

Early Lease Extension & Complete Tenant Funded Interior Remodel



Retail Investment Offering Memorandum:

**Bank of America
600 Dick Road
Cheektowaga, NY 14225
(Buffalo MSA)**



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In Cooperation with Licensed NY Broker



BANK OF AMERICA

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Actual Site



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Actual Site



Investment Summary

Bank of America

INVESTMENT HIGHLIGHTS

- Ideal, Zero Management Asset for Passive Investor: Absolute NNN Lease with Investment Grade Credit Bank of America (NYSE: BAC/S&P A-/Moody's A1)
- Strong Deposits Reported: Established Location with 8.75 Yrs. of Term Remaining and Multiple Renewals Since 1972
- Low Price Point, No Management Responsibilities: Tenant Handles ALL Expenses Directly
- Early Lease Extension with Rental Increase and Extensions, Proving Commitment and Success to the Location
- Bank of America: One of the World's Leading Financial Institutions with Unmatched Convenience in the United States, Serving Approx. 69 Million Consumer and Small Business Clients with Approx. 3,700 Retail Financial Centers
- Just Completed, Complete Tenant Self-Funded (\$750,000) Complete Modern Interior Renovation and Design, Further Strengthening the Commitment to the Location
- Strong Demographics in Buffalo's 2nd Largest Suburb: Average Household Incomes Over \$91,700 and High Population Density of 258,865+ Residents Within 5-Miles
- Prominent, High Traffic (Approx. 40k Vehicles Per Day), Corner Location Directly Across From Wegman's Grocery



ADDITIONAL HIGHLIGHTS

- Direct Route to Downtown Buffalo (10 Miles) from Eastern Suburbs: Corner Location at Dick Road and George Urban Blvd. with High Visibility Pylon Signage, Double Lane Drive-Thru and Easy Access to Route-33 and I-90
- 1.5 Miles to Buffalo's Premier Shopping Destination, Walden Galleria: 1,600,000 S.F. of Premium Retailers/Restaurants and Entertainment: Lego Store, Dave & Busters, Regal 4DX Cinemas, Apple, lululemon, Urban Outfitters and Hundreds More
- Immediate Vicinity of Buffalo-Niagara International Airport (2 Miles) and 7.5 Miles to The University of Buffalo with 31,500 Students and Over 3,000 Employees
- Cheektowaga is Home to SUNY Empire State College (10,425 Students and Over 1,300 Academic Staff) and Villa Maria College (550 Students and Approximately 250 Academic Staff)
- Heavy Concentration of Major Employers Positioned 10 Miles to Downtown Buffalo & 25 Miles to Niagara Falls: Kaleida Health (8,194 Employees), Catholic Health System (7,368 Employees), M&T Bank Corporate (7,013 Employees), Roswell Park Institute (3,239 Employees), Geico Insurance (3,200 Employees) and One of the Top Attractions for Tourism, the Seneca Niagara Casino & Hotel (25 Miles), Employing Over 3,000





LOCATION OVERVIEW

Cheektowaga is located in Erie County, New York. The town is in the north-central part of the county and is an inner ring suburb of Buffalo. It is the second-largest Buffalo suburb and known for being home to the Buffalo Niagara International Airport (2 miles), Erie County's principal airport. The featured property is positioned along Dick Road, connects to Route 33, just south of the airport and also just 2 miles east of I-90, one of the major north-south routes through the Buffalo region.

Cheektowaga is also home to the Walden Galleria, the Buffalo-Niagara region's premier shopping, dining, and entertainment center. The 1,600,000 S.F. Walden Galleria offers two levels of premium retail brands. From shopping staples such as DSW, Macy's, Old Navy, Dick's Sporting Goods, and H&M to unique retailers not found anywhere in the market including ZARA, lululemon, J. Crew, Lord & Taylor, Pandora, Sephora, and Free People. The shopping destination has the largest selection of brands in Western New York and offers a Regal Cinemas multiplex. In addition, Cheektowaga is home to SUNY Empire State College, with 10,425 students and over 1,300 academic staff members and Villa Maria College, a private catholic college that has 550 students and approximately 250 academic staff members.

Being part of the Buffalo MSA (10 miles to Downtown Buffalo), the employment sector holds a broad range of industries. Some of the largest employers in the area include Kaleida Health (8,194 employees), Catholic Health System (7,368 employees), M&T Bank (7,013 employees), Roswell Park Institute (3,239 employees), Geico Insurance (3,200 employees) and one of the top attractions for tourism, the Seneca Niagara Casino & Hotel (25 miles), employing over 3,000. There are over 35 companies in the region that boast more than 1,000 employees, adding a built-in employment base and residents to the area. Furthermore, The University of Buffalo is also only a short distance away (7.5 miles) with 31,500 students and over 3,000 employees to supply students and residents to the area. Niagara University (26 miles north) has approximately 4,200 students with 607 employees and Niagara County Community College (21 miles) enrolls approximately 5,050 with a staff of 650.

The City of Niagara Falls is just 24 miles from the featured property and has six highways that all pass through the city. Additionally, two international bridges connect the city to Niagara Falls, Ontario. The Peace Bridge connects to Canada in Buffalo, while the Rainbow Bridge connects with passenger and pedestrian traffic, while overlooking the Falls. The Whirlpool Rapids Bridge serves local and business traffic. The city is a major gateway for commerce and travel across the Canada-United States border. The recently expanded Niagara Falls International Airport (19.5 miles north) serves the regions as well and offers many cross-border travelers.

Niagara Falls' main industry is tourism. An estimated ten million people visit the city and falls each year, and the waterfall is considered one of the United States' top ten tourist destinations. Niagara Falls has been a destination for world explorers, honeymooners and daredevils alike, all trying to get as close as possible to the American, Horseshoe and Bridal Veil Falls to create mist-covered memories to last a lifetime. Open year-round, 24 hours a day, 7 days a week; Niagara Falls State Park offers a nightly illumination of the Falls, along with seasonal fireworks. Niagara Falls State Park is the oldest state park in America, established in 1885 at the Niagara Reservation. Shopping is another great adventure for tourists. Ten minutes from Niagara Falls, the newly expanded Fashion Outlets of Niagara Falls rates as a Top 10 American Mall. Fashion Outlets of Niagara Falls USA is the premier outlet shopping destination for Western New York and Ontario. Many people that live in Canada cross the border for the shopping/retail destinations in the Buffalo and Niagara Falls areas. The shopping complex is one of the nation's largest indoor outlet centers and is home to stores not found anywhere else in the Buffalo-Niagara region.





BANK OF AMERICA

OFFERING SUMMARY

Reduced Price:	\$1,953,000
Gross Leasable Area:	3,500 S.F.
NOI:	\$117,128
CAP Rate:	6.00%
Remodeled:	2025
	(Tenant Self-Funded \$750k Complete Interior)
Year Built	1971
Lot Size:	0.63 Acres
Foundation:	Concrete
Exterior:	Brick/Block

Financial Data

Rental Income:	\$117,128
Expenses:	(\$0)
NOI:	\$117,128



TENANT SUMMARY

Tenant Name:	Bank of America, N.A.
Credit Ratings:	Moody's A1/S&P A-
Tenant Type:	Corporate
Lease Type:	Absolute Triple Net (NNN)
Remaining Lease Term:	8.75 Years
Tenant Since:	1972
Commencement Date:	2/1/2017
Lease Expiration Date:	1/31/2034
Option to Extend:	None
Rental Increase (s):	None Remain*
Options to Terminate:	None
Right of First Refusal:	None
Roof:	Tenant Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repairs & Maintenance:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Common Area Maintenance:	Tenant Handles Direct
Real Estate Taxes:	Tenant Handles Direct
Insurance:	Tenant Handles Direct
Structure:	Tenant Responsibility

Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current*:	\$9,760.65	\$117,127.80	\$33.47

* Current Rent: \$106,480/annual and increases to \$117,127.80 on 2/1/2027, Seller will credit back the difference of any remaining rent between period of closing until rental increase of 2/1/2027.



Our lines of business



Property Name:

Bank of America

Property Address:

600 Dick Road
Cheektowaga, NY 14225

Property Type:

Single-Tenant Absolute NNN

Rentable Area:

3,500 S.F.

Corporate:

Bank of America, N.A.

of Years Operated:

25+

of Total Locations:

3,700+

Ticker Symbol:

NYSE: BAC

Moody's Credit Rating:

A1

S&P Credit Rating:

A-

Corp. Headquarter:

Charlotte, NC

Website:

bankofamerica.com

Bank of America is one of the world’s leading financial institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the United States, serving approximately 69 million consumer and small business clients with approximately 3,700 retail financial centers, approximately 15,000 ATMs (automated teller machines) and award-winning digital banking with approximately 59 million verified digital users. Bank of America is a global leader in wealth management, corporate and investment banking and trading across a broad range of asset classes, serving corporations, governments, institutions and individuals around the world. Bank of America offers industry-leading support to approximately 4 million small business households through a suite of innovative, easy-to-use online products and services. The company serves clients through operations across the United States, its territories and more than 35 countries. Bank of America Corporation stock is listed on the NYSE: BAC.

Overall

- We operate across the US, its territories and more than 35 countries with approximately 213,000 employees.
- We serve 69 million US consumer and small business clients.
- 3,700 financial centers and 15,000 ATMs in the U.S.
- We serve 4 million US small business clients, and are the No. 1 small business lender in the US (source FDIC).
- We manage approximately \$4.2 trillion in client balances across our wealth management businesses.
- We provide Global Markets services to approximately 8,000 clients globally in debt, equity, commodity and foreign exchange markets.
- Named #2 global research provider in 2024 by Extel (formerly Institutional Investor)
- Ranked #3 in global investment banking fees. (source Dealogic)
- We have relationships with 78% of the Global Fortune 500 and 95% of the U.S. Fortune 1,000 companies. (2024)

Helping clients achieve their financial goals

For four years in a row, J.D. Power has certified Bank of America for Outstanding Customer Satisfaction with Financial Health Support – Banking & Payments. ***



Bank of America At a Glance

As per 2024 10-K



For complete information regarding our financials, see our SEC Filings

Latest Financial Results | Q2 2025

FOR QUARTER ENDING JUNE 30, 2025

\$26.5B

Revenue, net of interest expense

\$7.1B

Net income

\$0.89

Per diluted share

Source: Q2 2025 Earnings Release
For complete information regarding our financials, see our [SEC Filings](#)





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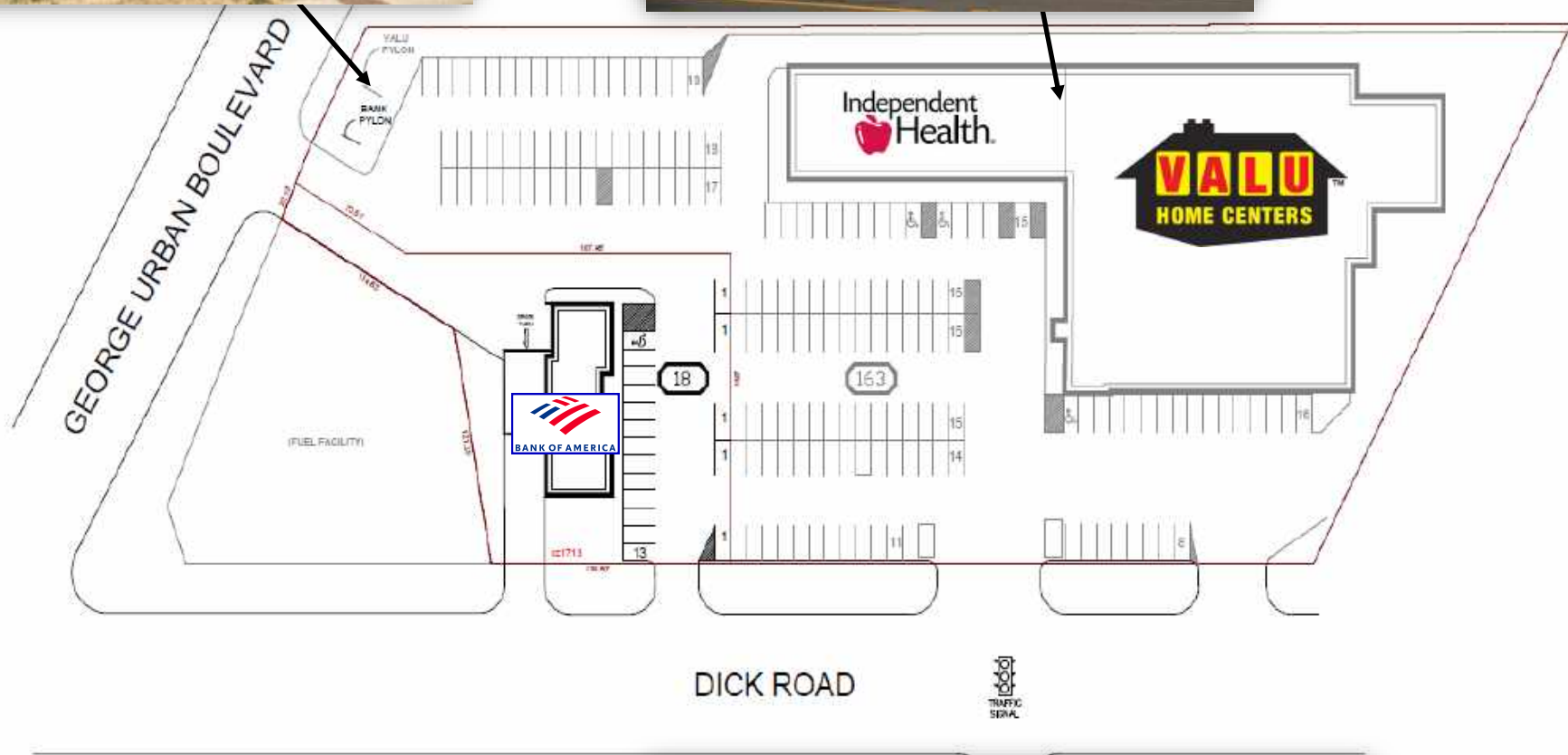
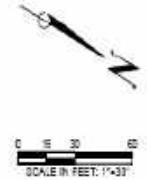
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Actual Site



Property Analysis

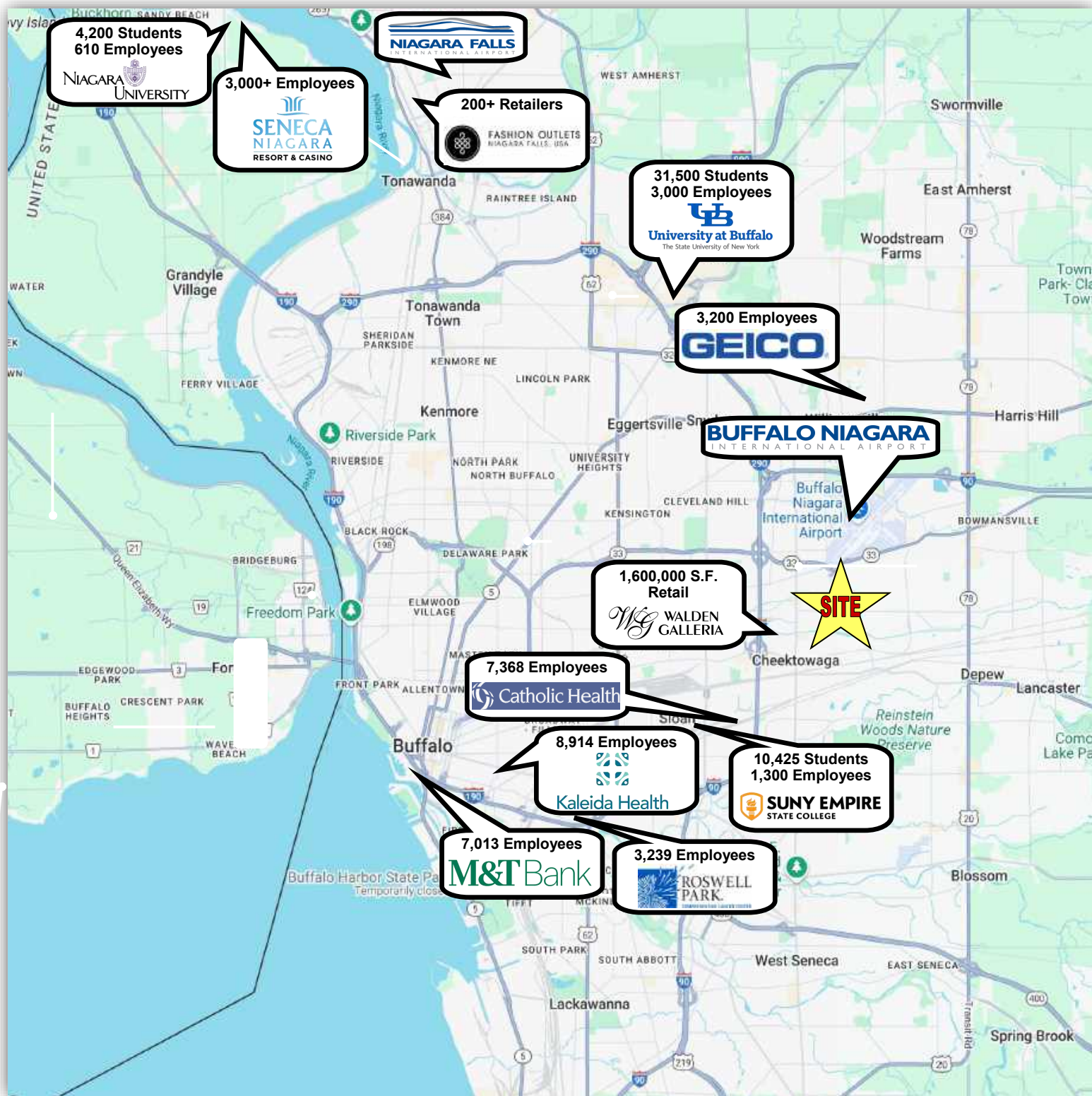


Site Plan



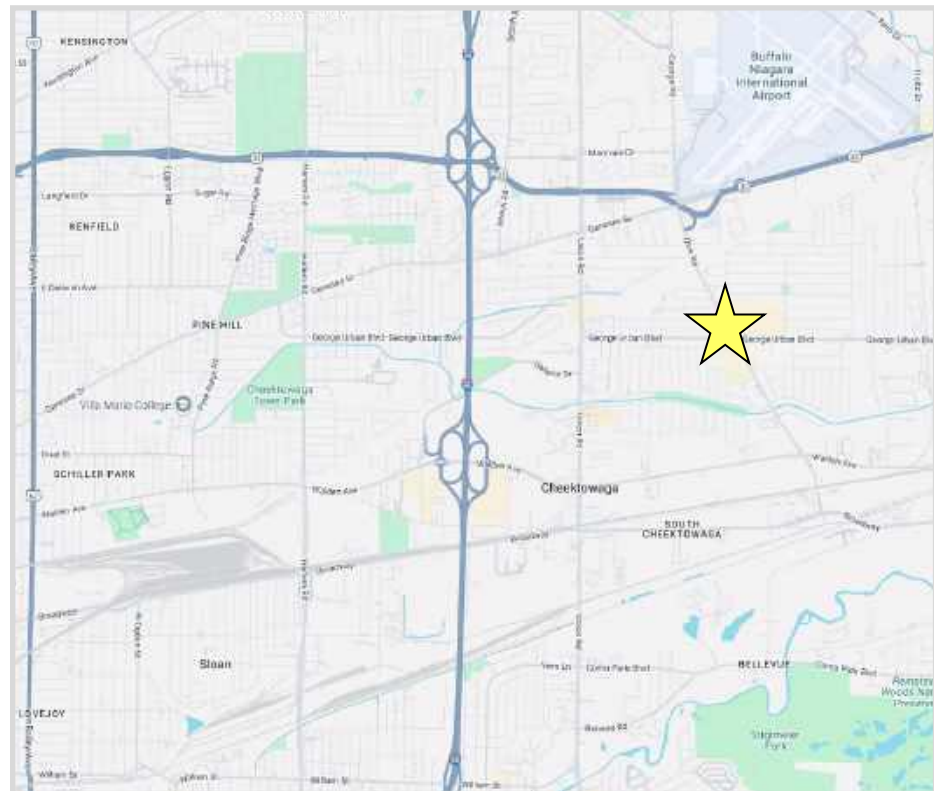
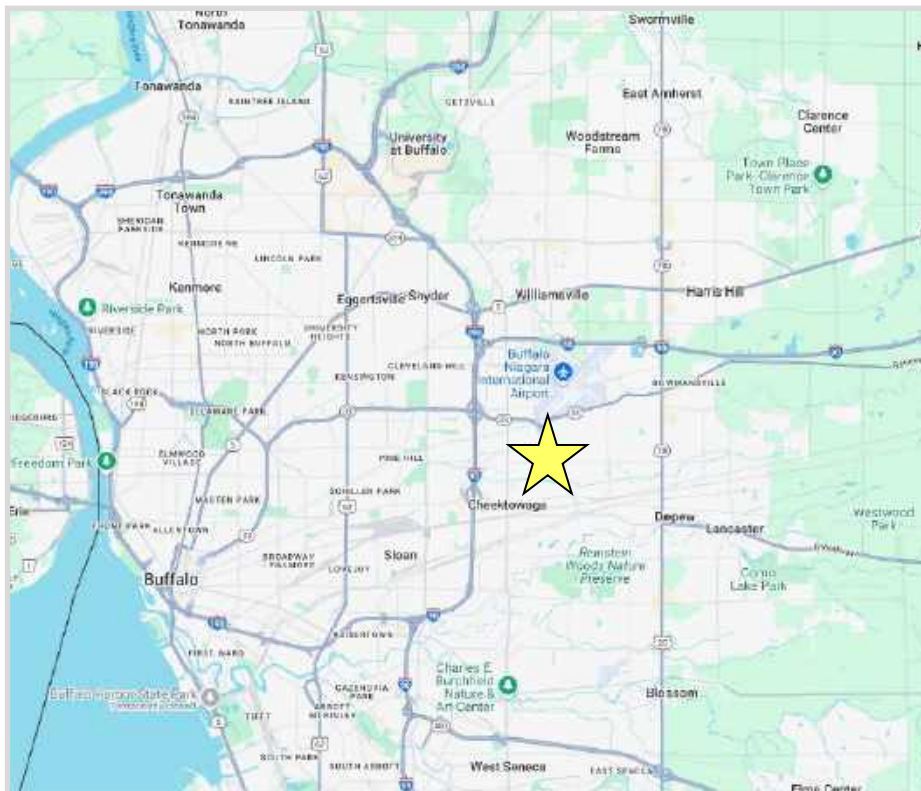
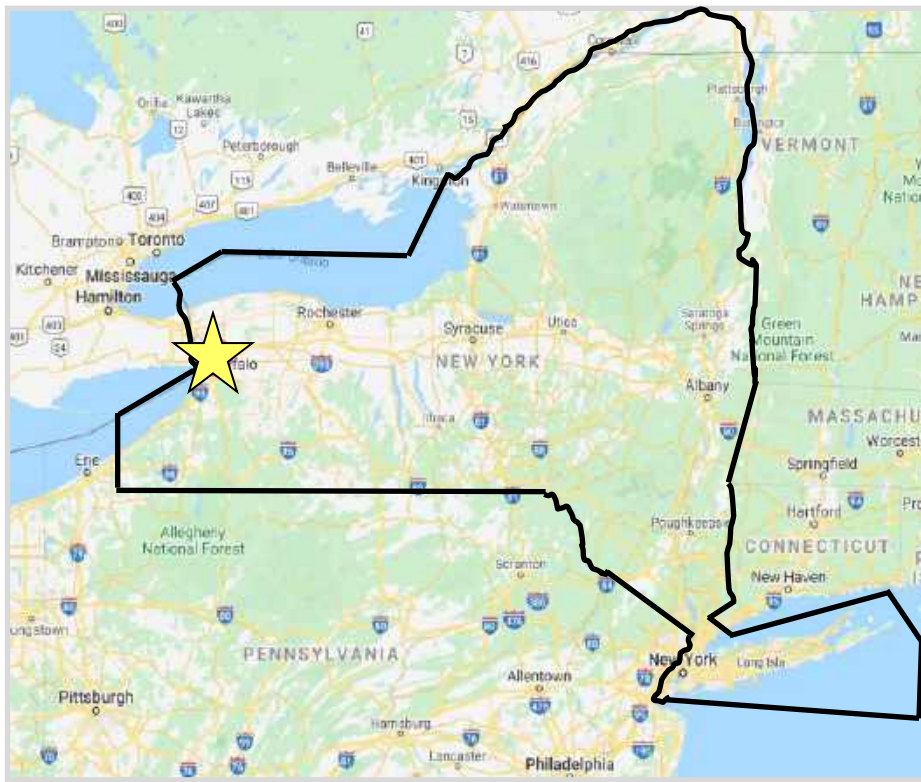


Points of Interest Map





Location Maps





600 Dick Rd Cheektowaga, NY 14225	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	10,641	71,889	258,869	760,415
2025 Median Age	44.7	43.3	40.3	39.4
Households				
2025 Estimated Households	4,924	33,628	112,967	332,116
2030 Projected Households	4,959	33,187	110,993	328,133
Race and Ethnicity				
2025 Estimated White	84.2%	81.7%	66.7%	70.2%
2025 Estimated Black or African American	6.1%	10.3%	22.4%	16.9%
2025 Estimated Asian or Pacific Islander	5.5%	3.6%	5.8%	6.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.3%
2025 Estimated Other Races	4.1%	4.3%	4.9%	6.5%
2025 Estimated Hispanic	3.3%	3.7%	4.5%	6.7%
Income				
2025 Estimated Average Household Income	\$90,188	\$89,704	\$91,733	\$96,833
2025 Estimated Median Household Income	\$71,294	\$72,056	\$72,713	\$74,680
2025 Estimated Per Capita Income	\$41,755	\$42,034	\$40,161	\$42,480
Education (Age 25+)				
2025 Estimated High School Graduate	35.4%	31.6%	28.1%	25.6%
2025 Estimated Some College	17.0%	18.1%	18.0%	17.3%
2025 Estimated Associates Degree Only	11.9%	12.7%	12.2%	11.4%
2025 Estimated Bachelors Degree Only	16.6%	18.7%	19.2%	20.8%
2025 Estimated Graduate Degree	12.1%	12.6%	14.9%	17.0%
Business				
2025 Estimated Total Businesses	521	3,141	8,805	25,390
2025 Estimated Total Employees	9,257	47,015	114,539	339,926
2025 Estimated Employee Population per Business	17.8	15.0	13.0	13.4
2025 Estimated Residential Population per Business	20.4	22.9	29.4	29.9



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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