

EXCLUSIVE OFFERING  
**CHIPOTLE & ASPEN DENTAL**

1717 WALDEN AVENUE, CHEEKTOWAGA, NY



<b><u>PLOT:</u></b>	40, 146 SQ. FT.
<b><u>DESCRIPTION:</u></b>	±5,850 SQ. FT. SINGLE STORY, CONCRETE AND BRICK RETAIL BUILDING
<b><u>PARKING:</u></b>	50 CAR PARKING (8.5:1 RATIO)
<b><u>RENT:</u></b>	CHIPOTLE MEXICAN GRILL & ASPEN DENTAL
<b><u>ANNUAL RENT:</u></b>	\$233,833
<b><u>NET RENT:</u></b>	\$233,833
<b><u>LANDLORD OBLIGATIONS:</u></b>	ROOF & STRUCTURE

**NOTES:**

- **ASPEN DENTAL RECENTLY RENEWED THEIR LEASE FOR AN ADDITIONAL 10 YEARS, DEMONSTRATING THEIR COMMITMENT TO THE LOCATION**
- **BUSY, SIGNALIZED CORNER PROPERTY, LOCATED JUST OFF THE NY STATE THRUWAY EXIT RAMP.**
- **TRAFFIC COUNT  
26,000, VPD: WALDEN AVE  
120,351 VDD: I-90**
- **DIRECTLY ADJACENT TO:  
MCDONALDS, CHICK FIL A  
APPLEBEE'S, STARBUCKS, RESIDENCE  
INN(113 ROOMS), HAMPTON INN(132  
ROOMS) AND HOLIDAY INN (85 ROOMS)**

**PRICE:**

**\$3,600,000**

\* 100% PASSTHROUGH OF TAX, CAM AND INSURANCE TO TENANTS



# SELECT INVESTMENT PROPERTIES, INC.

EST: 1987

## EXCLUSIVE OFFERING

<b><u>LOCATION:</u></b>	1717 Walden Avenue, Cheektowaga, NY
<b><u>PLOT:</u></b>	40,146 sq. ft.
<b><u>DESCRIPTION:</u></b>	±5,850 sq. ft. single story, concrete and brick retail building
<b><u>PARKING:</u></b>	50 car parking (8.5:1 ratio)
<b><u>TENANT:</u></b>	Chipotle Mexican Grill & Aspen Dental
<b><u>ANNUAL RENT:</u></b>	\$233,833
<b><u>LANDLORD OBLIGATIONS:</u></b>	Roof & Structure
<b><u>NET RENT:</u></b>	\$233, 883
<b><u>PRICE:</u></b>	<b>\$3,600,000 (6.5% cap)</b>
<b><u>NOTE:</u></b>	* 100% Passthrough of Tax, CAM and Insurance to tenants
<b><u>HIGHLIGHTS:</u></b>	<ul style="list-style-type: none"><li>▪ Aspen Dental recently renewed their lease for an additional 10 years, demonstrating their commitment to the location. In addition to the recent lease extension, both Chipotle and Aspen Dental are upgrading the interior of their store in 2025.</li><li>▪ Busy, signalized corner property, located just off the NY State Thruway exit ramp.</li><li>▪ Traffic Count<ul style="list-style-type: none"><li>○ 26,000, VPD: Walden Ave</li><li>○ 120,351 VPD: I-90</li></ul></li><li>▪ Directly Adjacent to: McDonalds, Chick Fil-A, Applebee's, Starbucks, Residence Inn(113 rooms), Hampton Inn(132 rooms) and Holiday Inn(85 rooms)</li></ul>

**Select Investment Properties, Inc.**

*The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice. JC NNN 625*

# SELECT INVESTMENT PROPERTIES, INC.

## RENT ROLL 1717 WALDEN AVE, CHEEKTOWAGA, NY

TENANT	RENTABLE SQ. FT.	LEASE EXPIRATION	OPTIONS	MONTHLY RENT	ANNUAL RENT	INCREASES
CHIPOTLE MEXICAN GRILL	2,307	10/31/2030	(2) 5 YEAR	\$8,699.31	\$104,391.72	\$9,580.25 - OPT 1 \$10,527.61 -OPT 2
ASPEN DENTAL	3,300	1/1/2035	(2) 5 YEAR	\$10,791.00	\$129,492.00	\$11,791.75 - 1/1/31 \$12,820.50 - OPT 1 \$13,975.50 - OPT 2
5,607				\$19,490.31	\$233,883.72	

Select Investment Properties Inc.

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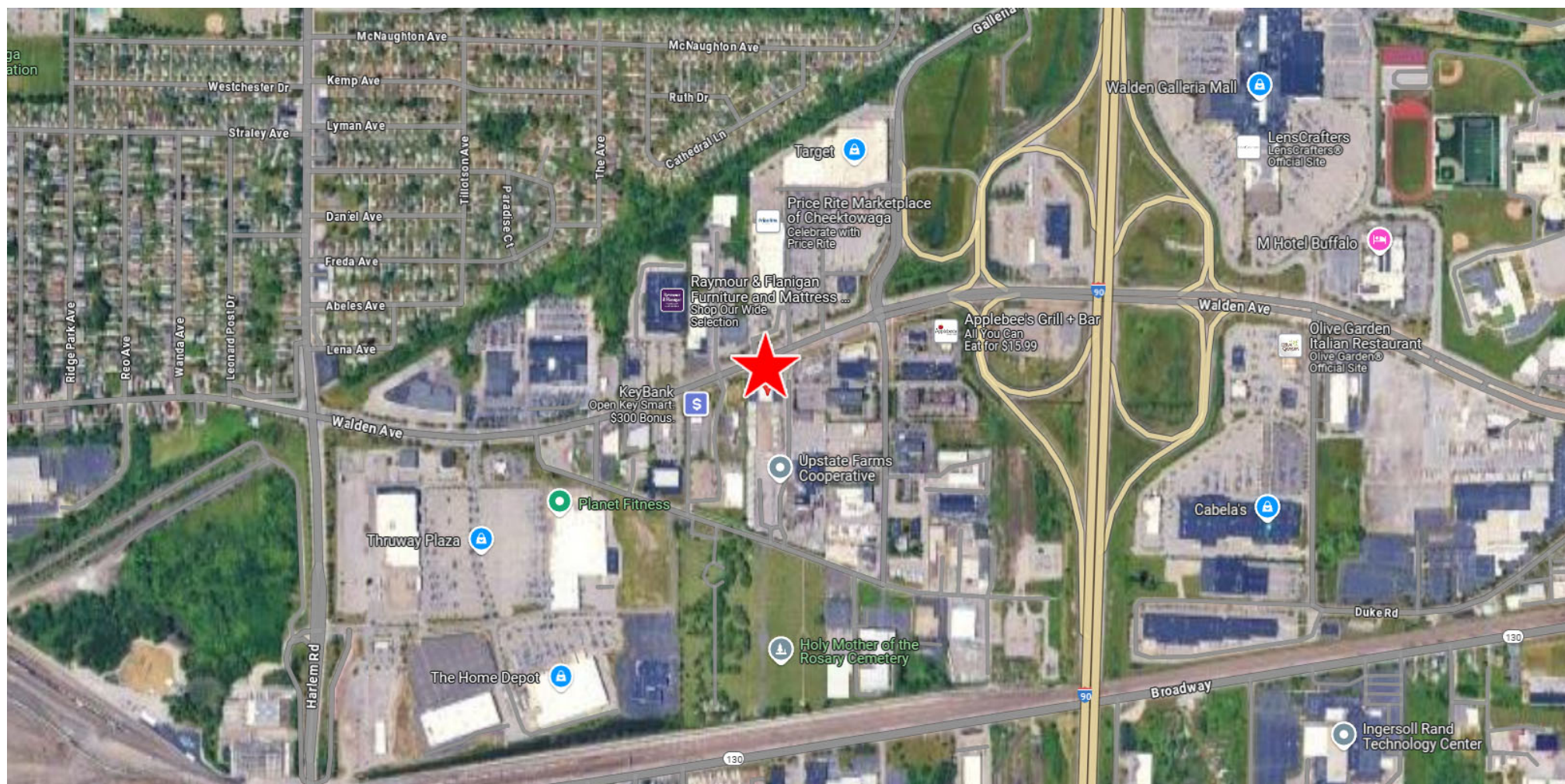
# SELECT INVESTMENT PROPERTIES INC.



215 HALLOCK ROAD ▪ SUITE 4 ▪ STONY BROOK ▪ NY ▪ 11790  
TEL: (631)751-4300 ▪ [WWW.SELECTINVESTMENTPROP.COM](http://WWW.SELECTINVESTMENTPROP.COM) ▪ FAX: (631)360-4307



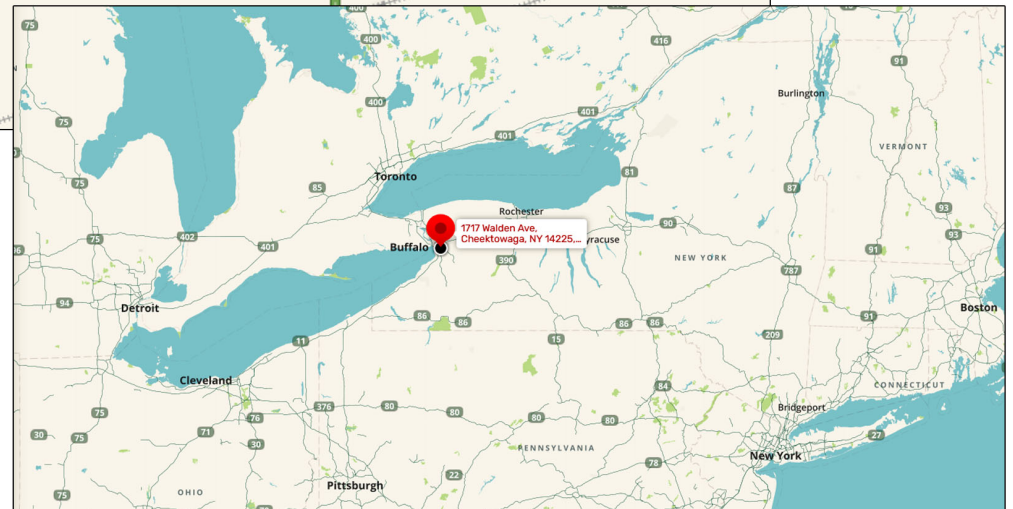
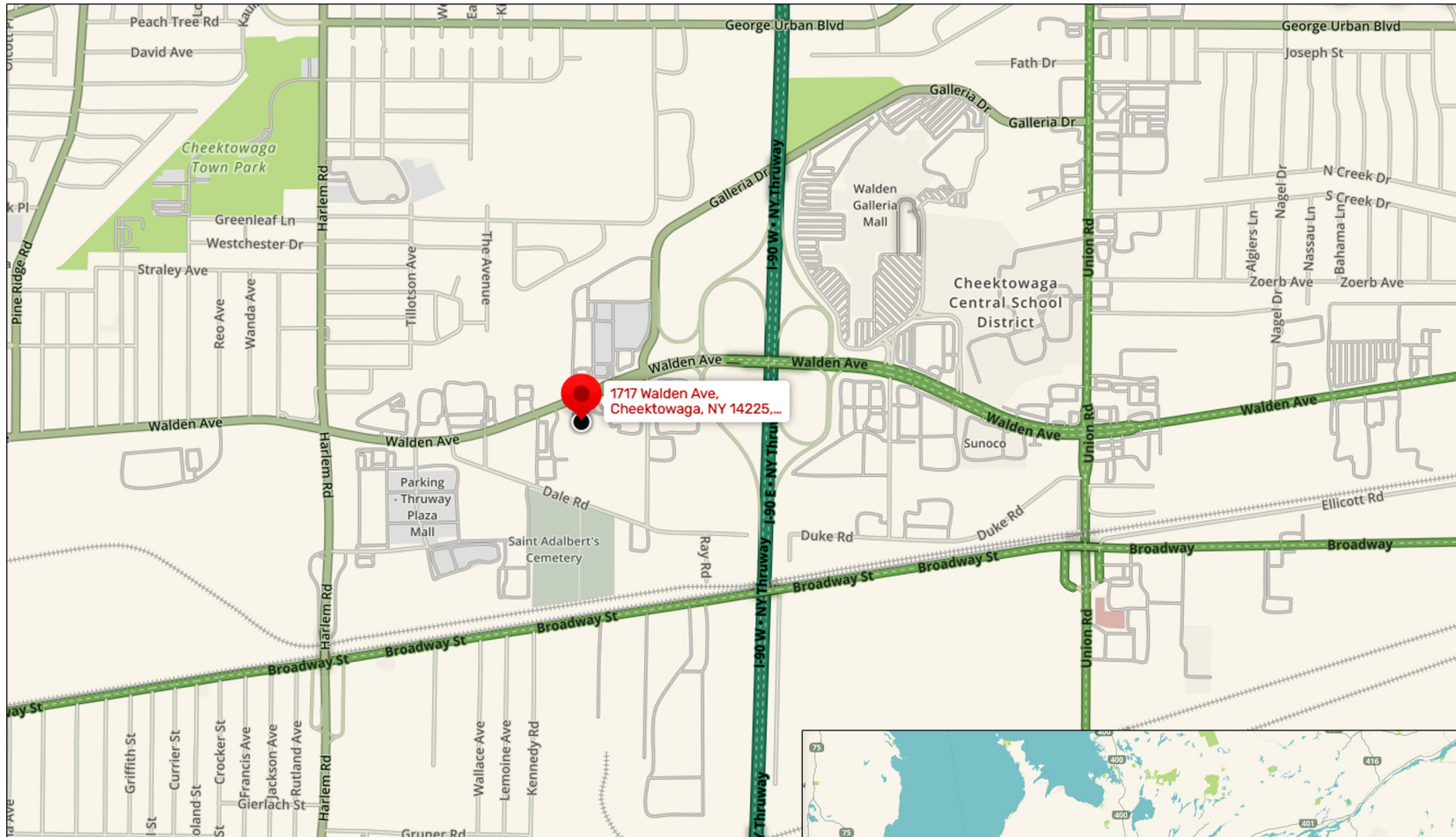
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# Demographic Summary Report

1717 Walden Ave, Cheektowaga, NY 14225

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **5,607 SF**  
 Year Built: **2010**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	5,822		108,631		311,622	
2024 Estimate	5,957		111,033		316,958	
2020 Census	6,401		118,801		331,266	
Growth 2024 - 2029	-2.27%		-2.16%		-1.68%	
Growth 2020 - 2024	-6.94%		-6.54%		-4.32%	
2024 Population by Hispanic Origin	311		6,946		20,218	
2024 Population	5,957		111,033		316,958	
White	3,962	66.51%	56,108	50.53%	183,910	58.02%
Black	1,080	18.13%	38,151	34.36%	86,696	27.35%
Am. Indian & Alaskan	13	0.22%	364	0.33%	1,006	0.32%
Asian	397	6.66%	6,866	6.18%	18,366	5.79%
Hawaiian & Pacific Island	4	0.07%	47	0.04%	130	0.04%
Other	501	8.41%	9,498	8.55%	26,850	8.47%
U.S. Armed Forces	2		35		226	
Households						
2029 Projection	2,476		46,361		134,652	
2024 Estimate	2,534		47,401		136,975	
2020 Census	2,721		50,705		143,035	
Growth 2024 - 2029	-2.29%		-2.19%		-1.70%	
Growth 2020 - 2024	-6.87%		-6.52%		-4.24%	
Owner Occupied	1,888	74.51%	26,684	56.29%	75,219	54.91%
Renter Occupied	646	25.49%	20,717	43.71%	61,756	45.09%
2024 Households by HH Income	2,535		47,401		136,975	
Income: <\$25,000	347	13.69%	12,545	26.47%	34,276	25.02%
Income: \$25,000 - \$50,000	600	23.67%	12,291	25.93%	31,477	22.98%
Income: \$50,000 - \$75,000	478	18.86%	8,551	18.04%	24,083	17.58%
Income: \$75,000 - \$100,000	462	18.22%	5,943	12.54%	16,564	12.09%
Income: \$100,000 - \$125,000	237	9.35%	3,708	7.82%	11,116	8.12%
Income: \$125,000 - \$150,000	190	7.50%	2,043	4.31%	7,365	5.38%
Income: \$150,000 - \$200,000	172	6.79%	1,546	3.26%	7,104	5.19%
Income: \$200,000+	49	1.93%	774	1.63%	4,990	3.64%
2024 Avg Household Income	\$77,297		\$60,488		\$70,237	
2024 Med Household Income	\$65,807		\$46,592		\$52,631	

