

EXCLUSIVE OFFERING

# CHIPOTLE & ASPEN DENTAL

1717 WALDEN AVENUE, CHEEKTONWAGA, NY



**ACTUAL PHOTO**

**PLOT:** 40, 146 SQ. FT.

**DESCRIPTION:** ±5,850 SQ. FT. SINGLE STORY, CONCRETE AND BRICK RETAIL BUILDING

**PARKING:** 50 CAR PARKING (8.5:1 RATIO)

**RENT:** CHIPOTLE MEXICAN GRILL & ASPEN DENTAL

**ANNUAL RENT:** \$233,833

**NET RENT:** \$233,833

**LANDLORD OBLIGATIONS:** 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)**

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

**PRICE:**

**\$3,600,000**



SELECT INVESTMENT PROPERTIES, INC.

EST: 1987

## EXCLUSIVE OFFERING

**LOCATION:** 1717 Walden Avenue, Cheektowaga, NY

**PLOT:** 40,146 sq. ft.

**DESCRIPTION:** ±5,850 sq. ft. single story, concrete and brick retail building

**PARKING:** 50 car parking (8.5:1 ratio)

**TENANT:** Chipotle Mexican Grill & Aspen Dental

**ANNUAL RENT:** \$233,833

**LANDLORD OBLIGATIONS:** Roof & Structure

**NET RENT:** \$233,883

**PRICE:** \$3,600,000 (6.5% cap)

**NOTE:** \* 100% Passthrough of Tax, CAM and Insurance to tenants

**HIGHLIGHTS:**

- 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.
- Busy, signalized corner property, located just off the NY State Thruway exit ramp.
- Traffic Count
  - 26,000, VPD: Walden Ave
  - 120,351 VPD: 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)

*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*

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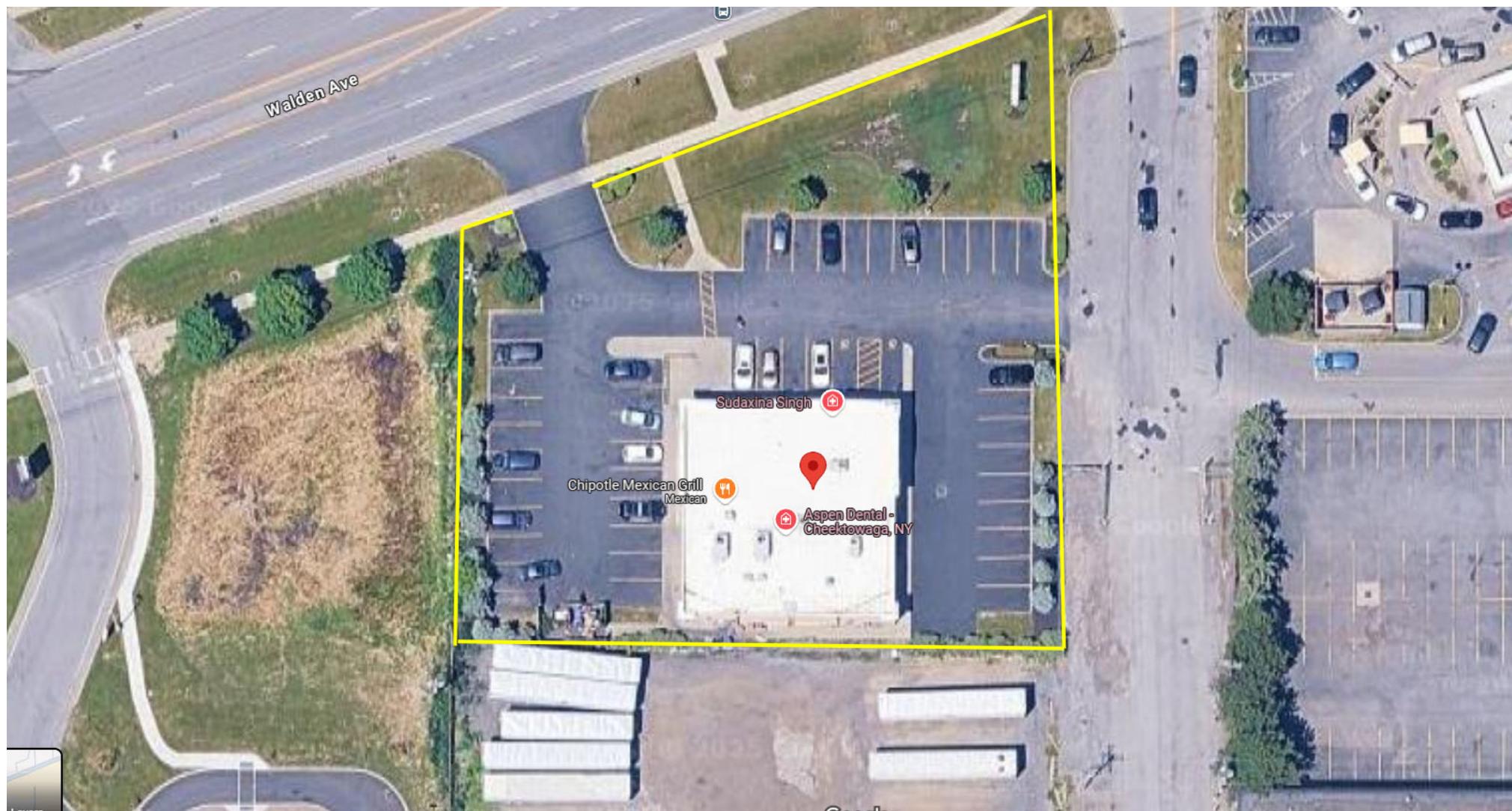
**RENT ROLL**  
**1717 WALDEN AVE, CHEEKTONWAGA, NY**

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
<b>5,607</b>				<b>\$19,490.31</b>	<b>\$233,883.72</b>	

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S E L E C T   I N V E S T M E N T   P R O P E R T I E S   I N C .



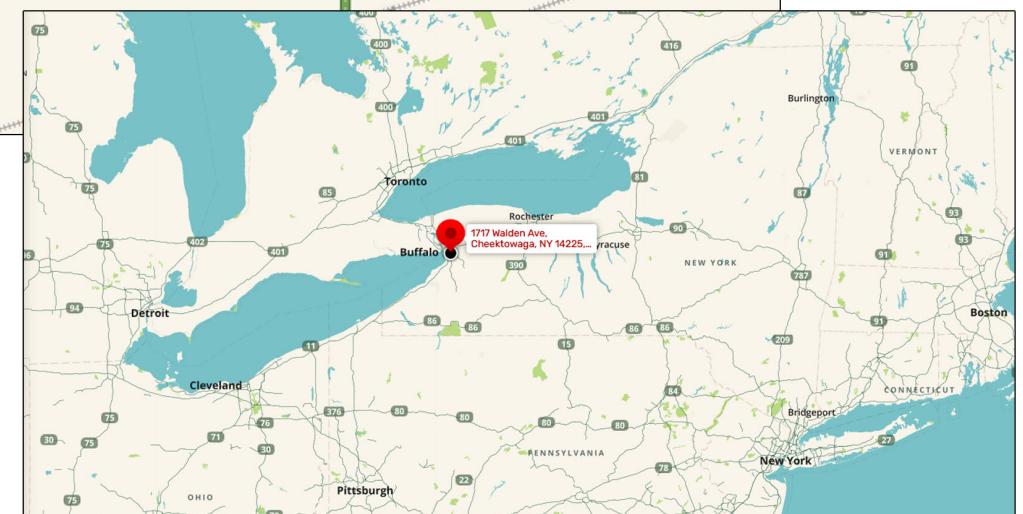
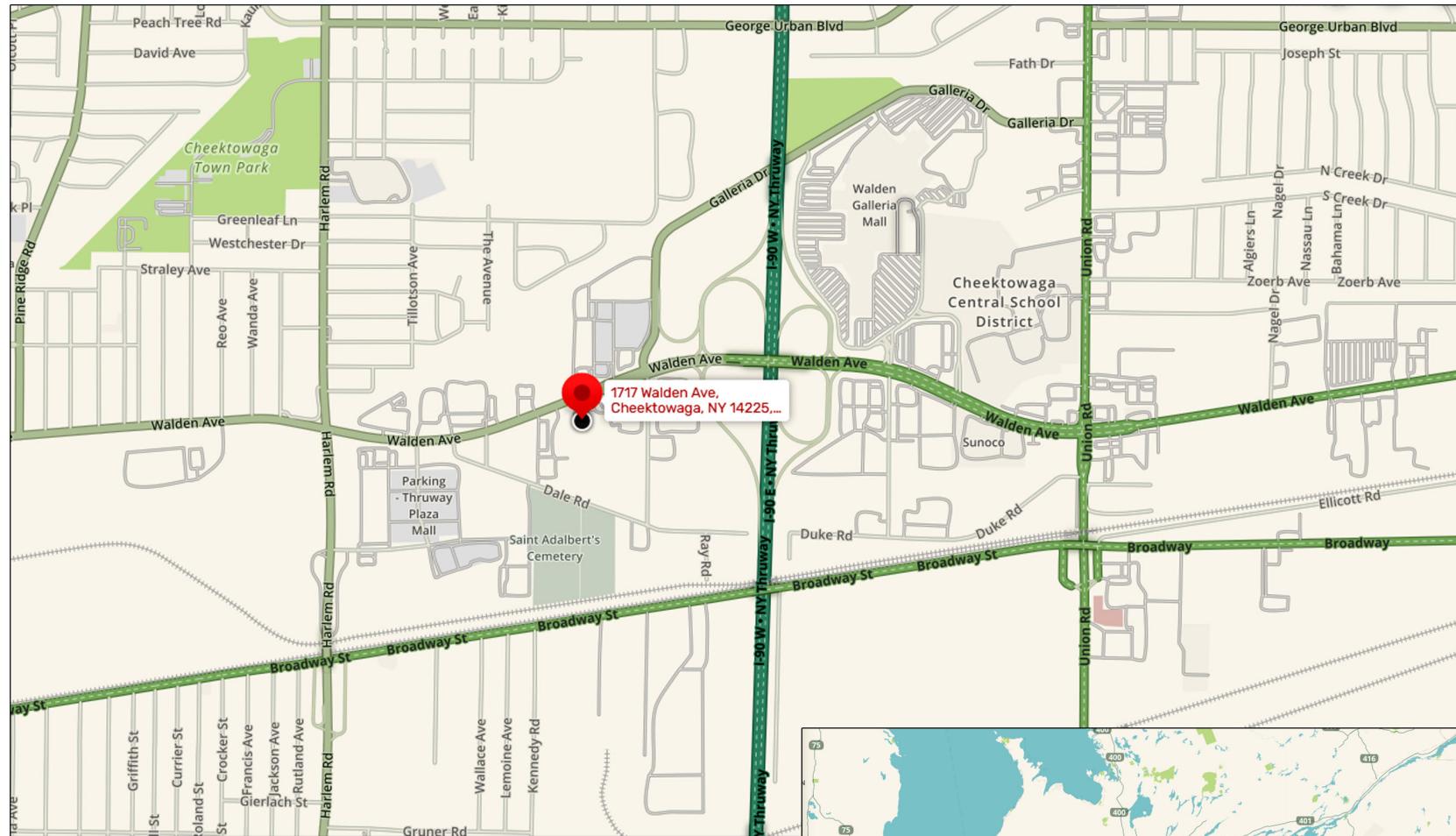
215 HALLOCK ROAD • SUITE 4 • STONY BROOK • NY • 11790  
TEL: (631)751-4300 • [WWW.SELECTINVESTMENTPROP.COM](http://WWW.SELECTINVESTMENTPROP.COM) • FAX: (631)360-4307

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# SELECT INVESTMENT PROPERTIES INC.



# 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
<b>Population</b>			
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%
<b>2024 Population by Hispanic Origin</b>	311	6,946	20,218
<b>2024 Population</b>	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
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>	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%
<b>2024 Avg Household Income</b>	\$77,297	\$60,488	\$70,237
<b>2024 Med Household Income</b>	\$65,807	\$46,592	\$52,631

