

NNN INVESTMENT

2256 Clinton Street
Buffalo, NY 14206



V VENTURE
BROKERAGE GROUP

CONFIDENTIAL OFFERING MEMORANDUM



THE BASICS

- NNN leased McDonald's fast food restaurant
- 4,195 SF
- 0.74 Acre
- Located immediately off I-190 & I-90
- Asking Price: \$1.4M

INVESTMENT HIGHLIGHTS

- Building recently renovated & parking lot repaved
- New double drive-thru lanes
- Store has been in business since 1968
- New 10-year lease term through 12/28/2031 with built-in rent increases
- Corporate guaranteed lease



DISCLAIMER

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.


MARKET AERIAL




DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	11,810	106,754	277,571
Daytime Population	10,505	98,904	304,780
Households	5,511	48,333	124,814
Average Household Income	\$61,658	\$58,154	\$59,703


2,834
Businesses


42,441
Employees


\$100,268
Median Home Value


41.1
Median Age

3-Mile Demographics



CONTACT

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