



## PROPERTY FEATURES

- Investment Grade Tenancy- FedEx Corporation (S&P:BBB)
- Capitalization Rate 6.75%
- 25 Years of Occupancy with Approximately Nine Years Remaining on NNN Lease Term
- Two – Five Year Renewal Options
- Year Built 1999 with a Complete Renovation in 2023
- 6,000 SF Building with 30 Plus Parking Spaces

### CONTACT EXCLUSIVE AGENTS:

**Barton K Feinberg**

*Licensed Associate Broker*

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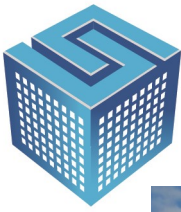
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

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**FOR SALE, INVESTMENT**

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**DEMOGRAPHICS**

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

Source: ERSI 2023

**TRAFFIC COUNTS**

- Erie Blvd Thompson to Bridge Street —18,430
- Thompson Rd & I-690 —21,237

Source: AADT NYS DOT 2022

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