

7-Eleven (Dark)

1255 Melville Rd

RETAIL PROPERTY FOR SALE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CAMCO Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1

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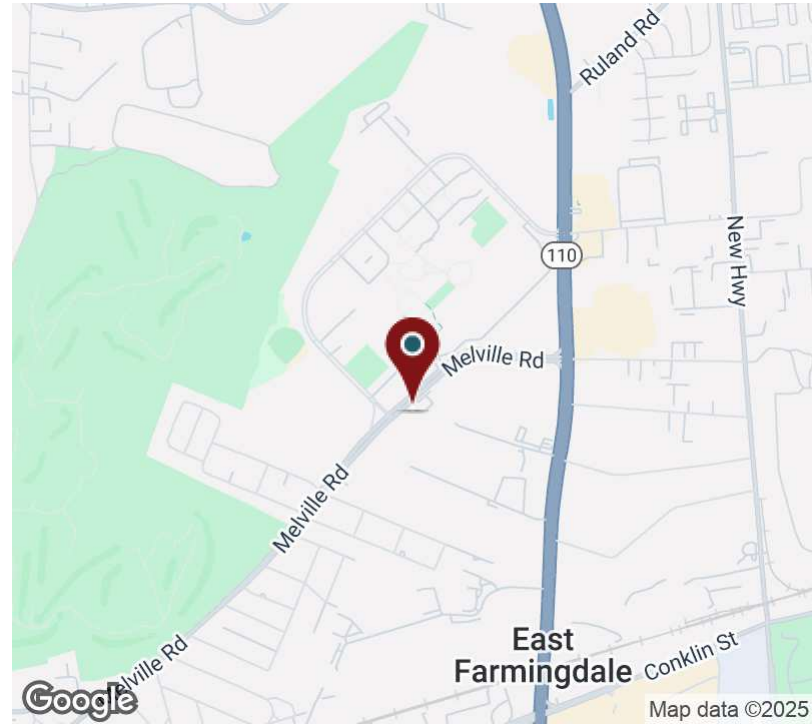
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OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	2,546 SF
Lot Size:	27,105 SF
Property Type	Single Tenant
Price / SF:	\$903.38
Cap Rate:	6.52% (Proforma)
NOI:	\$150,000 (Proforma)
Year Built:	2000
Renovated:	2013
Zoning:	E
Traffic Count:	19,142

PROPERTY OVERVIEW

This property offers a fantastic opportunity for an owner-operator to establish or expand their business in a prime, high barrier-to-entry market. Located directly across from SUNY Farmingdale, the property benefits from high visibility and steady foot and vehicle traffic, making it an ideal location to attract a diverse and dynamic customer base.

Featuring a turnkey retail space, the property is ready for immediate occupancy and presents significant potential for various uses, from retail to service-oriented businesses. The move-in-ready condition of the property minimizes the need for costly buildouts, allowing businesses to start operations seamlessly. Its adaptable layout and infrastructure make it suitable for a variety of business needs, providing flexibility to align the space with specific business visions.

The high barrier-to-entry market protects the property's value and offers businesses the opportunity to tap into the demand created by its strategic location near SUNY Farmingdale. This area's strong demographics and accessibility further enhance its attractiveness, providing long-term stability and growth potential.

This property represents a rare opportunity for an owner-operator to secure a well-positioned retail space in a coveted market, capitalize on its proximity to SUNY Farmingdale, and leverage significant growth opportunities.

PROPERTY HIGHLIGHTS

- Built in 2000, renovated in 2013
- Zoned E for various retail uses
- Strong rental history and income

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PROPERTY DESCRIPTION

Absolute Single Tenant Net Leased investment property for sale. Though the store has gone dark, 7-Eleven is responsible for all expenses related to the property including real estate taxes, insurance, and maintenance costs in addition to paying rent. The Landlord has no obligation regarding the property's operational costs. This investment property enjoys irreplaceable entitlements in a high barrier to entry market.

LOCATION DESCRIPTION

Location Description

This former 7-Eleven store, situated at 1255 Melville Road in Farmingdale, New York, enjoys an advantageous location in a high-traffic area within the Village of Farmingdale. This sought-after location offers a mix of convenient amenities and local charm, making it an ideal choice for retail property investors and operators. Just a short drive away, visitors can explore the picturesque Bethpage State Park or take in a round of golf at the prestigious Bethpage Black Golf Course. With easy access to major roadways and public transportation, the location is unreplaceable.

Retail Environment and Nearby Amenities:

The store is positioned within a vibrant retail hub, surrounded by a mix of both national chains and local businesses, ensuring steady customer flow. Some notable neighboring retailers include LA Fitness, Bob's Discount Furniture, Target, Restaurant Depot, Verizon Wireless, Dunkin' Donuts, and many more, making it a focal point of local commercial activity. Additionally, the Farmingdale State College, which boasts an enrollment of 8,648 students, is directly across from the 7-Eleven, providing a constant stream of potential customers. Northshore University Hospital, a significant healthcare facility with 806 beds, is located just two miles away, adding to the store's strategic positioning.

Traffic and Demographics:

The surrounding area is densely populated, with about 70,561 residents living within a three-mile radius and over 334,000 individuals residing within a five-mile radius. The high visibility along Melville Road and Broadhollow Road contributes to robust traffic, with daily counts reaching 11,661 vehicles on Melville Road and 70,165 on Broadhollow Road.

About Long Island:

Long Island, well-known for its contributions to science and technology, hosts major research institutions like Brookhaven National Laboratory and Cold Spring Harbor Laboratory, both of which have made groundbreaking discoveries in physics and biology. The area has also attracted major tech companies such as Zebra Technologies and Computer Associates, which have turned Long Island into a tech hub. The region is also home to the largest industrial parks on the East Coast, the Hauppauge Industrial Park, employing over 71,000 people. Long Island's culinary landscape reflects its diverse population, offering a range of ethnic cuisines including Italian, Asian, Jewish, and Latin American foods.

In summary, this 7-Eleven's location within a thriving commercial zone, combined with the strong local demographics, robust traffic, and proximity to key points of

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PROPERTY HIGHLIGHTS

- Absolute NNN lease structure until November 2028
- Single tenant, 100% occupancy
- 2,546 SF free-standing building
- Built in 2000, renovated in 2013
- Prime location in Farmingdale
- Zoned E for various retail uses
- Strong rental history and income
- Low maintenance investment opportunity
- Great for owner-operator

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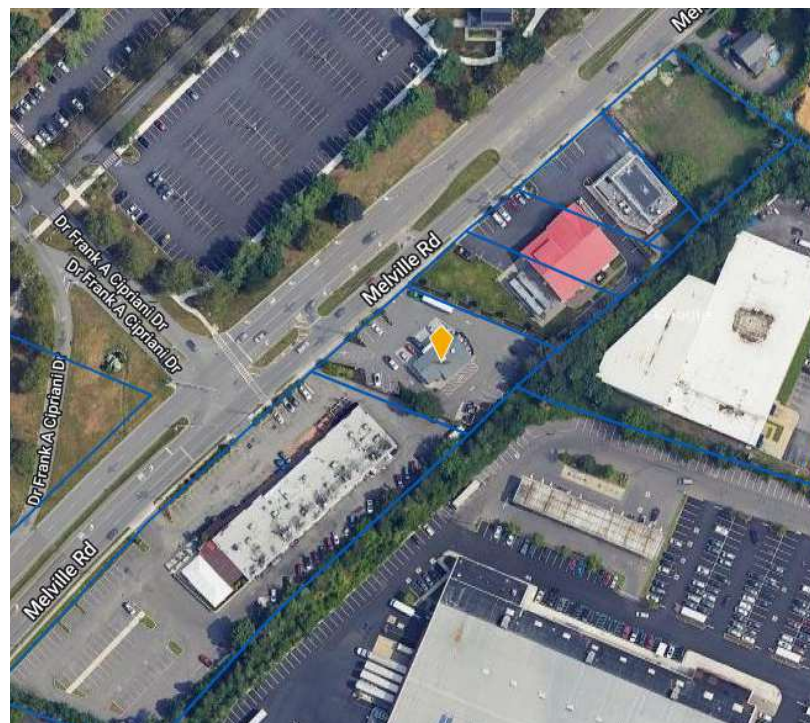
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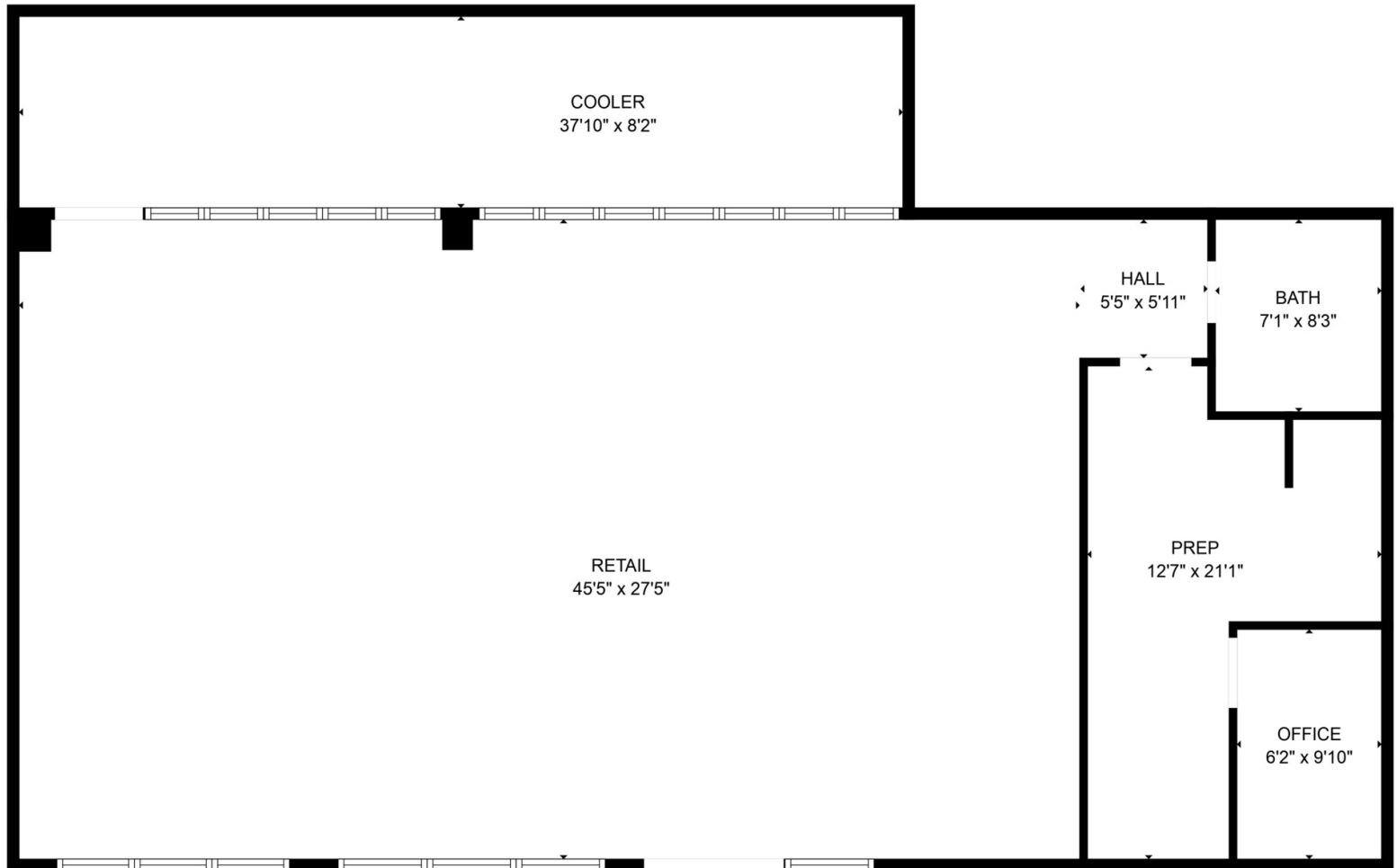
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION INFORMATION

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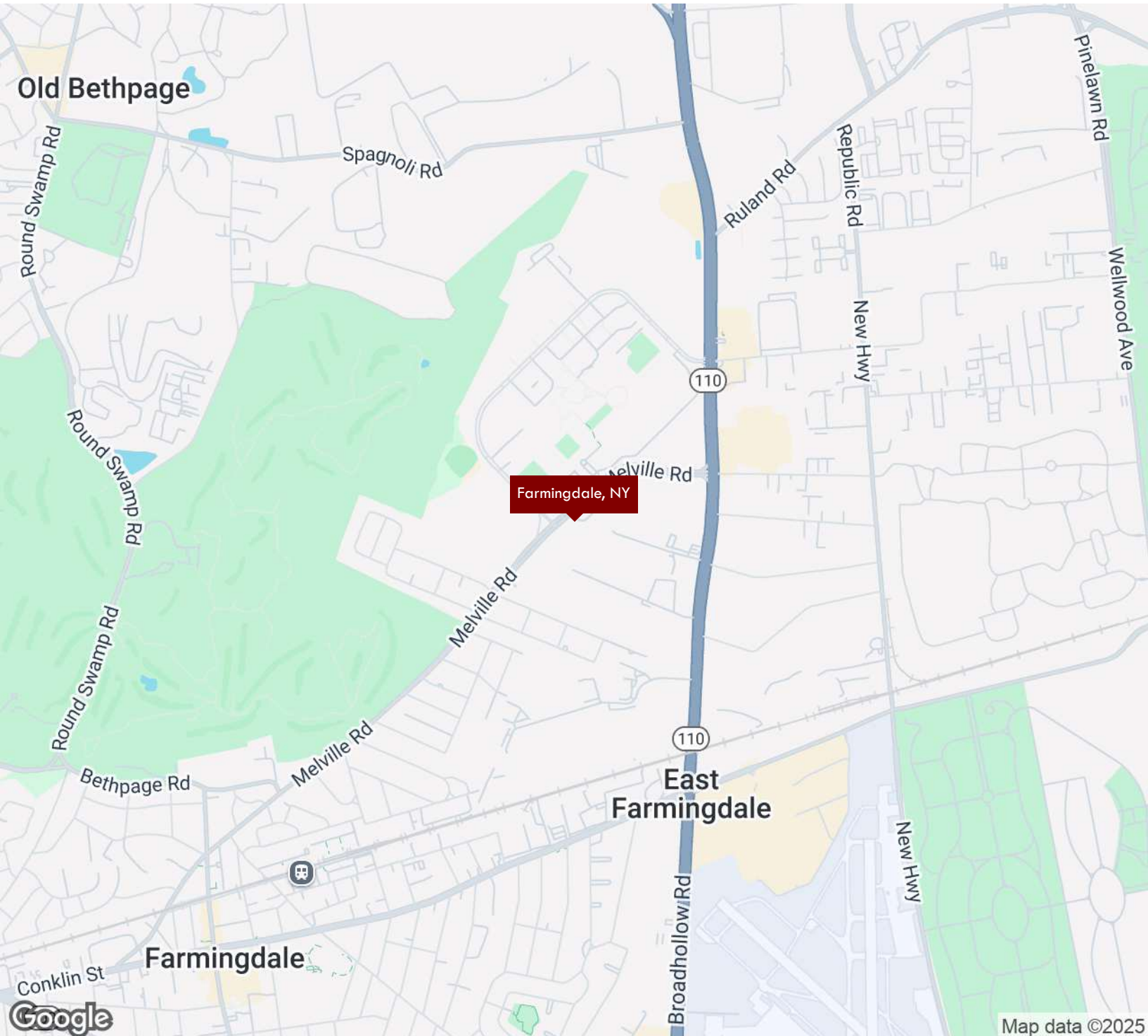
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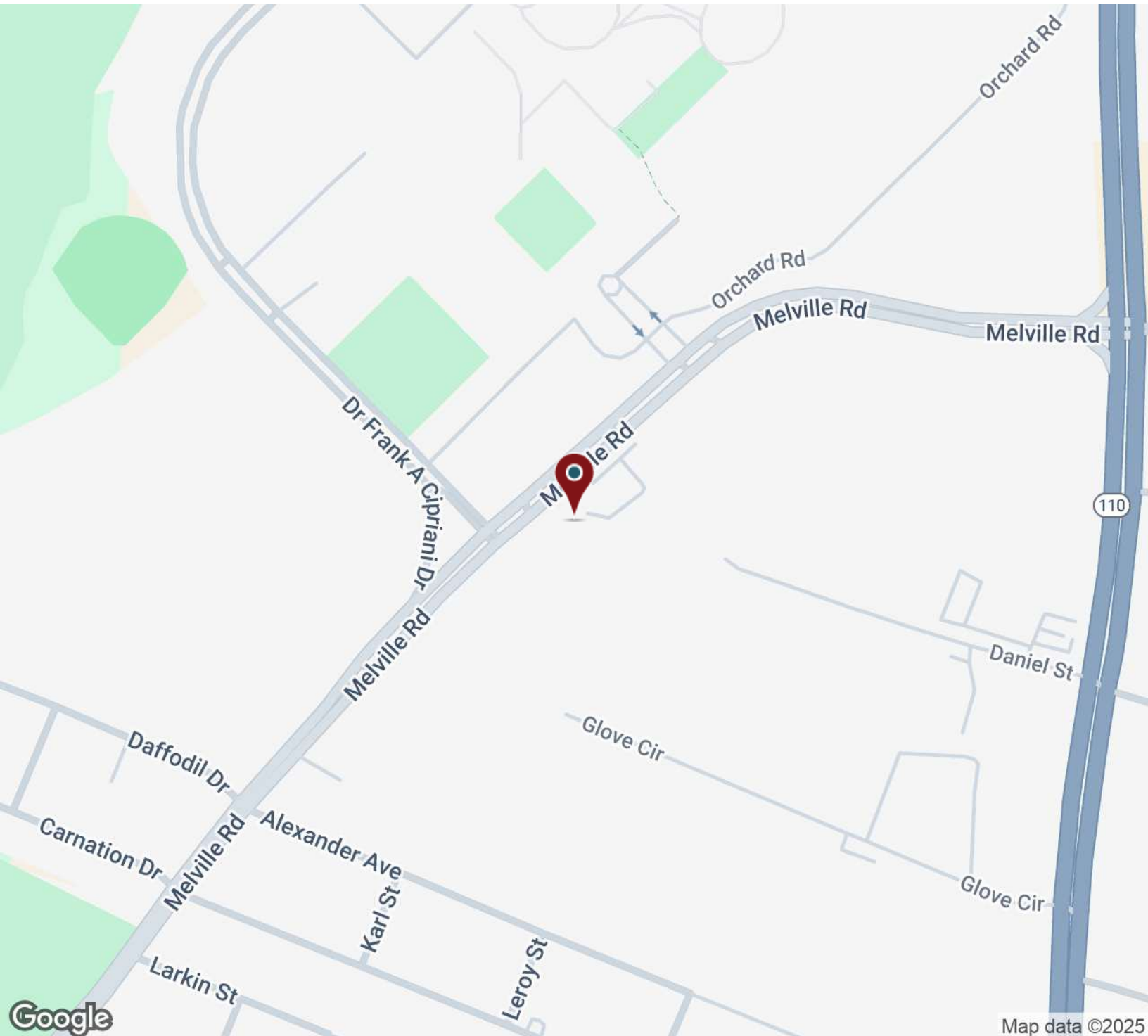
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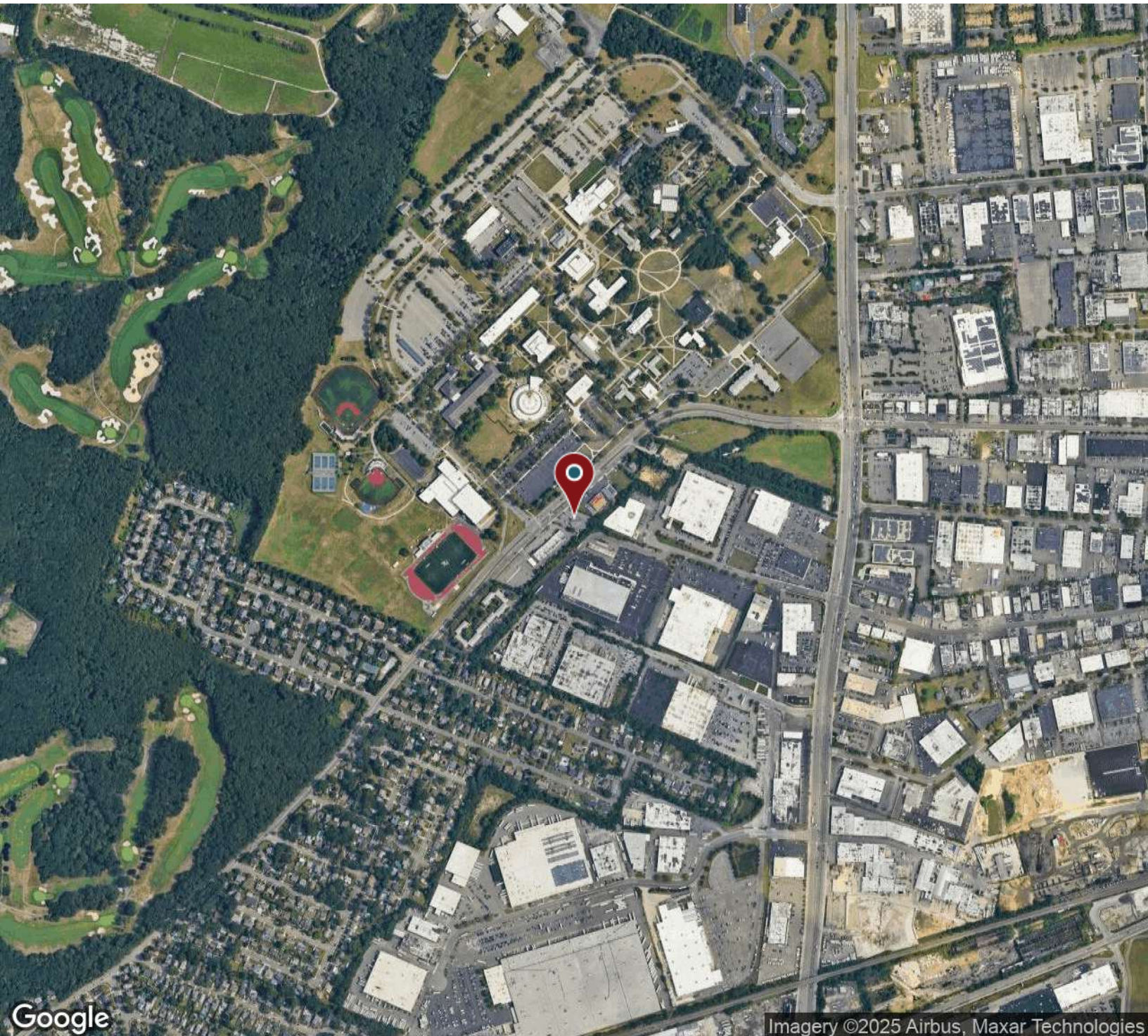
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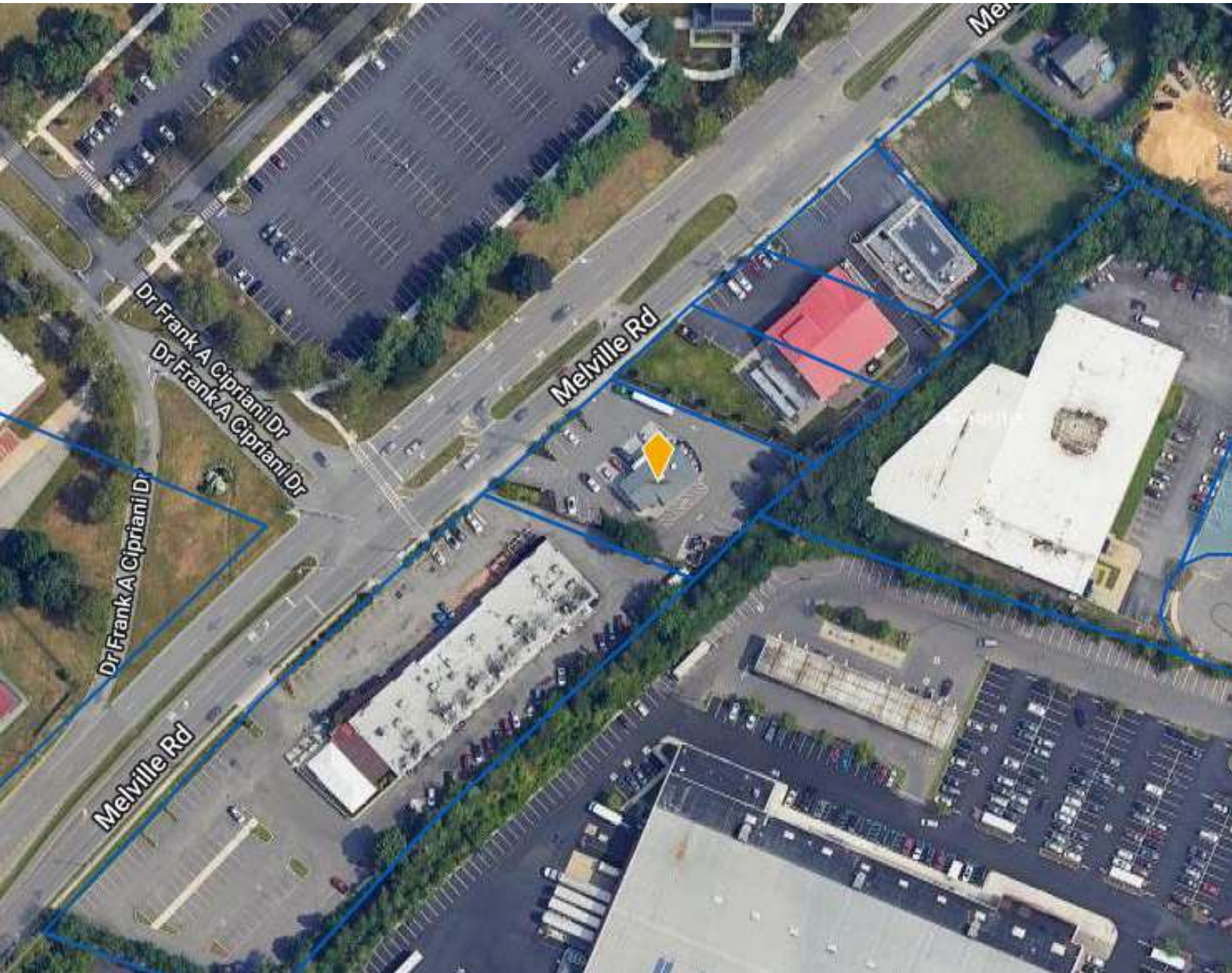
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FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW (PROFORMA)

Price	\$2,300,000
Price per SF	\$903
Price per Unit	\$2,300,000
GRM	15.33
CAP Rate (Proforma)*	6.52%
Cash-on-Cash Return*	6.52%
Total Return*	\$150,000

OPERATING DATA (PROFORMA)

Gross Scheduled Income*	\$150,000
Other Income(Real Estate Taxes)	\$28,872
Total Scheduled Income*	\$178,872
Gross Income*	\$178,872
Operating Expenses	\$28,872
Net Operating Income*	\$150,000
Pre-Tax Cash Flow*	\$150,000

*(Based on pro-forma income from market rents)

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SALE COMPARABLES

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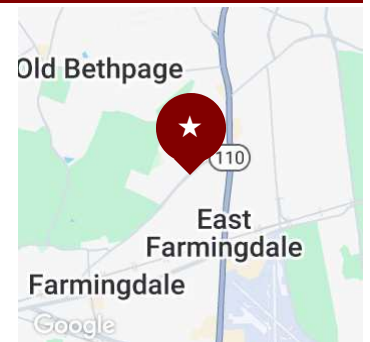
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7-ELEVEN

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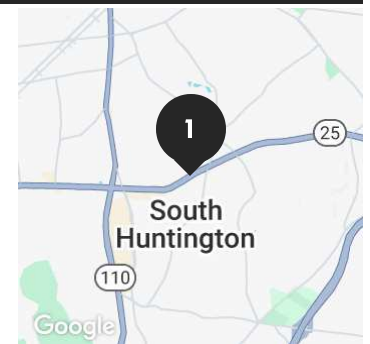
Price:	\$2,300,000	Bldg Size:	2,546 SF
Lot Size:	27,105 SF	No. Units:	1
Cap Rate:	6.52%	Year Built:	2000



336-360 E JERICHO TPKE

336-360 E Jericho Tpke, Huntington Station, NY 11746

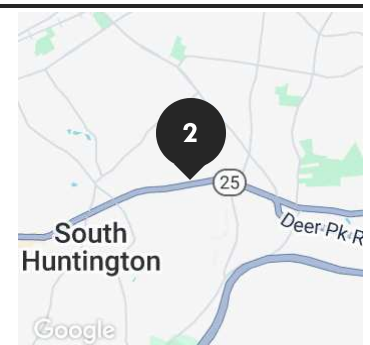
Price:	\$7,500,000	Bldg Size:	3,043 SF
Lot Size:	53,579 SF	No. Units:	1
Cap Rate:	4.33%	Year Built:	2022



901 E JERICHO TURNPIKE

901 E Jericho Turnpike, Huntington Station, NY 11746

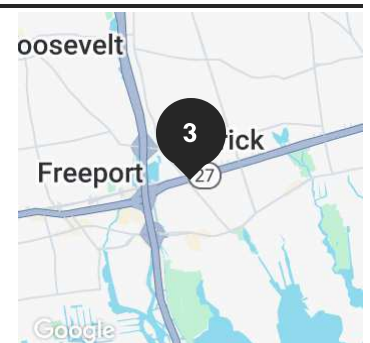
Price:	\$2,400,000	Bldg Size:	2,991 SF
Lot Size:	20,909 SF	No. Units:	1
Cap Rate:	5%	Year Built:	1999



203 SUNRISE HWY

203 Sunrise Hwy, Merrick, NY 11566

Price:	\$3,700,000	Bldg Size:	3,000 SF
Lot Size:	16,998 SF	No. Units:	1
Cap Rate:	N/A	Year Built:	1971



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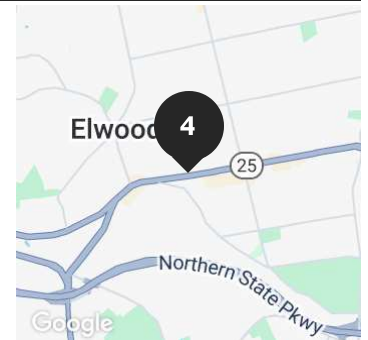
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7-ELEVEN

3041 Jericho Turnpike , East Northport, NY 11746

Price:	\$4,700,000	Bldg Size:	2,991 SF
Lot Size:	20,909 SF	No. Units:	1
Cap Rate:	N/A	Year Built:	1999



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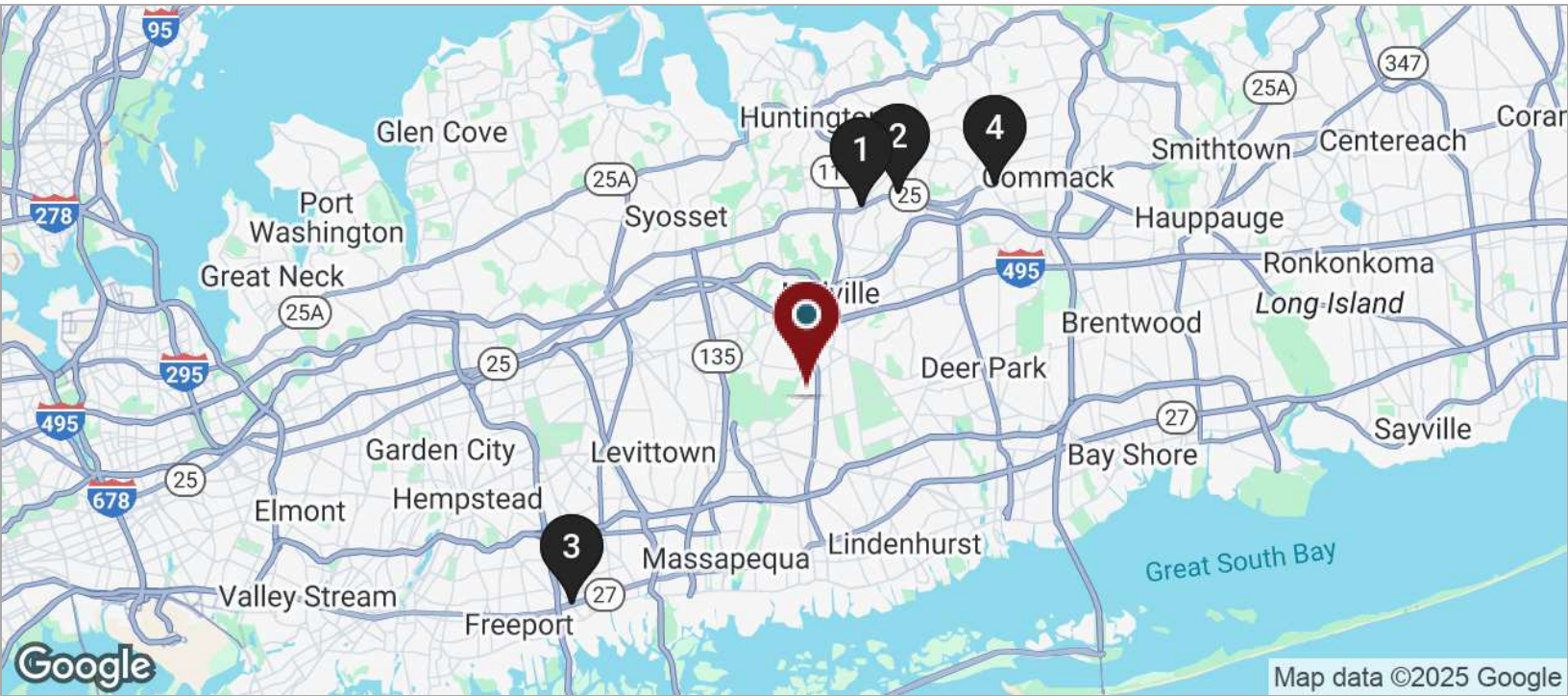
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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	7-Eleven 1255 Melville Rd Farmingdale, NY	\$2,300,000	2,546 SF	27,105 SF	1	6.52%
1	336-360 E Jericho Tpke 336-360 E Jericho Tpke Huntington Station, NY	\$7,500,000	3,043 SF	53,579 SF	1	4.33%
2	901 E Jericho Turnpike 901 E Jericho Turnpike Huntington Station, NY	\$2,400,000	2,991 SF	20,909 SF	1	5%
3	203 Sunrise Hwy 203 Sunrise Hwy Merrick, NY	\$3,700,000	3,000 SF	16,998 SF	1	-
4	7-Eleven 3041 Jericho Turnpike East Northport, NY	\$4,700,000	2,991 SF	20,909 SF	1	-
AVERAGES		\$4,575,000	3,006 SF	28,099 SF	1	4.67%

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DEMOGRAPHICS

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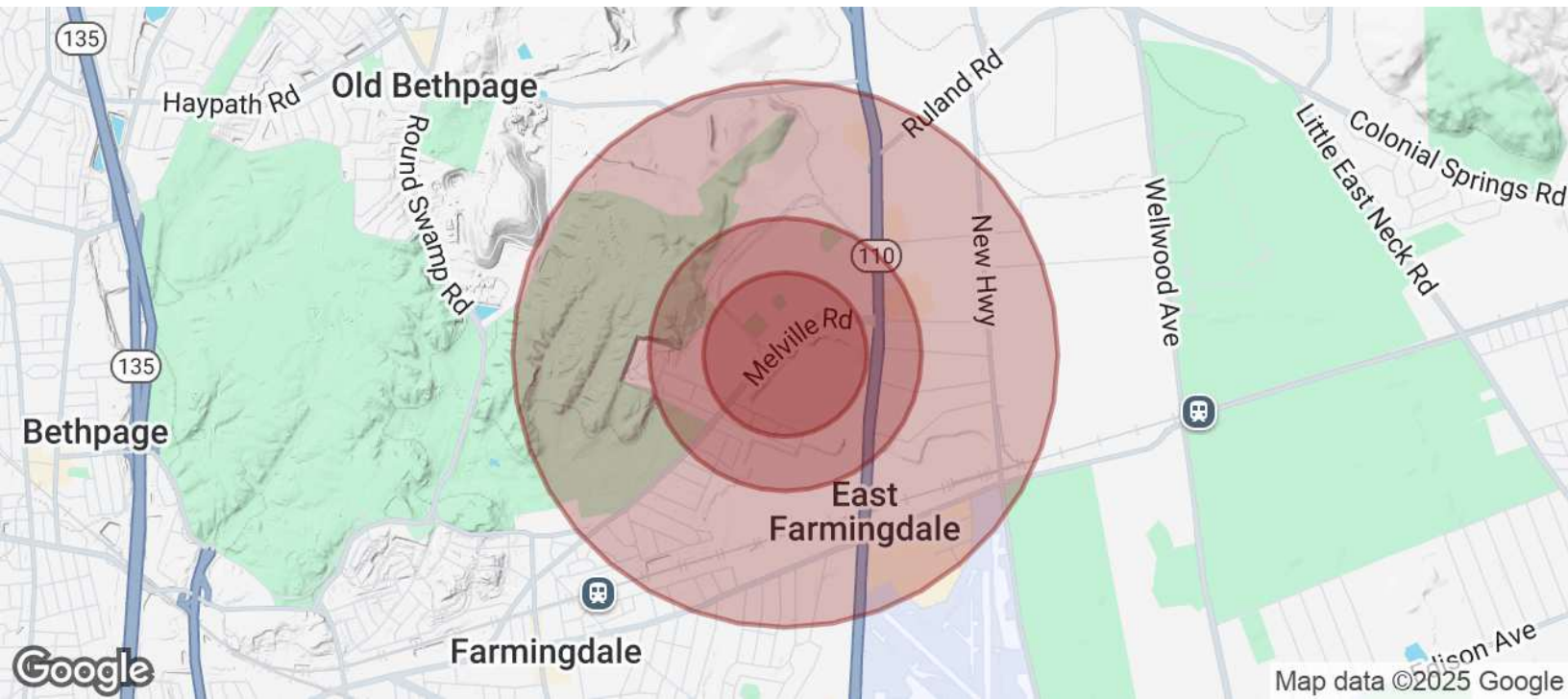
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	433	1,251	3,901
Average Age	40	40	44
Average Age (Male)	39	39	42
Average Age (Female)	40	40	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	129	376	1,370
# of Persons per HH	3.4	3.3	2.8
Average HH Income	\$203,139	\$202,669	\$169,759
Average House Value	\$720,671	\$722,912	\$690,825

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Aric Schachner is President and Co-Founder of CAMCO Commercial Real Estate LLC and a NYS Licensed Real Estate Associate Broker.

Born in Milwaukee, Wisconsin, Aric was raised in Belle Terre, New York and went to Earl L. Vandermeulen High School in Port Jefferson, NY. After high school, he attended NYU and graduated with a B.S. in Finance and Marketing from the Stern School of Business at New York University.

Aric Schachner was a founding member of SVN's first franchise on Long Island, SVN | Realty Three Advisors in 2010. Starting as the firm's Administrative Director, Aric gained responsibility over time demonstrating excellent communication and leadership skills. He deftly leveraged his education in finance to create complex financial models for property valuation, while his marketing background enhanced his ability to craft a companywide marketing plan while implementing and executing property specific marketing including design and construction of property proposals, websites, and other marketing collateral. Along the way, Aric earned his NY State Real Estate Salesperson's License. Once licensed, Aric took to the transactional side of real estate quickly, closing millions of dollars of lease and sale transactions in just a couple of years, being awarded the title of "Rising Star in Commercial Real Estate" by Long Island Business News in 2015. In October of 2015 Aric earned his broker's license becoming a NYS Licensed Real Estate Associate Broker. Aric was promoted to Managing Director of SVN | Realty Three Advisors on January 1st, 2018.

Aric Schachner with long time partners of his from SVN, formed CAMCO Commercial Real Estate in January of 2021. CAMCO CRE is a full service commercial real estate brokerage firm providing solutions to large corporations, middle market businesses, and individual entrepreneurial investors.

Aric Schachner works hard to build lasting relationships with property owners and tenants alike. He has closed lease and sale deals throughout New York, facilitating transactions with clients such as: Chick-Fil-A, CVS, The First National Bank of Long Island, Blue Point Brewery, real estate investors, family investment portfolios, local businesses, physicians, and professionals.

EDUCATION

Stern School of Business, New York University, B.S. in Finance and Marketing Continuing Education at NYU Schack Institute of Real Estate in Real Estate Analysis and Valuation

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PROFESSIONAL BACKGROUND

Sam Lefkowitz is a Commercial Real Estate Agent based in Port Jefferson, Long Island, offering a wide range of services, including cash flow analysis, property valuations, and debt restructuring advice. Samuel's experience in real estate asset management and brokerage provides him with a comprehensive understanding of the commercial sector.

Sam holds a bachelor's degree in history from Syracuse University and a master's degree in real estate from New York University. He began his career as a brokerage associate for Adams and Co in Manhattan, followed by a role at 4th Dimension Properties as an associate asset manager, overseeing day-to-day operations and leasing for mall properties across the nation.

Sam then worked at Basis Investment Group, a commercial real estate private equity platform, where he personally managed the oversight of \$1.03 billion in bridge loans, mezzanine loans, preferred equity investments, CMBS B pieces, and agency loans as an asset manager.

When not working, Sam enjoys boating on his Mako center console, fishing and exploring Long Island's waterways..

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