



OFFERING MEMORANDUM

GOODYEAR AUTO SERVICE - BUFFALO, NY

1795 SHERIDAN DR, BUFFALO, NY 14223

DYLAN O'HARA

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DAWSON DAVIS

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Actual Property

TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



BUFFALO, NY

\$1,500,000 | 5.0% CAP

- NN Goodyear Auto Service With 3+ Years Remaining on Current Term
- Limited Landlord Responsibilities - Roof & Structure Only
- Tenant has Occupied Location Since 1983 - Showing Long-Term Commitment to the Site
- Dense 5-Mile Demographics of 310K+ Residents
- Excellent Visibility on Sheridan Dr With Impressive Traffic Counts of 22,733 VPD
- Buffalo is the Second-Largest City in New York With an MSA Population of 1.1M+
- Goodyear Tire & Rubber Company has Facilities Across the World and its Annual Sales Exceed \$15 Billion

EXCLUSIVELY MARKETING BY:

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PROPERTY DETAILS:

Building Area:	8,457 SF
Land Area:	.67 AC
Year Built:	1960
Guarantor:	The Goodyear Tire & Rubber Company
Price (Psf):	\$177.37

LEASE OVERVIEW:

Remaining Lease Term:	3+ Years
Rent Commencement:	9/1/1983
Lease Expiration:	3/1/2026
Base Annual Rent:	\$75,000
Lease Type:	NN
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:*	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

Comments: * Landlord is reimbursed for school, town and county taxes

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	19,462	144,003	312,070
2022 Estimated	18,937	142,558	310,251
2026 Projected	18,659	141,091	308,377

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$59,956	\$55,227	\$52,552
Average	\$79,110	\$71,276	\$70,471

Demographic data provided by CoStar

GOODYEAR

10 Miles to
Downtown
Buffalo

BUFFALO

Buffalo is the second largest city in New York with a population of over 278K Residents. Located at the eastern end of Lake Erie and the head of Niagara Falls making this city well located on the US & Canadian border. The city's most notable cultural landmark is the oldest urban parks system in the country. Buffalo is also home to University at Buffalo, with over 32K Students. Also well known for their fanbase for the NFL team the Buffalo Bills. This vibrant city attracts about 16M visitors per year.

\$2.7B Annually
2021 Tourism Revenue

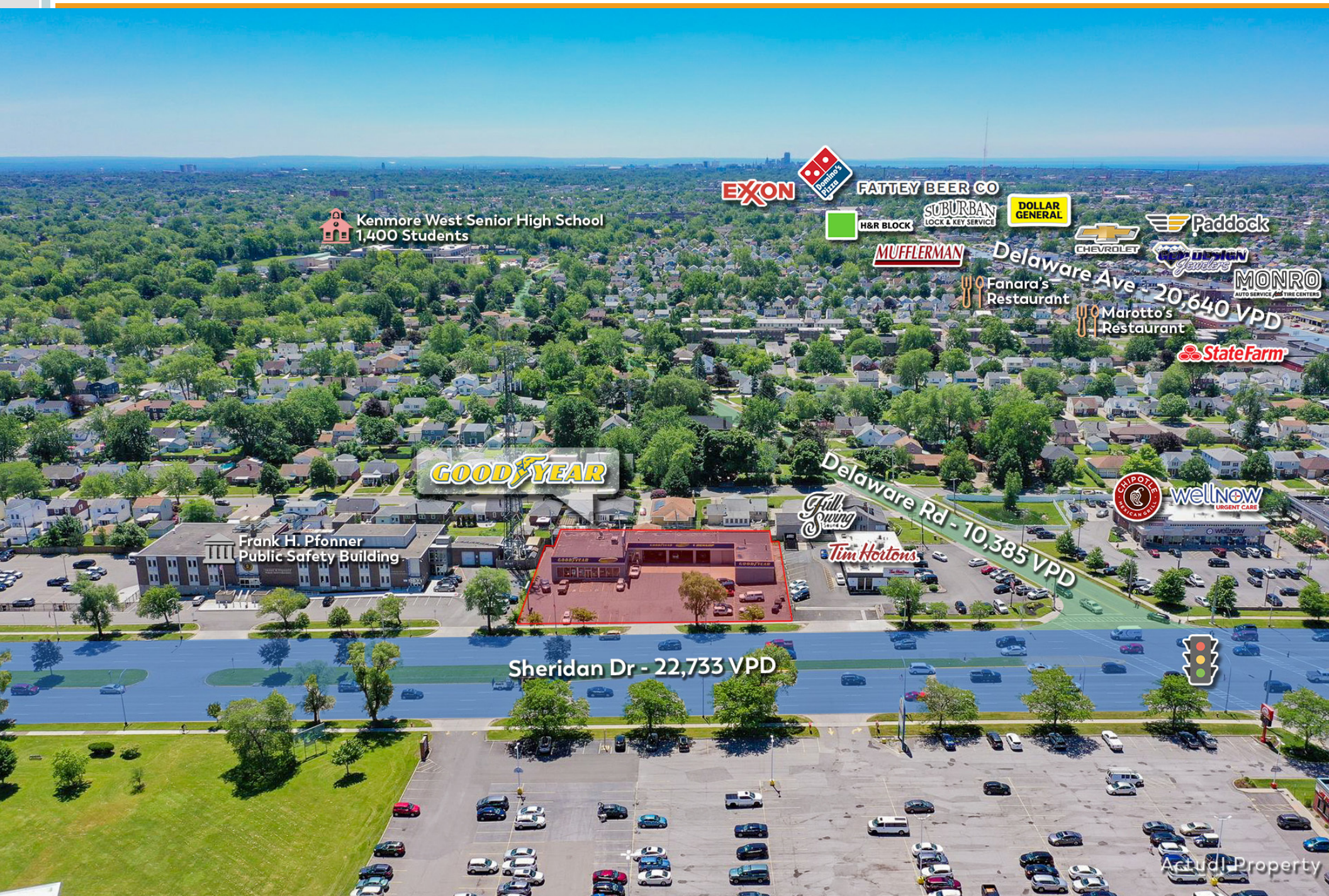


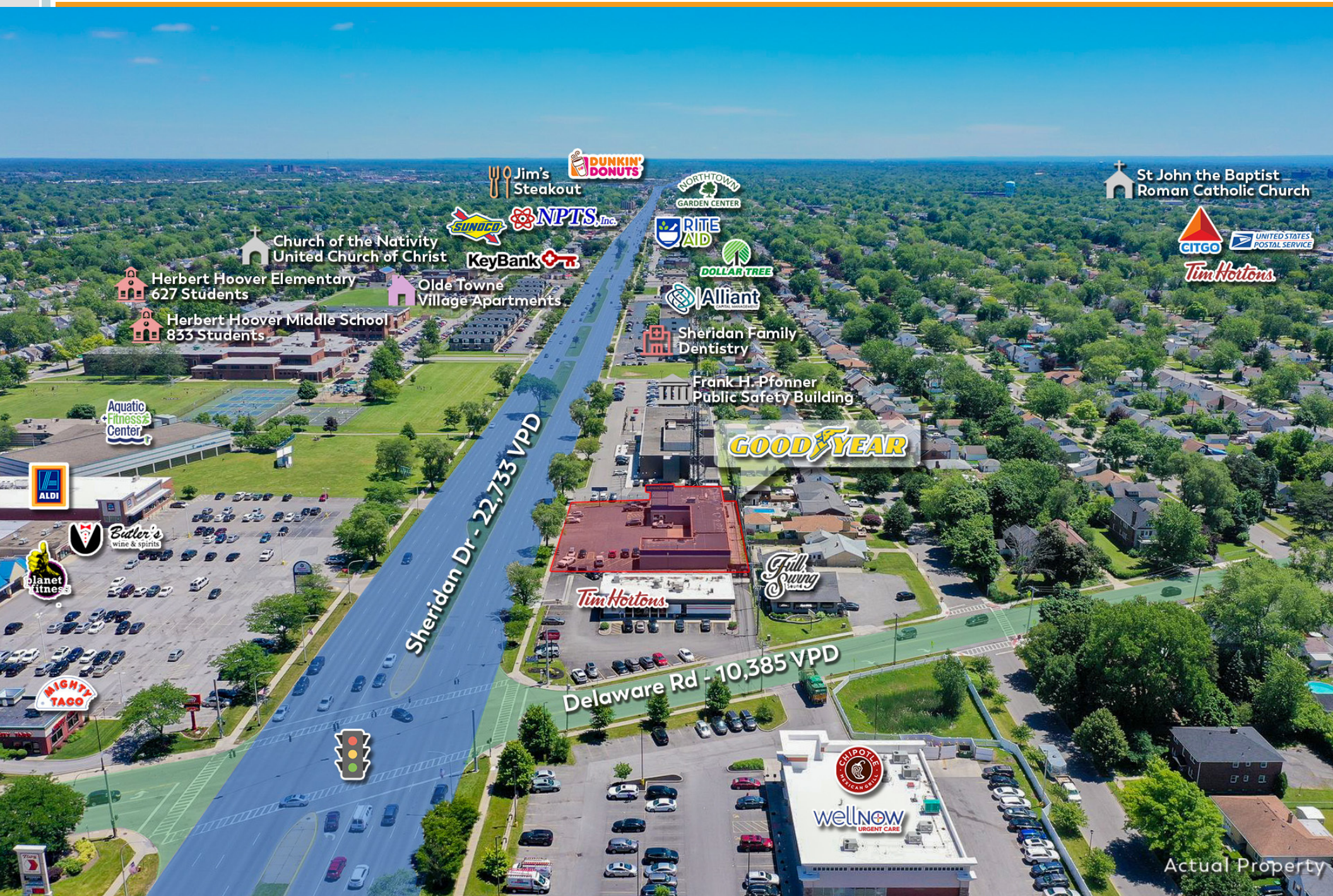
884,000
2022 Total MSA Population



\$57,853
2022 Average Household Income







RETAIL MAP

1795 SHERIDAN DR | BUFFALO, NY





Actual Property



GOODYEAR



123 Years
of Success



**Publicly
Traded Co.**
NASDAQ: GT



BB-
Credit Rating
(S&P)



\$5.27B
Market Cap



Headquarters
Akron, OH

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