



7843 Brewerton Rd | Cicero, NY 13039
\$1,905,000 | 5.25% CAP

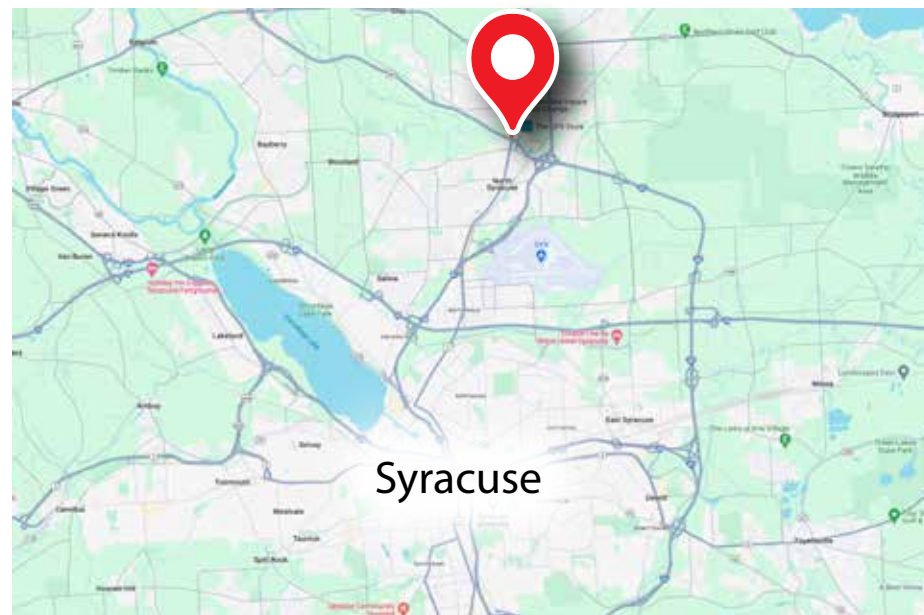


📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
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Financial Info

Lease Expiration:	May 31, 2040 (Just signed brand new 15 year lease)
Annual Rent:	\$100,000
Options:	Four (4) @ Five (5) Years
Increases:	10% Every 5 Years and Options
Building Size:	3,491 Sq. Ft.
Lot Size:	.74 Acres
Lease Type:	Absolute NNN
Guarantee:	Carrols Corp / Restaurant Brands International
Price:	\$1,905,000 5.25% CAP



Highlights

- Absolute NNN - Zero Landlord Responsibilities
- Burger King has been here since 1985, they had been paying annual rent of \$44,000, and just signed a brand new 15 year lease increasing the rent to \$100,000
- Located just off Interstate-481 and Interstate-81
- Tenant is currently renovating the building both exterior and interior (see photos)
- Restaurant Brands International acquired Carrols Corp and all of their 1,000+ stores, and committed to renovating all the stores

[View Company Release Here](#)



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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BURGER KING

PROPERTY AERIAL



Hogan Dr



Brewerton Rd - 26,045 VPD

Circle Dr E - 14,840 VPD



Circle Dr W



481

State Hwy 481 - 49,669 VPD



481



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BURGER KING

PROPERTY AERIAL



OWNED BY
CARROL'S CORP



Circle Dr E - 14,840 VPD

Circle Dr W

Brewerton Rd - 26,045 VPD



State Hwy 481 - 49,669 VPD

481



481

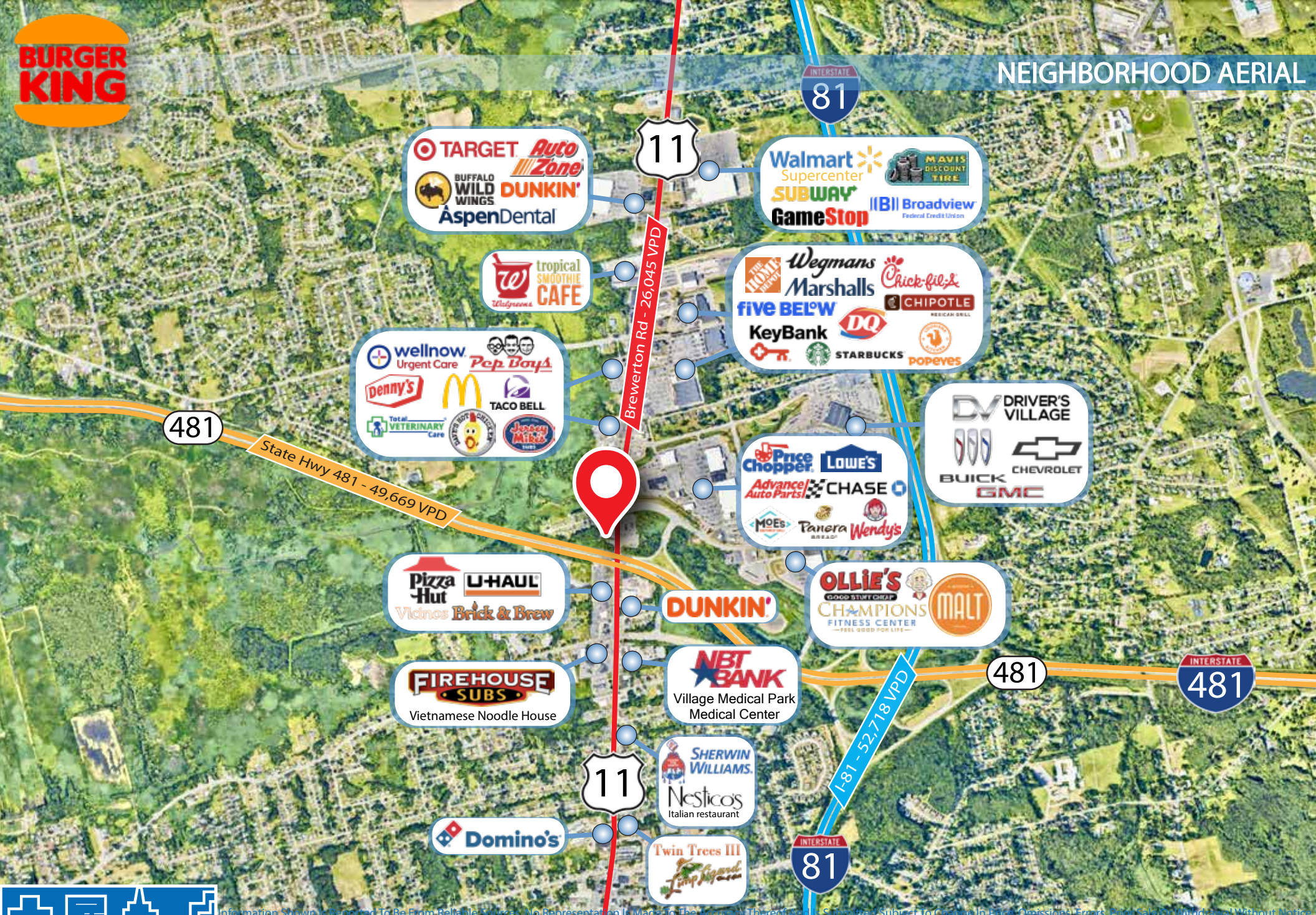


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NEIGHBORHOOD AERIAL

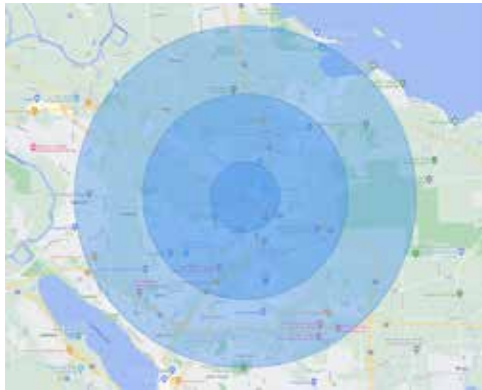


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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	5,942	44,150	92,358
2023 POPULATION	5,716	43,211	92,248
2028 POPULATION PROJECTION	5,777	43,820	93,906
ANNUAL GROWTH 2010-2023	-0.30%	-0.20%	0%
ANNUAL GROWTH 2023-2028	0.20%	0.30%	0.40%

2020 POPULATION BY RACE:

WHITE	5,160	39,355	82,132
BLACK	229	1,549	4,387
AMERICAN INDIAN/ALASKAN NATIVE	44	242	566
ASIAN	114	1,024	2,535
HAWAIIAN & PACIFIC ISLANDER	2	30	47
TWO OR MORE RACES	168	1,012	2,581
HISPANIC ORIGIN	212	1,221	3,282

HOUSEHOLDS:

2010 HOUSEHOLDS	2,406	17,713	38,128
2023 HOUSEHOLDS	2,313	17,390	38,220
2028 HOUSEHOLD PROJECTION	2,341	17,666	38,986
ANNUAL GROWTH 2010-2023	0.10%	0.30%	0.40%
ANNUAL GROWTH 2023-2028	0.20%	0.30%	0.40%
OWNER OCCUPIED HOUSEHOLDS	1,712	13,914	27,836
RENTER OCCUPIED HOUSEHOLDS	628	3,753	11,150
AVG HOUSEHOLD INCOME	\$79,634	\$92,297	\$87,294
MEDIAN HOUSEHOLD INCOME	\$66,182	\$76,235	\$70,695

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**BURGER
KING**

PROPERTY PHOTOS



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CLOSED
FOR
REMODEL



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SILBER
Investment Properties Ltd.



TENANT INFORMATION



Credit Rating
BBB+(S&P)

Locations
± 7,257

Revenue
\$6.5 Billion

Burger King Corporation (BK), known as Hungry Jack's in Australia, is an American-based multinational chain of hamburger fast food restaurants. Headquartered in Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties, its two Miami-based franchisees David Edgerton (1927-2018) and James McLamore (1926-1996) purchased the company in 1959 and renamed it "Burger King". Over the next half-century, the company changed hands four times and its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, took it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US\$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International.

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FOR MORE INFORMATION

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