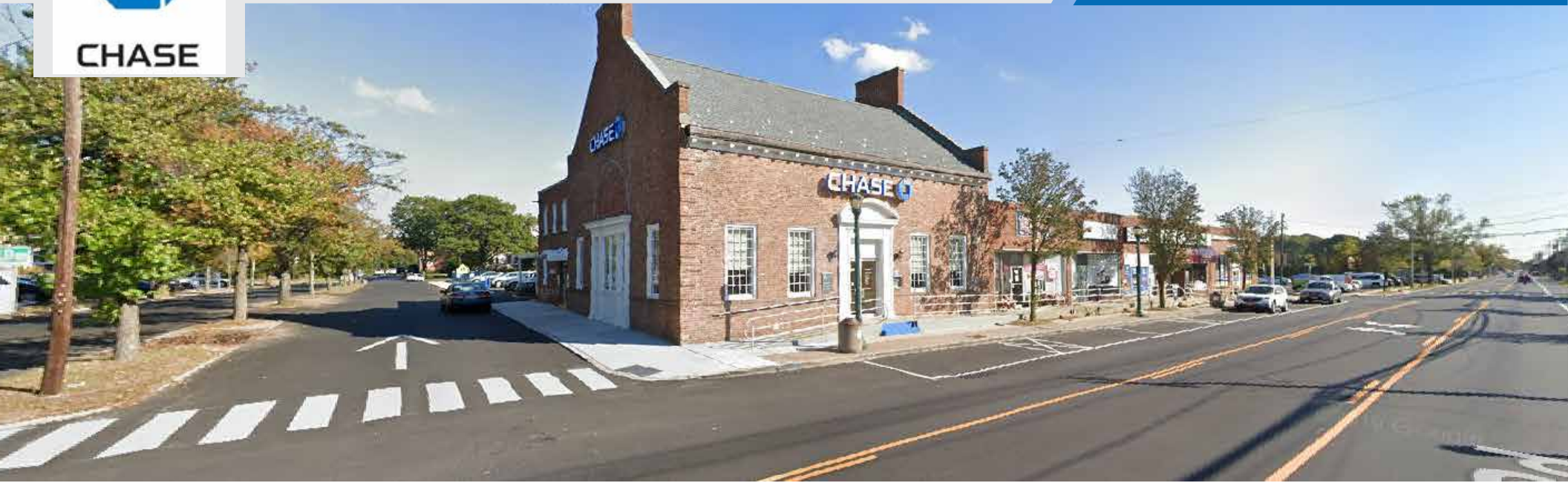
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PROPERTY PHOTOS

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TENANT INFORMATION

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J.P. Morgan Chase Bank, N.A., doing business as Chase Bank, is a national bank headquartered in Manhattan, New York City, that constitutes the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase. The bank was known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase Manhattan Bank was formed by the merger of the Chase National Bank and The Manhattan Company in 1955. The bank merged with Bank One Corporation in 2004 and later acquired the deposits and most assets of The Washington Mutual.

Chase offers more than 5,100 branches and 16,000 ATMs nationwide. JPMorgan Chase & Co. has 250,355 employees (as of 2016) and operates in more than 100 countries. JPMorgan Chase & Co. had their assets of \$2.49 trillion in 2016. JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States. From September 1, 1799, to 1955, it was called The Bank of The Manhattan Company (New York); after a 1955 merger with the Chase National Bank (which existed separately from 1877 to 1954) it was called The Chase Manhattan Bank. Chase traces its history back to the founding of The Manhattan Company by Aaron Burr on September 1, 1799, in a house at 40 Wall Street:

After an epidemic of yellow fever in 1798, during which coffins had been sold by itinerant vendors on street corners, Aaron Burr established the Manhattan Company, with the ostensible aim of bringing clean water to the city from the Bronx River but in fact designed as a front for the creation of New York's second bank, rivaling Alexander Hamilton's Bank of New York.

Chase National Bank was formed in 1877 by John Thompson. It was named after former United States Treasury Secretary and Chief Justice Salmon P. Chase, although Chase did not have a connection with the bank.



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Representative Photo

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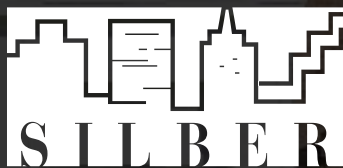


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FOR MORE INFORMATION



Investment Properties Ltd.

125 Newtown Rd, Suite 300

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Main | (516) 864.8000

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