



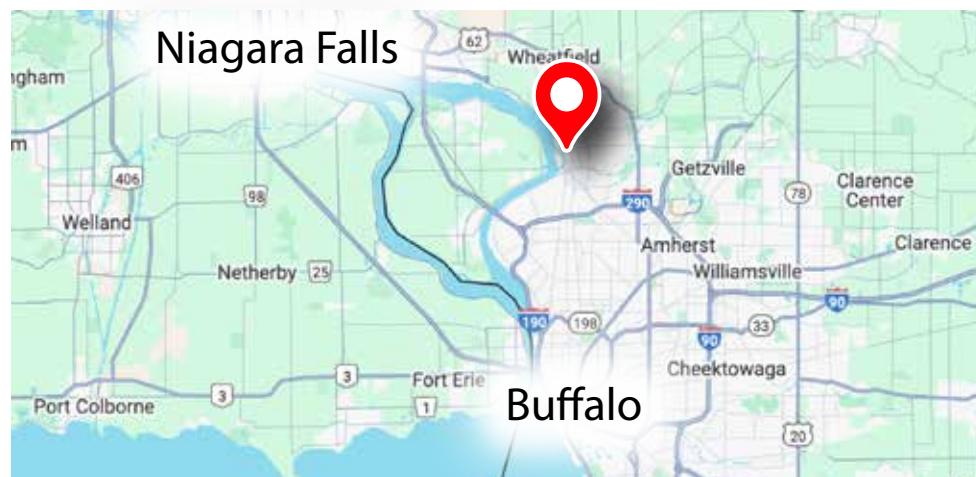
492 Oliver St | North Tonawanda NY 14120  
\$1,182,000 | 5.5% CAP



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

# Financial Info

Lease Expiration:	March 28, 2032
Annual Rent:	\$65,000
Options:	Two (2) @ Five (5) Years
Increases:	15% Inc Every 5 Years In Options
Building Size:	2,746 SF
Lot Size:	0.29 Acres
Lease Type:	NNN
Price:	\$1,182,000   5.5% CAP



## Highlights

- 7 Eleven recently executed an extension which shows their commitment to the property
- 7 Eleven has been operating at this location for over 10 years
- Located just West of Twin Cities Memorial Highway (RT 425)
- No Landlord Responsibilities
- Over 162,000 people within a 5 mile radius
- On a four way traffic light regulated intersection
- Ample parking with 13 parking spaces
- Located near Tops Supermarket, McDonald's, Walgreens, Advance Auto, Dollar Tree and more.



429

Wheatfield St

429



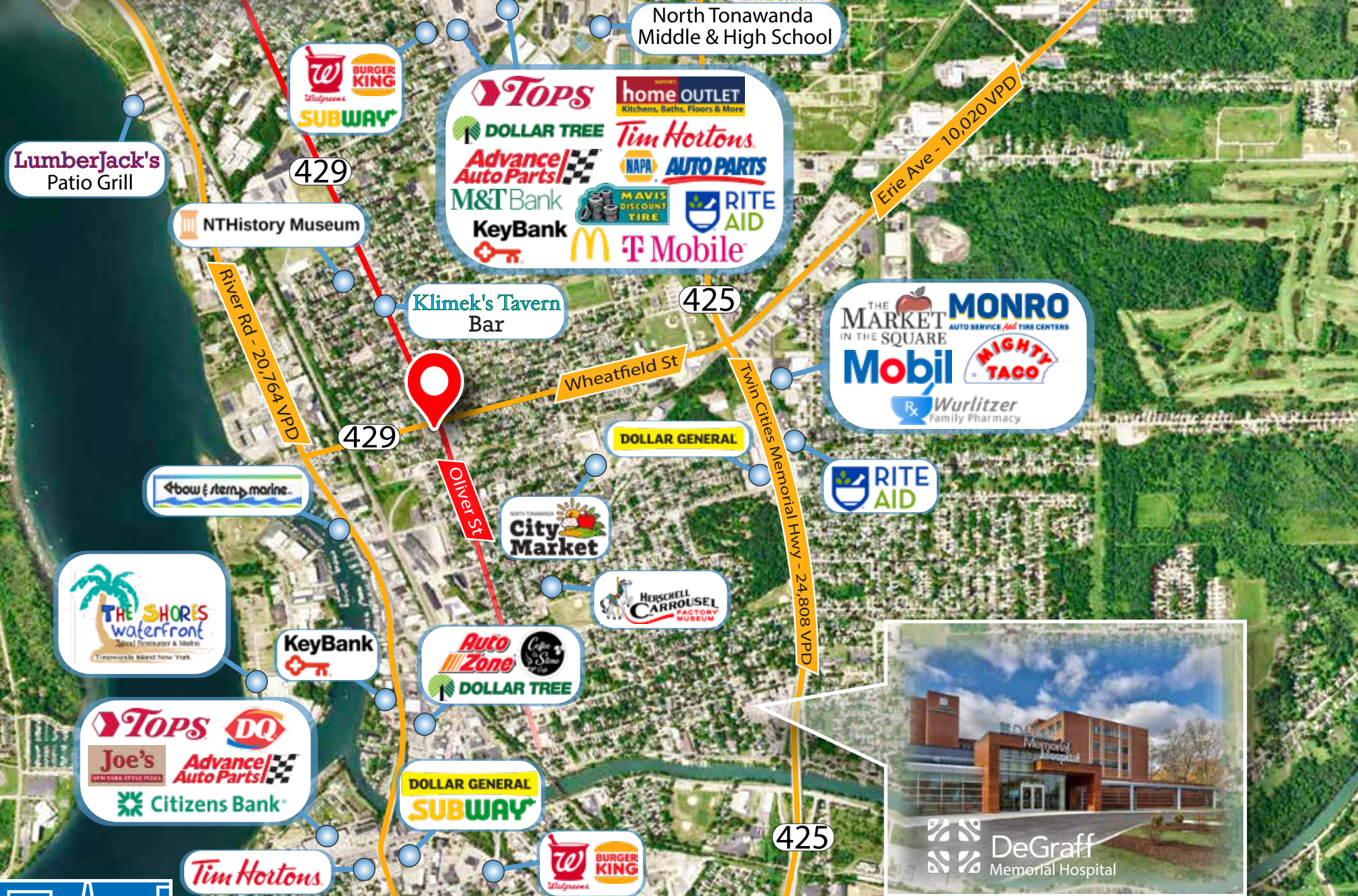
BUS STOP

Oliver St

Beckrich Alley

Beckrich Alley

Miller St



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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	11,071	61,754	162,175
2023 POPULATION	10,118	60,664	162,818
2028 POPULATION PROJECTION	9,817	59,842	161,409
ANNUAL GROWTH 2010-2023	-2.20%	-0.40%	0.10%
ANNUAL GROWTH 2023-2028	-0.60%	-0.30%	-0.20%

### 2020 POPULATION BY RACE:

WHITE	9,097	54,507	136,302
BLACK	157	1,228	7,202
AMERICAN INDIAN/ALASKAN NATIVE	33	194	500
ASIAN	99	940	7,904
HAWAIIAN & PACIFIC ISLANDER	0	2	21
TWO OR MORE RACES	733	3,792	10,889
HISPANIC ORIGIN	412	2,170	6,885

### HOUSEHOLDS:

2010 HOUSEHOLDS	5,331	28,120	69,511
2023 HOUSEHOLDS	4,876	27,521	69,669
2028 HOUSEHOLD PROJECTION	4,730	27,122	69,046
ANNUAL GROWTH 2010-2023	-1.70%	0.20%	0.80%
ANNUAL GROWTH 2023-2028	-0.60%	-0.30%	-0.20%
OWNER OCCUPIED HOUSEHOLDS	2,525	18,555	45,803
RENTER OCCUPIED HOUSEHOLDS	2,205	8,567	23,243
AVG HOUSEHOLD INCOME	\$64,139	\$81,263	\$84,495
MEDIAN HOUSEHOLD INCOME	\$52,258	\$65,495	\$67,697



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PROPERTY PHOTOS



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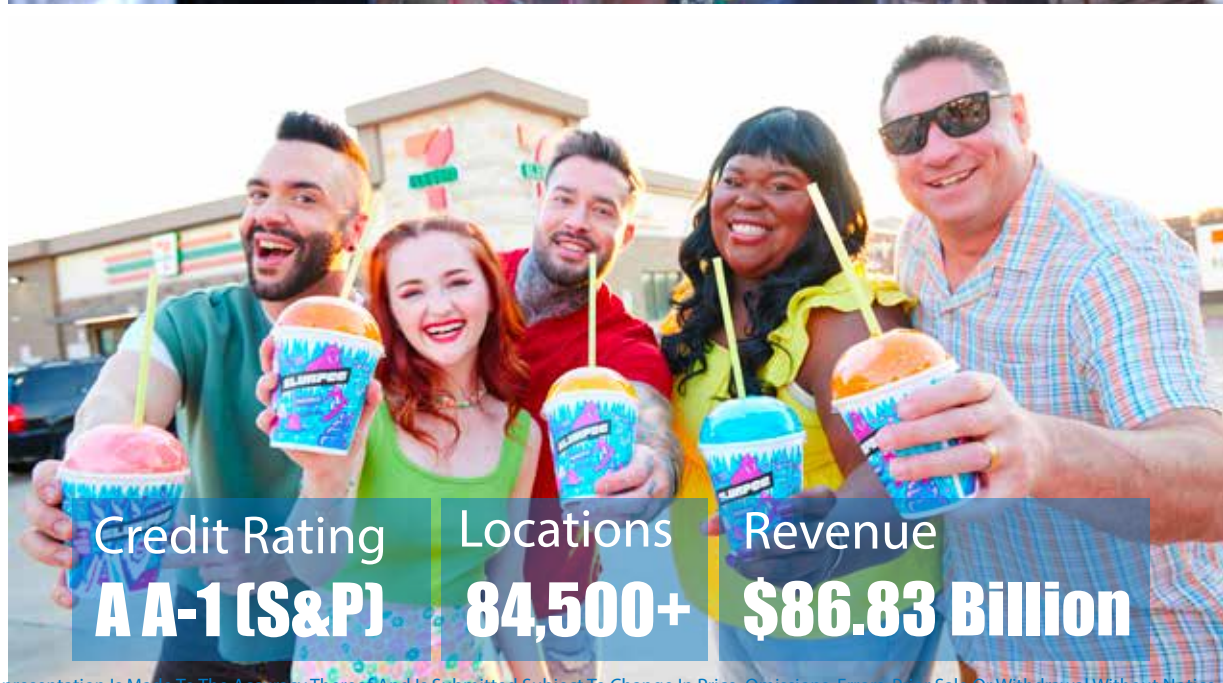


7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



## TENANT INFORMATION



Credit Rating  
**A A-1 (S&P)**

Locations  
**84,500+**

Revenue  
**\$86.83 Billion**

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## North Tonawanda, NY

North Tonawanda is a city in Niagara County, New York, United States. The population was 31,568 at the 2010 census. It is part of the Buffalo-Niagara Falls Metropolitan Statistical Area. The city is named after Tonawanda Creek, its south border.

Tonawanda in the Seneca language means "Swift Running Water". Tonawanda Creek, which flows into the Niagara River, once had large stretches of rapids until it was tamed with the construction of the Erie Canal.

The city also calls itself "The Lumber City," due to its past primary industry and once was the largest port on the Great Lakes during the height of the Erie Canal.

Along Goundry Street are mansions built for the lumber barons, including 208 Goundry Street, called "Kent Place", designed by Stanford White. Many of the local residents refer to the city as "The Jewel of Niagara County" due to its geographical setting between the Niagara River and Erie Canal. It is also home to the 2009 Class AA NYS Football Champion Lumberjacks. Street signs on the borders of town welcome visitors to "The Home Of The Carousel".







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**FOR MORE INFORMATION**

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**Main | (516) 864.8000**

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