

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

HAJOCA

3372 Old Crompond Rd | Yorktown Heights, NY 10598



OFFERING MEMORANDUM

OFFERING MEMORANDUM

Hajoca

3372 Old Crompond Rd | Yorktown Heights, NY 10598

EXCLUSIVELY LISTED BY



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±9,000 SF
GLA



2017
Year Built



±23,000
Vehicles Per Day
(Route 202)



NNN
Lease Type

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS:

- **ATTRACTIVE PRICING AND YIELD** – Offered at \$3,887,428, representing a 7.00% cap rate, delivering strong in-place cash flow backed by a national credit tenant.
- **SECURE LEASE STRUCTURE** – Triple-net lease in place through 2030 with 3% annual rent escalations and a 5-year renewal option, providing predictable, inflation-hedged income with limited landlord obligations.
- **MODERN CONSTRUCTION** – Constructed in 2017, the ±9,000 SF masonry building occupies a ±1.76 AC site with low ±11.74% site coverage, supporting long-term residual land value.

TENANT HIGHLIGHTS – HAJOCA

- **NATIONAL CREDIT STRENGTH** – Tenant is Hajoca Corporation, one of the largest plumbing distributors in the U.S., operating 450+ locations nationwide.
- **TRUSTED LOCAL BRAND** – Locally operating as Best Plumbing, Tile & Stone, the tenant is the top-ranked plumbing fixtures and supplies retailer in Yorktown Heights.
- **DIVERSE CUSTOMER BASE** – Services both residential and trade customers through a high-end show room, professional design consultation, and delivery capabilities.
- **STABLE OPERATOR** – Established presence with a strong track record and reputation in the northern Westchester market, underscoring operational stability.
- **RELIABLE INCOME GROWTH** – Lease features fixed annual rent escalations, ensuring consistent income growth and long-term revenue predictability.

AREA HIGHLIGHTS

- **PREMIER WESTCHESTER LOCATION** – Strategically located in Westchester County, one of New York's most affluent suburban markets, with average household incomes exceeding \$189,076 within a ±5-mile radius.
- **PRIME FRONTAGE AND VISIBILITY** – ±132 feet of direct frontage along Old Crompond Road/Route 202, offering exceptional visibility and continuous brand exposure.
- **HIGH-TRAFFIC CORRIDOR** – Positioned along one of northern Westchester primary east-west arteries, facilitating access for residential communities, daily commuters, and regional commercial activity.
- **REGIONAL GROWTH MARKET** – Yorktown Heights benefits from a stable population base, high homeownership levels, and sustained demand for specialty retail and service providers, reinforcing tenant performance.

FINANCIAL SUMMARY



\$3,887,428

LIST PRICE



7.00%

CAP RATE

ANNUALIZED OPERATING DATA

TENANT	RENT/SF	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END	OPTIONS	RENT INCREASES
Best Plumbing Supply	\$ 30.24	\$ 22,676.74	\$ 272,120.85	3/15/2015	3/15/2030	One, 5-Year	3% Annually

PROPERTY SUMMARY

Address	3372 Old Crompond Rd, Yorktown Heights, NY
List Price	\$3,887,428
PPSF	\$431.93
Cap Rate	7.00%
NOI	\$272,120
Years Remaining	5 Years
Building SF	±9,000
Land SF	±76,666
Lot Size	±1.76 AC
Coverage	11.74%
Zoning	R-3
Year Built	2017
Construction	Masonry
Lease Structure	Triple Net (NNN)



RENT ROLL

Rent Roll

3/15/2025	\$22,676.74	\$272,120.85
3/15/2026	\$23,357.04	\$280,284.48
3/15/2027	\$24,057.75	\$288,693.01
3/15/2028	\$24,779.48	\$297,353.80
3/15/2029	\$25,522.87	\$306,274.41







ADRIAN AUTO BODY



 CROMPOND CROSSING
26 TOWNHOMES



SUBJECT
PROPERTY

202 ± 23,000 VPD

OLD CROMPOND RD





CUBESMART
self storage

BJ's
Live Generously.

Staples
crumbl cookies
SMOOTHIE KING
DOLLAR TREE
LEVEL FITNESS

Walgreens

POPEYES

Wendy's

ADRIAN AUTO BODY

HUDSON VALLEY STEAKHOUSE

202 ± 23,000 VPD

SUBJECT
PROPERTY

OLD CROMPOND RD

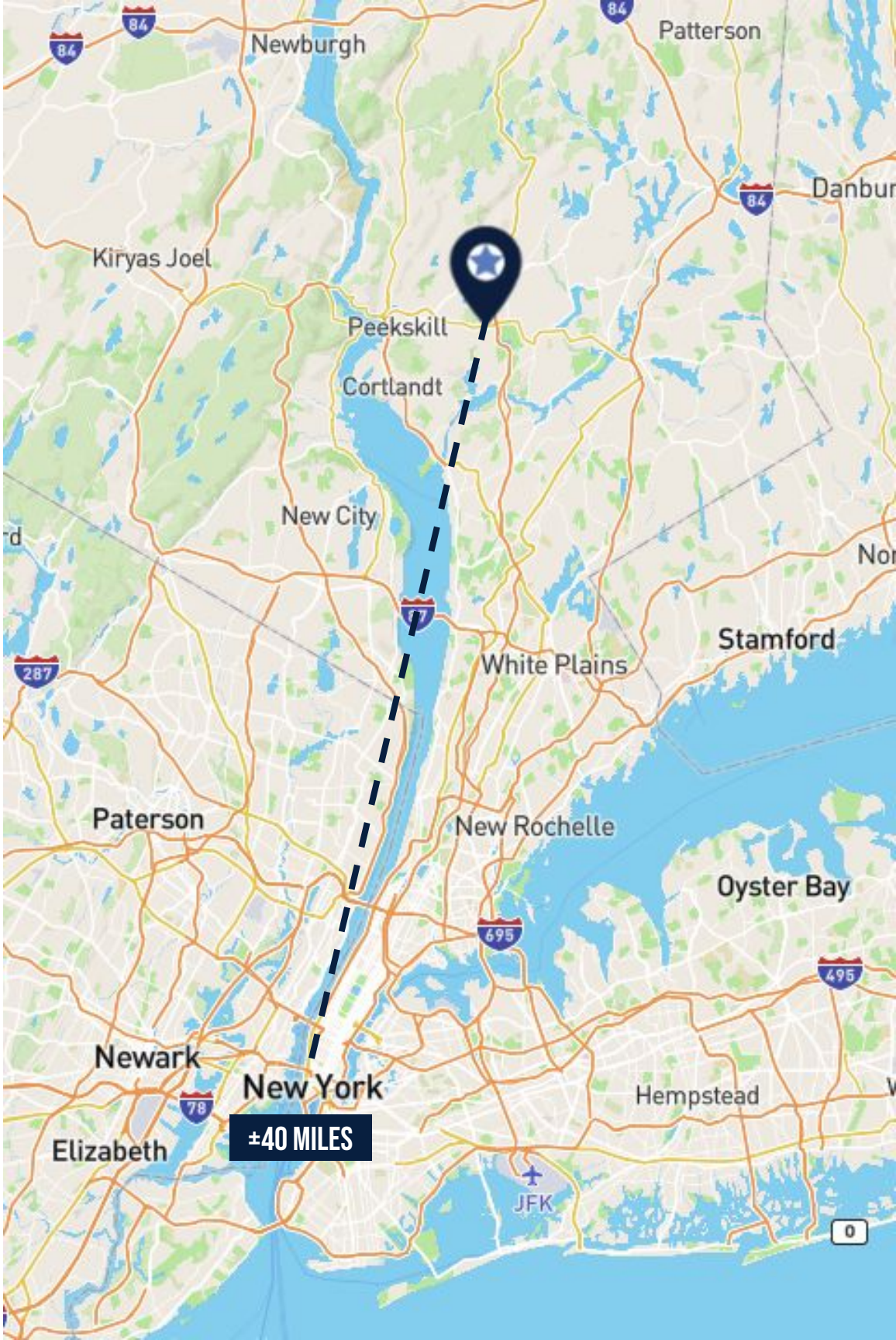
CROMPOND CROSSING
26 TOWNHOMES

MARKET OVERVIEW

Yorktown Heights is a hamlet in northern Westchester County, New York, located approximately ±40 miles north of Manhattan. The area is primarily residential and serves as a commuter base for those working in New York City and surrounding employment centers. It is known for its established neighborhoods, accessible local amenities, and proximity to regional highways. The community is supported by a network of schools, parks, and small businesses that contribute to steady residential demand.

Demographic and economic indicators show a stable and upward-trending market. The population has increased since 2020, accompanied by rising income levels and property values. Average household income stands at approximately \$201,873 within a ±5-mile radius. Average home values are above \$600,000, reflecting limited housing supply and continued buyer interest. The area is well-connected via Route 118 and U.S. Route 6, with an average commute time of ±36 minutes. Proximity to research and technology employers, including the IBM Thomas J. Watson Research Center, further supports long-term demand.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,394	34,752	91,421
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	785	12,901	33,690
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$231,627	\$201,873	\$189,076



A composite image featuring the Statue of Liberty in the foreground, holding her torch aloft. The background shows the New York City skyline at sunset, with the sun low on the horizon, casting a warm orange and pink glow over the city. The Brooklyn Bridge is visible in the mid-ground, and several skyscrapers, including the Freedom Tower, are prominent in the background.

New York City is the most populous city in the United States, with an estimated population of over **8.3 MILLION** people as of 2023.

NEW YORK CITY, NY

New York City, often called NYC, is a global center for culture, business, and innovation. Comprising five distinct boroughs—Manhattan, Brooklyn, Queens, The Bronx, and Staten Island—each contributes to the city's unparalleled diversity.

Manhattan's towering skyscrapers, including the iconic Empire State Building and Times Square, define its iconic skyline, while Central Park provides contrast. The city's cultural significance is emphasized by landmarks such as the Metropolitan Museum of Art and the theaters of Broadway. NYC's focus lies in its financial, media, and tech sectors. Wall Street in Lower Manhattan symbolizes its strong economy, while Brooklyn and Queens have transformed into creative hotspots. The city's extensive public transportation system, with its taxis and vast subway network, forms a vital circulatory system connecting neighborhoods and fostering innovation.

BUSINESS

The business landscape in New York, NY is a dynamic and thriving ecosystem that encompasses a vast array of industries and sectors. The city is a global financial hub, home to a multitude of banking, investment, and financial services firms. Additionally, it hosts a rich and diverse array of companies in sectors ranging from technology, media, and entertainment to fashion, healthcare, and real estate. The city's unparalleled connectivity, concentration of talent, and cultural diversity foster innovation, networking, and entrepreneurship, making New York a prime location for both established corporations and startups seeking growth opportunities in a fast-paced and competitive environment.



MAJOR EMPLOYERS

IBM

MetLife

verizon✓

CHASE

Goldman
Sachs

ESTÉE LAUDER

citigroup

StoneX®

NYC ECONOMY

New York City remains a global center for international business and commerce, with a diverse economy driven by financial services, media, communications, and technology. The city hosts the headquarters of numerous Fortune 500 companies, including JPMorgan Chase, Verizon Communications, Citigroup, MetLife, and StoneX Group. In 2024, New York City was home to 47 Fortune 500 companies, maintaining its leading position.

The city's economy has shown resilience, with the labor participation rate reaching a record high and employment surpassing pre-pandemic levels. The finance and insurance sector remains critical, accounting for 370,100 jobs as of September 2024, which is 21,500 more than pre-pandemic levels.

A significant construction boom is underway, with projections indicating the creation of 26 million square feet of office space. This expansion is particularly evident in Lower Manhattan, the third-largest central business district in the United States, home to the New York Stock Exchange on Wall Street and the NASDAQ at 165 Broadway. The presence of the United Nations headquarters further underscores the city's international significance.

As of 2022, the gross domestic product of New York City was approximately \$1.053 trillion, with Manhattan contributing \$781 billion, or 74% of the total. New York City's economy continues to grow, driven by key industries, a strong labor market, and major development projects that reinforce its global financial and business influence.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3372 Old Crompond Rd, Yorktown Heights, NY 10598** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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