



130 Pixley Rd | Rochester, NY 14624

\$3,125,000 | 5.6% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803

☎ (516) 864.8000

🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037

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Financial Info

Lease Expiration:	15 Years
Annual Rent:	\$175,000
Options:	Four (4) @ Five (5) Years
Increases:	10% Every 5 Years
Building Size:	3,648 SF
Lot Size:	0.73 Acres
Lease Type:	NNN
Guarantor:	Corporate
Price:	\$3,125,000 5.6% CAP



Highlights

- The tenant recently signed a brand new 15 years lease, showing their commitment to the location.
- Absolute NNN lease provides for stable, headache-free income.
- Corporate Guarantee - Backed by Restaurant Brands International (RBI) providing the owner with additional financial security backed by one of the largest quick-service restaurant companies.
- Long-term operating history with over 40+ years at this location.
- High performing store with sales above the national average.
- Dense retail corridor with over 170,000 people in a 5-mile radius.



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CornerStone Medical offices

Wegman Rd



33



33



33 Buffalo Rd - 11,410 VPD



Pixley Rd 10,662 VPD



Marway Dr

Marway Cir



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NEIGHBORHOOD AERIAL



531 State Rte 531 - 41,051 VPD

531

390

490

490

amazon Warehouse



Gates Chili Middle School

Buffalo Rd - 11,410 VPD

33

THRIFT STORE DONATION CENTER

THE HOME DEPOT
Tops Friendly Markets
DOLLAR TREE

Walmart Supercenter SHOE SHOW MEGA
ROSS DRESS FOR LESS HIBBETT SPORTS
DOLLAR TREE STARBUCKS
Applebee's UNITED STATES POSTAL SERVICE Panera

6 SUBWAY
KFC

33A

Auto Zone

Walt Disney Elementary School

Pixley Rd 10,662 VPD

Chili Ave - 21,463 VPD

BW Best Western

I-490 - 95,624 VPD

Wegmans
McDonald's
Walgreens

I-390 - 77,002 VPD



CVS pharmacy

390

Scottsville Rd - 16,502 VPD

33A

383



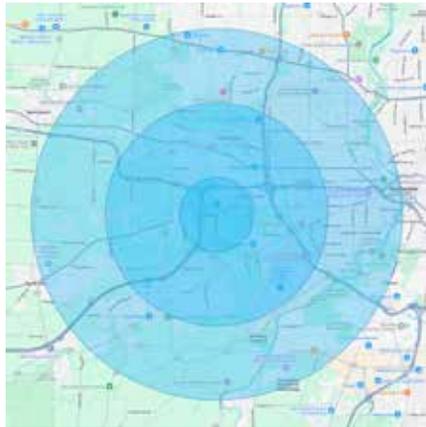
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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	4,662	51,732	174,368
2024 POPULATION	4,532	50,679	170,423
2029 POPULATION PROJECTION	4,455	49,885	167,707
ANNUAL GROWTH 2020-2024	-0.70%	-0.50%	-0.60%
ANNUAL GROWTH 2024-2029	-0.30%	-0.30%	-0.30%

WHITE	3,342	33,566	87,642
BLACK	500	9,463	49,217
AMERICAN INDIAN/ALASKAN NATIVE	6	76	285
ASIAN	177	1,605	7,621
HAWAIIAN & PACIFIC ISLANDER	0	5	29
TWO OR MORE RACES	508	5,965	25,630
HISPANIC ORIGIN	336	4,400	21,170

2020 HOUSEHOLDS	1,969	22,110	69,816
2024 HOUSEHOLDS	1,907	21,579	68,144
2029 HOUSEHOLD PROJECTION	1,873	21,213	66,991
ANNUAL GROWTH 2020-2024	0%	0.30%	-0.10%
ANNUAL GROWTH 2024-2029	-0.40%	-0.30%	-0.30%
OWNER OCCUPIED HOUSEHOLDS	1,652	14,851	34,635
RENTER OCCUPIED HOUSEHOLDS	221	6,362	32,356
AVG HOUSEHOLD INCOME	\$85,035	\$81,344	\$69,363
MEDIAN HOUSEHOLD INCOME	\$71,220	\$69,163	\$54,241

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TENANT INFORMATION



Credit Rating
BBB+(S&P)

Locations
± 7,257

Revenue
\$6.5 Billion

Burger King Corporation (BK), known as Hungry Jack's in Australia, is an American-based multinational chain of hamburger fast food restaurants. Headquartered in 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, its two Miami-based franchisees David Edgerton (1927-2018) and James McLamore (1926-1996) purchased the company in 1959 and renamed it "Burger King". Over the next half-century, the company changed hands four times and its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, took 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.

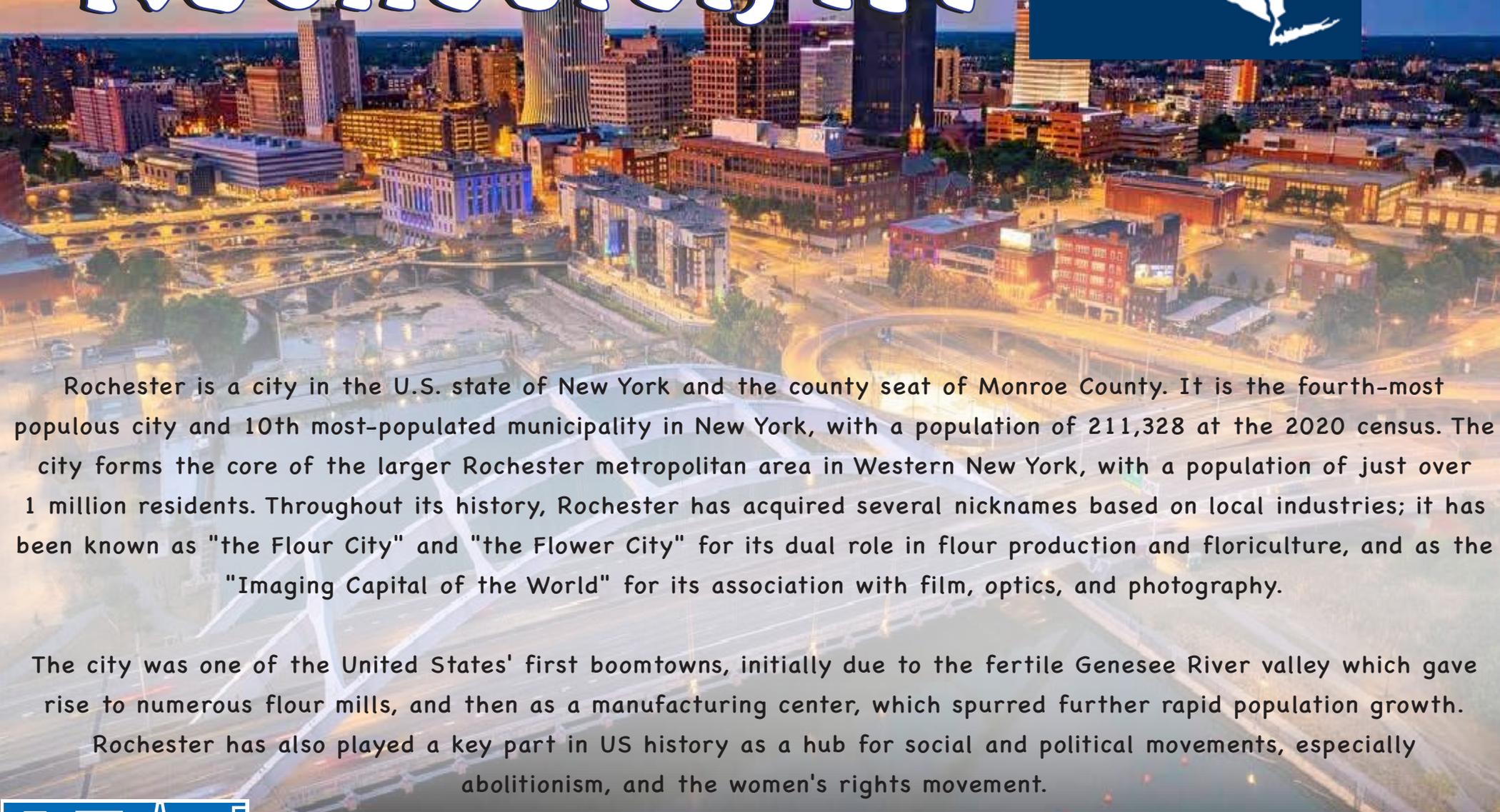
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Rochester, NY



Rochester is a city in the U.S. state of New York and the county seat of Monroe County. It is the fourth-most populous city and 10th most-populated municipality in New York, with a population of 211,328 at the 2020 census. The city forms the core of the larger Rochester metropolitan area in Western New York, with a population of just over 1 million residents. Throughout its history, Rochester has acquired several nicknames based on local industries; it has been known as "the Flour City" and "the Flower City" for its dual role in flour production and floriculture, and as the "Imaging Capital of the World" for its association with film, optics, and photography.

The city was one of the United States' first boomtowns, initially due to the fertile Genesee River valley which gave rise to numerous flour mills, and then as a manufacturing center, which spurred further rapid population growth.

Rochester has also played a key part in US history as a hub for social and political movements, especially abolitionism, and the women's rights movement.



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