



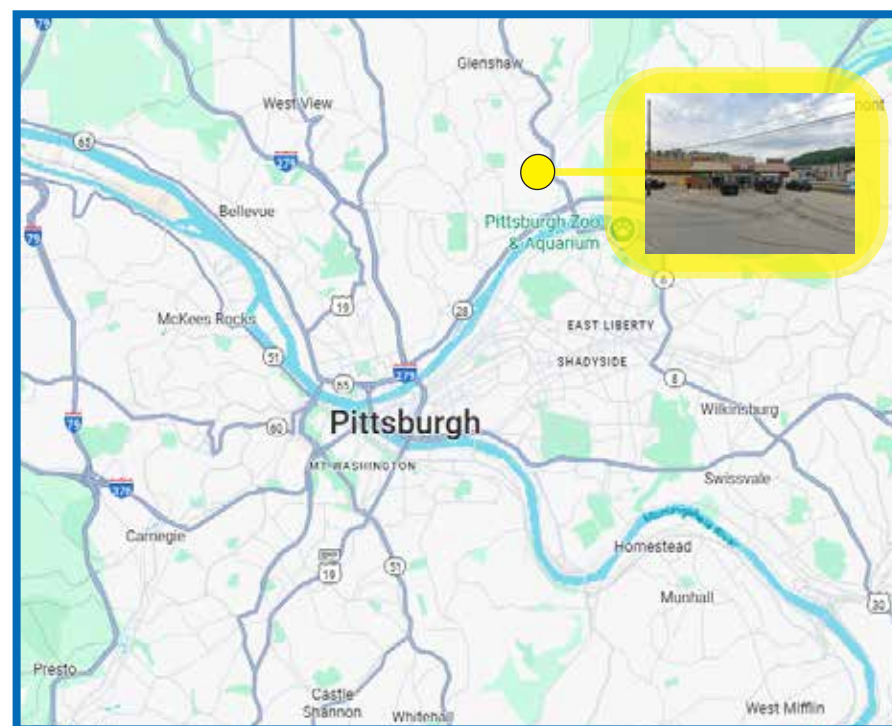
22 Grant Ave | Etna, PA 15223
\$1,700,000 | 5.88% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Lease Expiration:	April 30, 2037
Annual Rent:	\$100,000
Options:	One (1) @ Five (5) Years with a 10% bump
Increases:	10% Bump on 5/1/2032
Building Size:	2,400 SF
Lease Type:	Absolute NNN
Guarantor:	7-Eleven Corp
Price:	\$1,700,000 5.88% CAP



Highlights

- 7 Eleven just signed a new lease showing their commitment to this location
- Does not report sales
- Zero Landlord Responsibilities - Absolute NNN
- Area retailers include The Blarney Stone Restaurant, Advance Auto Parts, Pizza Hut and more.

Grant Ave - 12,809 VPD

Blarney Stone
Restaurant

Martin Tire &
Auto Service



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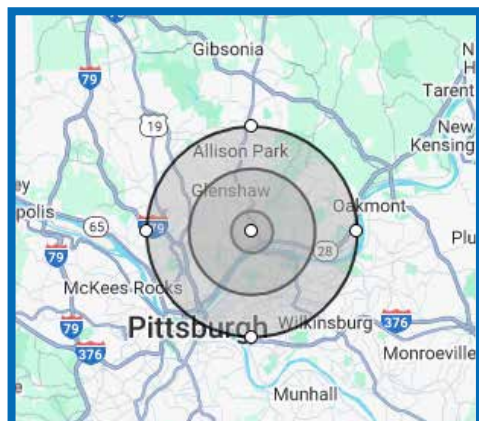
Dougherty
Field

William Flynn Hwy - 25,523 VPD





DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2029 POPULATION PROJECTION	8,982	79,108	259,672
2024 POPULATION	9,284	81,026	263,366
2020 POPULATION	10,161	84,971	262,093

2024 POPULATION BY RACE:			
WHITE	8,321	66,107	182,549
BLACK	231	6,826	44,743
AMERICAN INDIAN/ALASKAN NATIVE	23	190	748
ASIAN	115	2,245	15,689
HAWAIIAN & PACIFIC ISLANDER	1	16	47
TWO OR MORE RACES	592	5,643	19,590
HISPANIC ORIGIN	217	2,152	7,637

HOUSEHOLDS:			
2020 HOUSEHOLDS	4,816	40,135	119,899
2024 HOUSEHOLDS	4,387	38,315	119,864
2029 HOUSEHOLD PROJECTION	4,244	37,422	118,131
OWNER OCCUPIED HOUSEHOLDS	2,704	22,128	58,207
RENTER OCCUPIED HOUSEHOLDS	1,540	15,294	59,924
AVG HOUSEHOLD INCOME	\$75,601	\$97,921	\$93,102
MEDIAN HOUSEHOLD INCOME	\$62,279	\$75,384	\$65,616



PROPERTY PHOTOS



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



TENANT INFORMATION



Credit Rating
A A-1 (S&P)

Locations
78,029+

Revenue
\$86.83 Billion

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Etna, Pennsylvania

Etna is a borough in Allegheny County, Pennsylvania, located across the Allegheny River from Pittsburgh. The population was 3,437 at the 2020 census. It is a suburb in the Pittsburgh metropolitan area.

Etna was named after the Sicilian volcano Mount Etna, an allusion to blast furnaces, steel mills, galvanized-pipe works, and other manufacturers located there. Historically, it was a steel town with a blue-collar community. The Isabella Furnace of Carnegie Steel was located in Etna, operating until 1953. In 2019, Etna was recognized as the first ever ecodistrict.



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FOR MORE INFORMATION

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