

INVESTMENT | FOR SALE



FEDEX

3125 Erie Blvd. E., Dewitt, NY 13214



CONTACT EXCLUSIVE AGENT:



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PROPERTY FEATURES

Investment Grade Tenancy – FedEx Corporation
(S&P:BBB)

- 25 Years of Occupancy with Approximately Eight Years Remaining on NNN Lease Term
- Two – Five Year Renewal Options
- Year Built 1999 with a Complete Renovation 2023
- 6,000 SF Building with 30 Plus Parking Spaces
- Capitalization Rate 7.73%



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	2 Mile	5 Mile	10 Mile
Population	35,085	185,708	372,508
2023 Households	15,015	73,953	150,708
Average Income	\$74,181	\$66,883	\$80,698
Day Time Employees	25,456	169,799	242,678
Business	2,304	13,604	20,417

Source: ERSI 2022

TRAFFIC COUNT

- Erie Blvd
Thompson to
Bridge St:
18,430
- Thomson Rd &
I-690: 21,237

Source: AADT NYS DOT 2022

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FOR MORE
INFORMATION
PLEASE CONTACT



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