

# OFFERING MEMORANDUM

USPS | 376 LEXINGTON AVE, ROCHESTER, NY 14613

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



\*Actual Site

# DIRECTORY



376 LEXINGTON AVE, ROCHESTER, NY 14613

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\*Actual Site

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# OFFERING & INVESTMENT SUMMARY

USPS // Rochester, NY



**\$765,000**

*Sale Price*



**7.25%**

*Cap Rate*



**LL Maintenance Rider  
USPS Tax Reimbursement Rider**  
*Lease Type*



**1970**

*Year Built*



**4,160 Sq Ft**

*Building Size*



**12,400 Sq Ft**

*Land Size*



\*Actual Site

TENANT	United States Postal Service (USPS)
PROPERTY ADDRESS	376 Lexington Ave, Rochester, NY 14613
ANNUAL RENT	\$62,462 / Year
RENT/SQUARE FOOT	\$15.01
LEASE TYPE	LL Maintenance Rider USPS Tax Reimbursement Rider
LEASE TERM	July 1, 2020 - June 30, 2030
RENEWAL OPTIONS	One - Five Year Option
OPTION RENT	\$68,708
TERMINATION	None

GROSS INCOME .....	\$62,462
TAXES .....	Reimbursed
INSURANCE .....	\$2,859
MAINTENANCE & RESERVES .....	\$4,160
NET OPERATING INCOME .....	\$55,443

# FINANCIAL OVERVIEW

USPS // Rochester, NY



## CURRENT LEASE

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF
USPS	4,160	7/1/2025	6/30/2030	\$5,205.16	\$62,462	\$15.01
Option 1	4,160	7/1/2030	6/30/2035	\$5,725.66	\$68,708	\$16.51

## EXPENSES

### YEARLY BUDGET

Property Taxes	Reimbursed
Insurance	\$2,859
Maintenance	\$4,160

## NET OPERATING INCOME

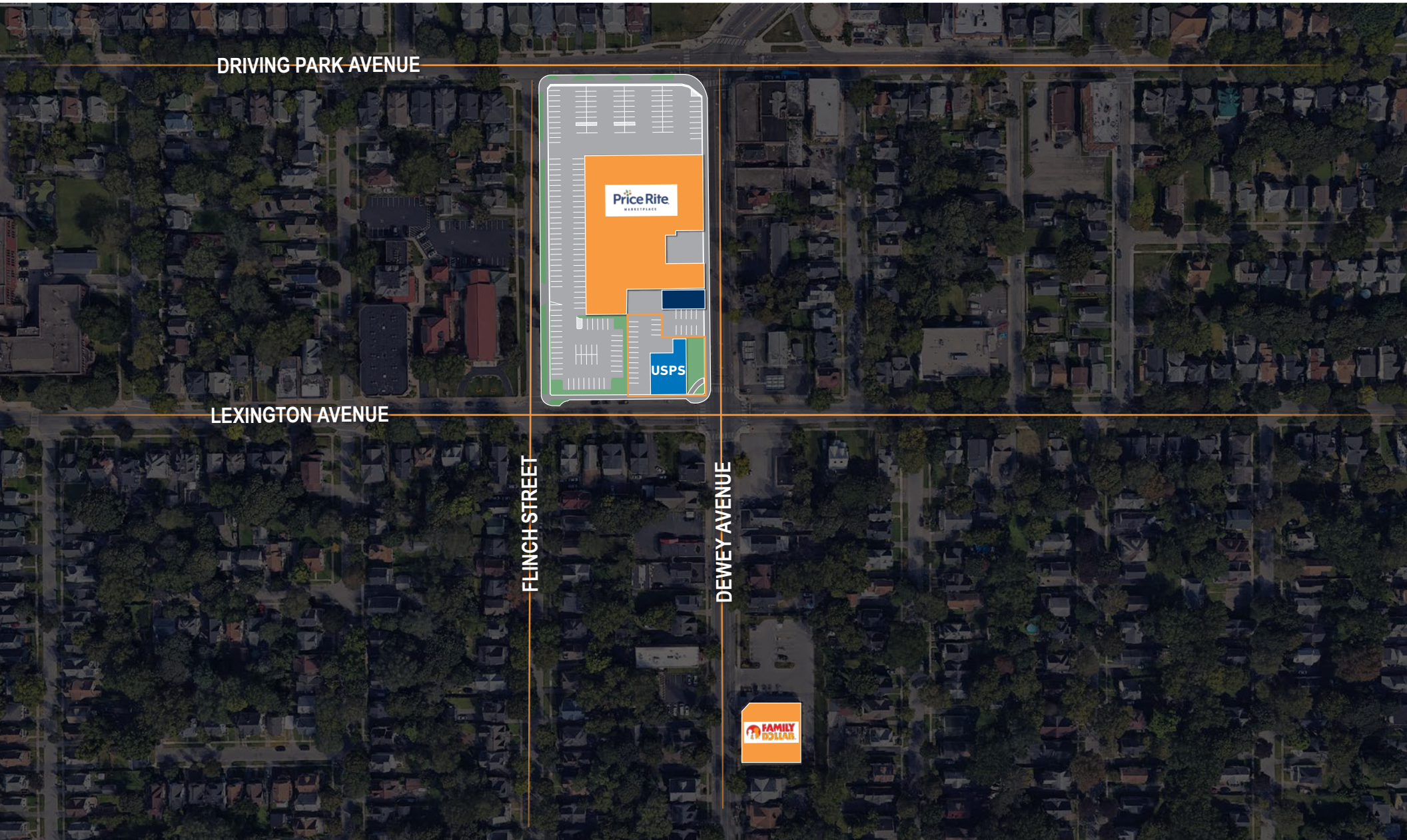
### NOI

Income	\$62,462
Expenses	\$7,019
NOI	\$55,443



# SITE MAP

USPS // Rochester, NY





# REGIONAL OVERVIEW

USPS // Rochester, NY



## ROCHESTER

New York



Downtown

## ROCHESTER

NY, 8 Min from Property



## I-490

7 Min from Property

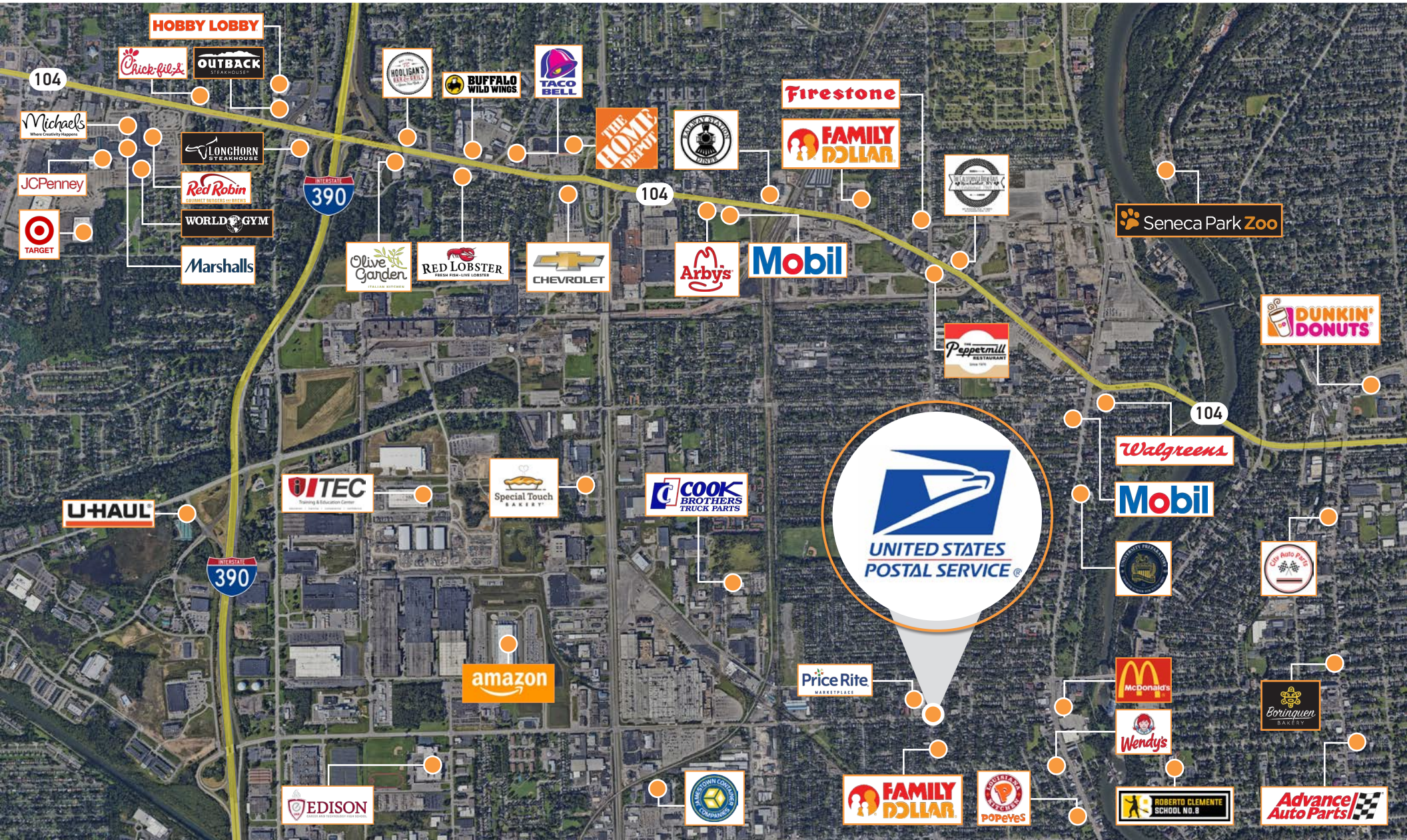


**ROCHESTER, NY**  
2.8 mi  
from subject property



# CITY OVERVIEW

USPS // Rochester, NY





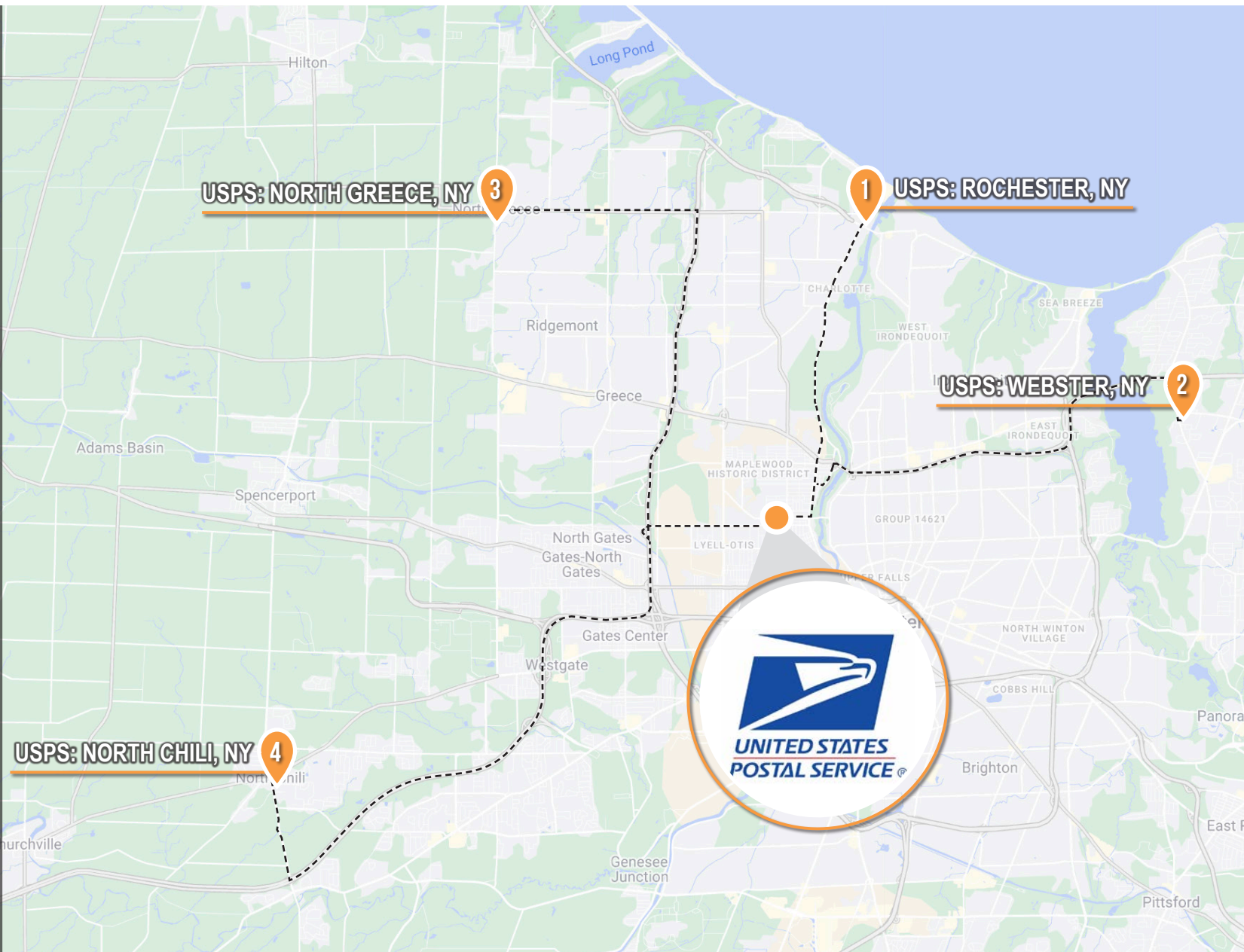
# NEARBY USPS LOCATIONS

USPS // Rochester, NY



## USPS LOCATION PROXIMITY MAP

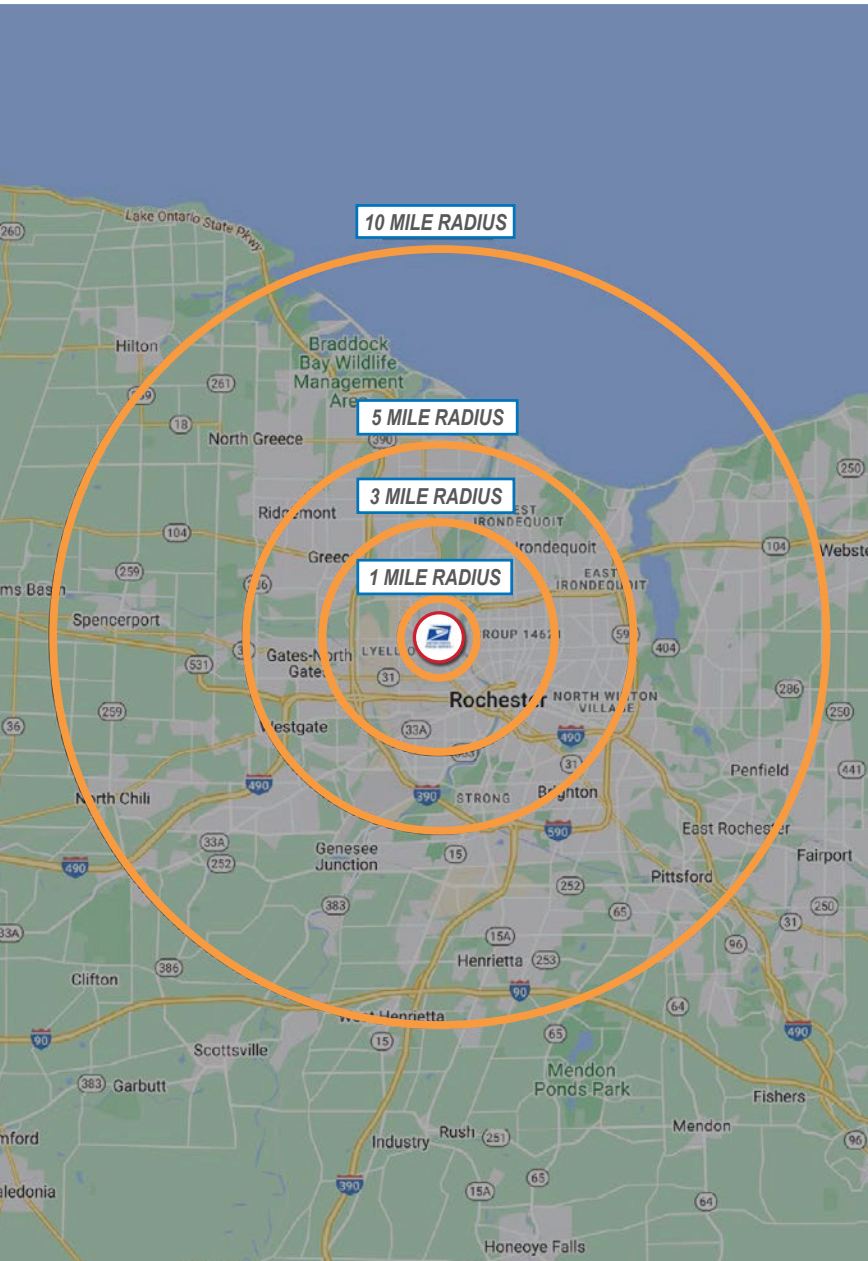
- 1** 13 Min to ROCHESTER  
Clarkson
- 2** 16 Min to WEBSTER  
Brockport
- 3** 18 Min to NORTH GREECE
- 4** 20 Min to NORTH CHILI  
Churchville





# DEMOGRAPHICS

USPS // Rochester, NY



## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

Estimated Population (2023)

24,775

146,747

328,265

### HOUSEHOLDS

Estimated Households (2023)

10,102

63,251

143,584

### HOUSEHOLD INCOME

Average Household Income (2023)

\$58,149

\$69,600

\$85,361

## 10 MILE RADIUS (2023)



POPULATION

584,603



HOUSEHOLDS

249,727



INCOME

\$104,413



# LOCATION OVERVIEW

USPS // Rochester, NY



## MONROE COUNTY

### *Rochester, NY*

Monroe County is a county in the Finger Lakes region of the U.S. state of New York, along Lake Ontario's southern shore. The county serves as a hub for high-tech industries and healthcare institutions, contributing significantly to its economic vitality. With its excellent schools, parks, and quality of life, Monroe County remains an attractive destination for residents and visitors alike.

Rochester, NY, is home to prestigious universities like the University of Rochester and the Rochester Institute of Technology, the city is a hub for higher education and research. Rochester's vibrant arts and culture scene is showcased through institutions such as the George Eastman Museum and Strong National Museum of Play, as well as its numerous festivals and events. Residents enjoy a high quality of life with affordable housing, excellent healthcare, and abundant recreational opportunities in the city's parks and nearby natural landscapes. With its blend of innovation, education, culture, and natural beauty, Rochester stands out as a dynamic and appealing destination.



**VACATION  
DESTINATION**



**HISTORIC  
PLACE**



**HIDDEN  
GEM**





# TENANT OVERVIEW

USPS // Rochester, NY



REVENUE  
**\$71.1B**



LOCATIONS  
**34,000**



EMPLOYEES  
**+633,000**



YEAR FORMED  
**1775**



HEADQUARTERS  
**WASHINGTON,  
D.C.**

The U.S. Postal Service is the only delivery service that reaches every address in the nation: 160 million residences, businesses and Post Office Boxes. With more than 34,000 retail locations and one of the most frequently visited websites in the federal government, [usps.com](https://usps.com), the Postal Service has annual operating revenue of more than \$71 billion and delivers 48 percent of the world's mail. With more than 630,000 employees, the United States Postal Service is one of the nation's largest employers.







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