



22 Marlborough St | Portland, CT 06480

\$1,431,533 | 4.5% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803  
📞 (516) 864.8000  
🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

Actual Photo



## INVESTMENT SUMMARY

**\$1,431,533 | 4.5% CAP**

### FINANCIAL INFORMATION

Lease Expiration	August 31, 2027
Annual Rent	\$64,419.30
Options	Two @ Five Years Remaining
Increases	10% Every Five Years
Building Size	3,579 SF
Lot Size	.76 Acres
Guarantee	Corporate
Sales	Not reported
Price	\$1,431,533   4.5% CAP

### INVESTMENT HIGHLIGHTS

- Recently Exercised 2nd Option with Rental Increase
- Rare Corporate Guarantee
- 2015 Store Remodel
- Well below market rent
- Strong Demographics







PROPERTY AERIAL

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MAIN ST - 26,143 VPD

Walgreens



MARLBOROUGH ST - 21,353 VPD



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# NEIGHBORHOOD AERIAL

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## DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	4,986	40,027	73,958
2020 POPULATION	4,540	37,421	71,556
2025 POPULATION PROJECTION	4,449	36,882	71,028
ANNUAL GROWTH 2010-2020	-0.90%	-0.70%	-0.30%
ANNUAL GROWTH 2020-2025	-0.40%	-0.30%	-0.10%

### HISPANIC ORIGIN

2020 POPULATION BY RACE:	3,791	29,484	57,539
WHITE	516	5,056	7,964
BLACK	15	156	257
AM. INDIAN & ALASKAN	93	1,485	3,613
ASIAN	1	41	61
HAWAIIAN & PACIFIC ISLAND	126	1,198	2,122
OTHER	529	4,002	6,504

### U.S. ARMED FORCES:

### HOUSEHOLDS:

2025 PROJECTION	2,167	16,053	30,640
2020 ESTIMATE	1,963	14,973	29,732
2010 CENSUS	1,920	14,742	29,512
GROWTH 2020 - 2025	0.10%	0.10%	0.20%
GROWTH 2010 - 2020	-0.40%	-0.30%	-0.10%
OWNER OCCUPIED	1,023	8,349	18,768
RENTER OCCUPIED	939	6,624	10,964
2020 AVG HOUSEHOLD INCOME	\$70,064	\$85,694	\$100,992
MEDIAN HOUSEHOLD INCOME	\$53,537	\$64,376	\$79,665

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## PROPERTY PHOTOS

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## TENANT INFORMATION

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Burger King (BK) is an American global chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it "Burger King". Over the next half-century, the company would change hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US\$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International. Burger King's menu has expanded from a basic offering of burgers, French fries, sodas, and milkshakes to a larger and more diverse set of products.

In 1957, the "Whopper" became the first major addition to the menu, and it has become Burger King's signature product since.

Conversely, BK has introduced many products, which failed to catch hold in the marketplace. Some of these failures in the United States have seen success in foreign markets, where BK has also tailored its menu for regional tastes. From 2002 to 2010, Burger King aggressively targeted the 18–34 male demographic with larger products that often carried correspondingly large amounts of unhealthy fats and trans-fats.



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Representative Photo





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FOR MORE INFORMATION



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