

# SAVER'S

3701 MCKINLEY PARKWAY, BUFFALO, NY 14219



## SINGLE TENANT SAVERS FOR SALE



Ayson Shammami  
Managing Partner  
248.579.5042  
ayson@apexre.com

Sal Yaldo  
Managing Partner  
248.579.5045  
sal@apexre.com

*In conjunction with:*

Brian Brockman  
NY #10311208985  
Bang Realty  
513.898.1551

bor@bangrealty.com

## CONFIDENTIALITY & DISCLAIMER

All materials and information provided by APEX Commercial Real Estate Advisors, LLC, including those obtained from its directors, officers, agents, advisors, affiliates, or third-party sources, are presented without any guarantees or assurances regarding their accuracy, completeness, or reliability. This includes, but is not limited to, information about the property's condition, compliance with regulations, potential for development, suitability for specific uses, financial performance, or any other related matters.

APEX Commercial Real Estate Advisors, LLC and its affiliates do not provide any express or implied warranties regarding the accuracy or completeness of the materials or information shared. Any materials, whether written or verbal, should not be considered a substitute for a party's independent research and due diligence. Unless explicitly agreed upon in writing, APEX Commercial Real Estate Advisors, LLC does not conduct investigations or due diligence on behalf of any party.

### IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT THEIR OWN DUE DILIGENCE AND INVESTIGATION

Any party considering or entering a transaction should independently verify all information and conduct necessary inspections and assessments, including consulting with third-party professionals of their choice. Financial data should be thoroughly reviewed, including by examining supporting documents, reports, and seeking guidance from appropriate financial experts. APEX Commercial Real Estate Advisors, LLC makes no representations or warranties regarding the accuracy, completeness, or applicability of any financial data or assumptions. Additionally, APEX Commercial Real Estate Advisors, LLC does not provide financial advisory services related to transactions. Any financial projections or rent estimates shared are not guarantees of actual performance, and parties must evaluate relevant factors, such as market conditions, government regulations, and vacancy trends, to determine their own assessments.

Legal matters should be reviewed with a qualified attorney. Tax concerns should be discussed with a certified public accountant or tax attorney. Title inquiries should be directed to a title officer or attorney. Questions about a property's condition and regulatory compliance should be addressed with engineers, architects, contractors, consultants, or the appropriate government agencies.

All properties and services offered by APEX Commercial Real Estate Advisors, LLC are marketed in full compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS:

3. Offering Summary
4. Additional Photos
5. Aerial Map
6. Aerial Map
7. Regional Map
8. Location Map
9. Tenant Profile
10. Demographics Map & Report
11. Meet The Team



32300 Northwestern Highway | Suite 210  
Farmington Hills, MI 48334  
(248) 579-5045  
[www.apexre.com](http://www.apexre.com)

## OFFERING SUMMARY

Sale Price	\$4,453,448
Cap Rate	7.25%
NOI	\$322,875
Price/PSQF	\$206.90
Tenant	Saver's
Guarantor	Savers, Inc. (NYSE: SVV)
Building Size	21,525 SF
Total Lot Size	2.69 Acres
Lease Commencement	01/01/2011
Lease Expiration	12/31/2032
Term Remaining	6 +/- Years
Original Lease Term	20 Years
Rental Increases	See Rent Schedule
Renewal Options	Two (2), Five (5)-Year Options
Lease Type	Double Net
Landlord Obligations	Roof & Structure
Roof	Landlord
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	INCREASES
Current 12/31/2027	\$322,875	\$26,906	-
1/1/2028-12/31/2032	\$344,400	\$28,700	9.37%
Option 1: 1/1/2033-12/31/2037	\$376,688	\$31,391	9.37%
Option 2: 1/1/2038-12/31/2042	Fair Market Value	Fair Market Value	Fair Market Value



## PROPERTY HIGHLIGHTS

- Credit Tenant (Savers – 300+ Locations) National retailer with ~\$1.5B revenue and a recession-resistant business model
- 6+ Years Remaining + Rent Growth - Long-term lease with scheduled increases and renewal options
- NN Lease | Limited Landlord Duties - Tenant covers taxes, insurance, CAM, and maintenance
- Prime Retail Corridor Location - High visibility on McKinley Pkwy near I-90 with ~24K VPD and national co-tenancy
- Dense, Stable Demographics - 138K+ population within 5 miles; ~\$96K avg household income
- Large, Functional Site (21,525 SF | 2.69 Acres) - Well-positioned box with ample parking and long-term usability
- Recession-Resistant Retail Concept - Value-driven model performs well across economic cycles

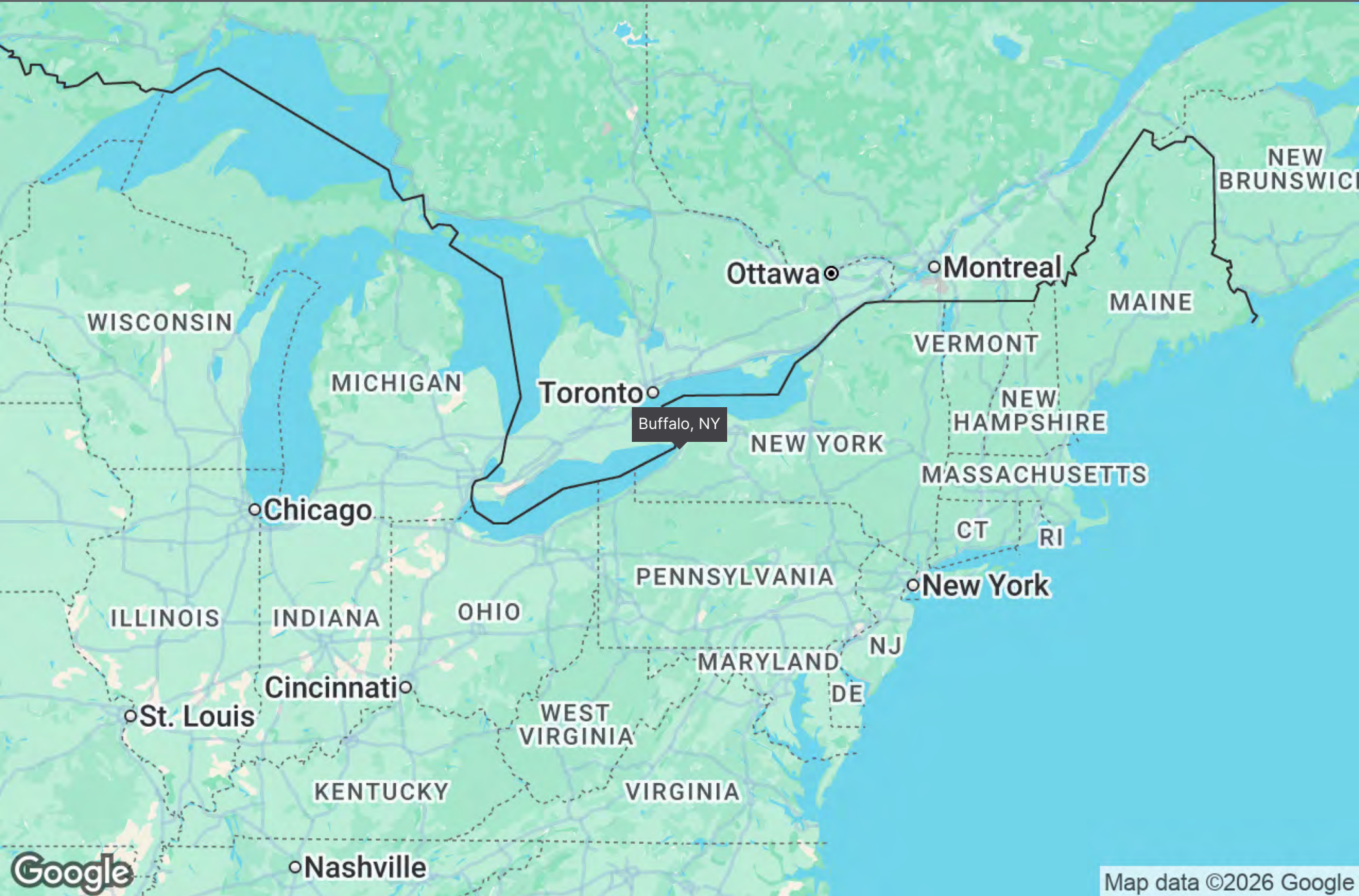


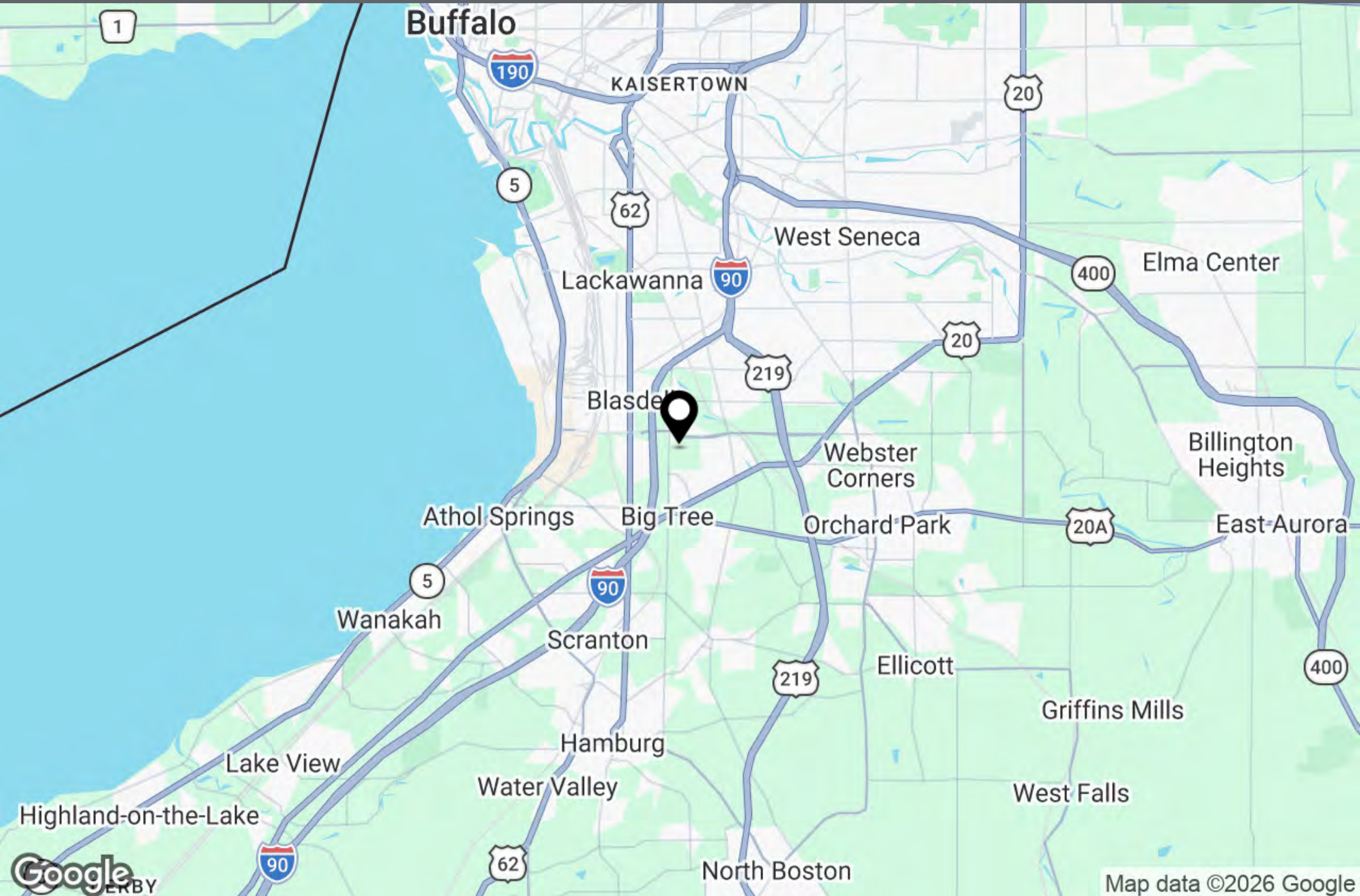


**21,525-SF**  
**2.69 Acres**











**SAVERS**  
Good deeds. Great deals.



**SAVERS**  
Good deeds. Great deals.

## OVERVIEW

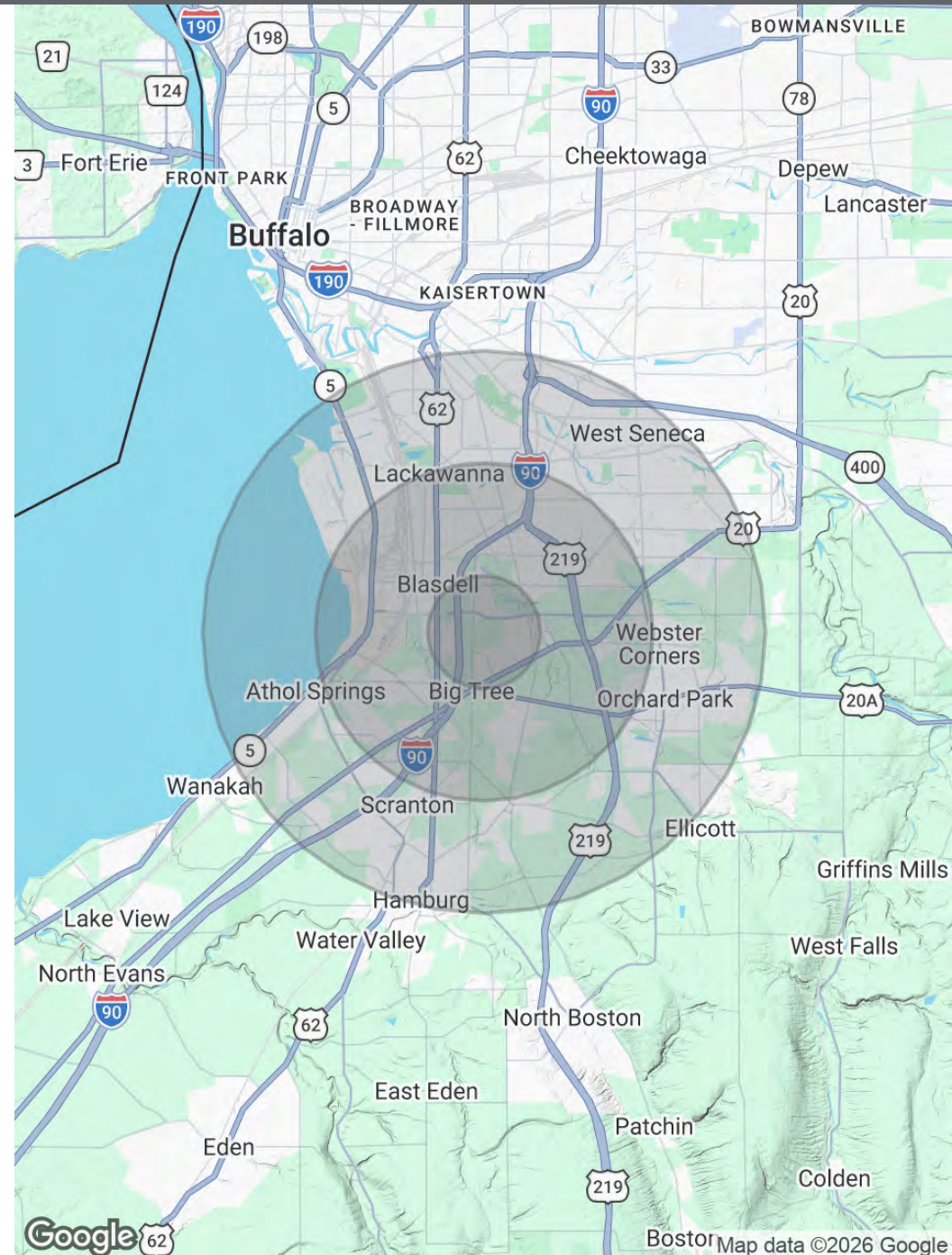
Savers is a well-established, value-oriented retail chain and the largest for-profit thrift store operator in the United States, known for its strong brand recognition and resilient business model. The company specializes in offering a wide selection of gently used clothing, accessories, home goods, and household essentials at affordable prices, catering to budget-conscious consumers and benefiting from consistent foot traffic in both strong and challenging economic cycles. Savers operates hundreds of locations across the U.S. and internationally under multiple well-known banners, demonstrating proven operational scale and long-term market presence. Its supply chain is supported through long-standing partnerships with nonprofit organizations, creating a sustainable and socially responsible sourcing model while ensuring steady inventory flow. With a history of stable performance, broad customer appeal, and a recession-resistant value proposition, Savers represents a reliable, creditworthy retail tenant well positioned to support long-term income stability for investors.

## TENANT OVERVIEW

Company:	Savers
Founded:	1954
Locations:	315
Total Revenue:	\$1.54 Billion
Headquarters:	Bellevue, Washington
Website:	<a href="http://www.savers.com">www.savers.com</a>

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,948	53,676	138,368
Average Age	43	44	43
Average Age (Male)	41	43	42
Average Age (Female)	44	46	45
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,155	24,059	59,776
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$79,398	\$82,608	\$95,748
Average House Value	\$223,671	\$228,889	\$269,657
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population - White	6,172	46,913	121,440
Total Population - Black	134	1,744	4,807
Total Population - Asian	104	909	1,927
Total Population - Hawaiian	0	12	34
Total Population - American Indian	16	176	473
Total Population - Other	81	819	2,030

Demographics data derived from AlphaMap





**AYSON SHAMMAMI**

Managing Partner

**Direct:** 248.579.5042 **Cell:** 248.554.5709  
ayson@apexre.com



**SAL YALDO**

Managing Partner

**Direct:** 248.579.5045 **Cell:** 248.996.7069  
sal@apexre.com



**BRIAN BROCKMAN**

In-State Broker

**Direct:** 513.898.1551  
bor@bangrealty.com

NY #10311208985 // AR #PB00082359 TX #701472 KS #239819 IL #471020548 IL #471020548 PA

**BANG REALTY**  
2939 Vernon Place , Cincinnati, OH 45219  
513.898.1551

# SAVER'S

3701 MCKINLEY PARKWAY, BUFFALO, NY 14219



**SINGLE TENANT SAVERS FOR SALE**



Ayson Shammami  
Managing Partner  
248.579.5042  
ayson@apexre.com

Sal Yaldo  
Managing Partner  
248.579.5045  
sal@apexre.com

*In conjunction with:*

Brian Brockman  
NY #10311208985  
Bang Realty  
513.898.1551

bor@bangrealty.com