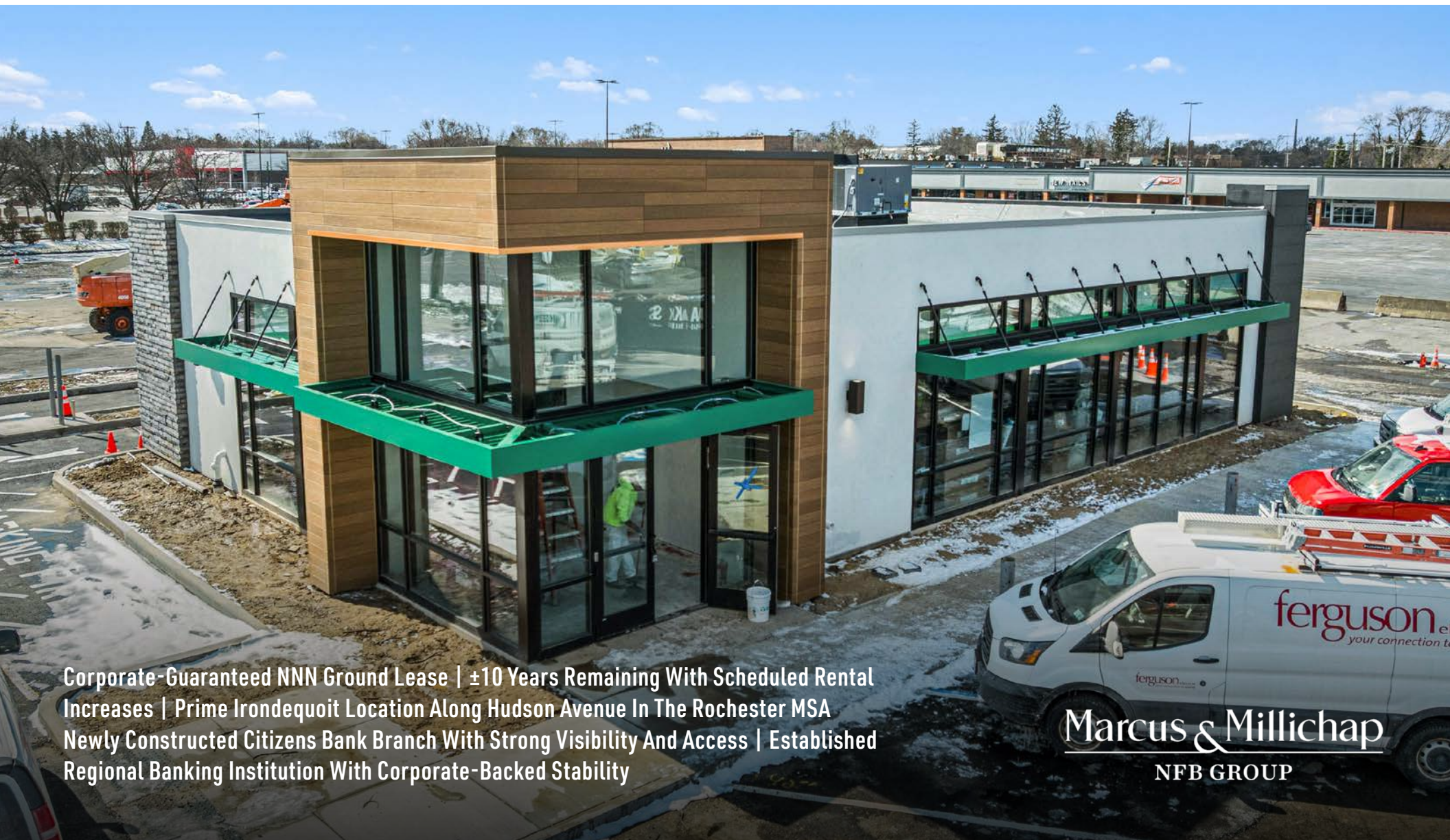


Citizens Bank®

\$1,409,091

5.50% CAP RATE

**2255 HUDSON AVE
IRONDEQUOIT, NY 14617**



Corporate-Guaranteed NNN Ground Lease | ±10 Years Remaining With Scheduled Rental Increases | Prime Irondequoit Location Along Hudson Avenue In The Rochester MSA
Newly Constructed Citizens Bank Branch With Strong Visibility And Access | Established Regional Banking Institution With Corporate-Backed Stability

Marcus & Millichap
NFB GROUP

WHY INVEST?



Established Rochester MSA Retail Corridor Location | Dense Suburban Trade Area with Strong Daily Traffic

- **Strategically Located Along Hudson Avenue**, A Primary North-South Corridor Serving Irondequoit And Providing Direct Connectivity To Downtown Rochester And Surrounding Suburban Communities
- **Newly Constructed Citizens Bank Branch**, Offering Modern Design, Excellent Visibility, Convenient Ingress/Egress, And Dedicated On-Site Parking Positioned To Serve Local Residents And Businesses
- **Positioned Within A Well-Established Retail Corridor** Supported By National And Local Tenants, Neighborhood Services, And Everyday Convenience Retail Driving Consistent Customer Visits
- **Dense Residential Trade Area** With Strong Household Base And Established Neighborhoods That Support Repeat Traffic And Daily Coffee/Beverage Demand
- **High Traffic Exposure Along Hudson Avenue**, Benefiting From Steady Local Commuter Patterns And Proximity To Major Roadways Connecting The Greater Rochester MSA



Corporate-Guaranteed NNN Ground Lease Newly Constructed Asset With Built-In Rental Growth

- **±10 Years Remaining On A Corporate-Guaranteed NNN Ground Lease**, Providing Predictable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow**, With \$77,500 In Annual Base Rent (\$6,458/Month) Secured By A Newly Constructed Citizens Bank Location
- **Attractive Rent Growth Structure**, Featuring A 5% Increase In Year 6 Followed By 10% Increases Every Five Years, Providing Long-Term Income Growth And Inflation Hedge
- **Long-Term Lease Security**, With Three (3) Five-Year Renewal Options Extending Potential Occupancy And Income Duration
- **Brand New Construction**, Offering A Modern Prototype Design And Minimal Near-Term Capital Expenditure, Positioned For Long-Term Operational Stability



Established National Banking Institution Investment-Grade Net-Lease Opportunity Corporate-Backed Stability

- **Citizens Bank, A Leading Regional Financial Institution With A Strong Presence Across The Northeast And Mid-Atlantic**, Supported By A Longstanding Operating History And Recognized Brand

- **Corporate-Guaranteed Lease Structure Enhances Investment Security**, Backed By An Established Banking Platform With Continued Focus On Retail Banking, Lending, And Community-Based Financial Services

- **Operated By Citizens Financial Group, A Publicly Traded Banking Organization With Billions In Assets**, Providing Stability, Scale, And Consistent Financial Performance



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 2255 Hudson Ave, Irondequoit, NY 14617
Concept:	Citizens Bank
Guarantor:	Corporate
Price:	\$1,409,091
Cap Rate:	5.50%
NOI:	\$77,500
Building Size (SF):	±3,187 SF
Lot Size (AC):	±0.48 Acres
Year Built:	2026

LEASE TERMS

Lease Commencement:	5/1/2026
Lease Term Expiration:	4/30/2036
Term Remaining:	±10 Years
Lease Type:	NNN - Ground
Landlord Responsibilities:	None
Monthly Rent:	\$6,458
Annual Base Rent:	\$77,500
Rental Increases:	5% Y6, then 10%/5-Years
Renewal Options:	3 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$1,409,091

LISTING PRICE

5.50%

CAP RATE

±10 YRS

LEASE TERM

\$77,500

NOI

NNN GRND

LEASE TYPE

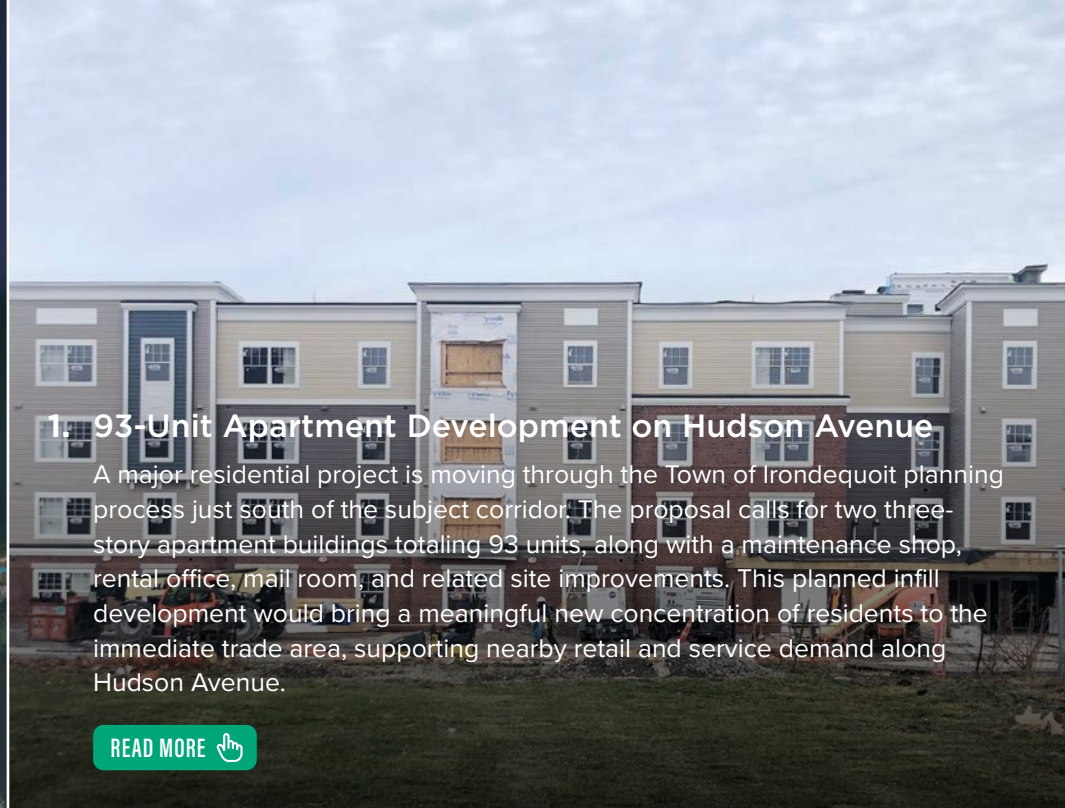
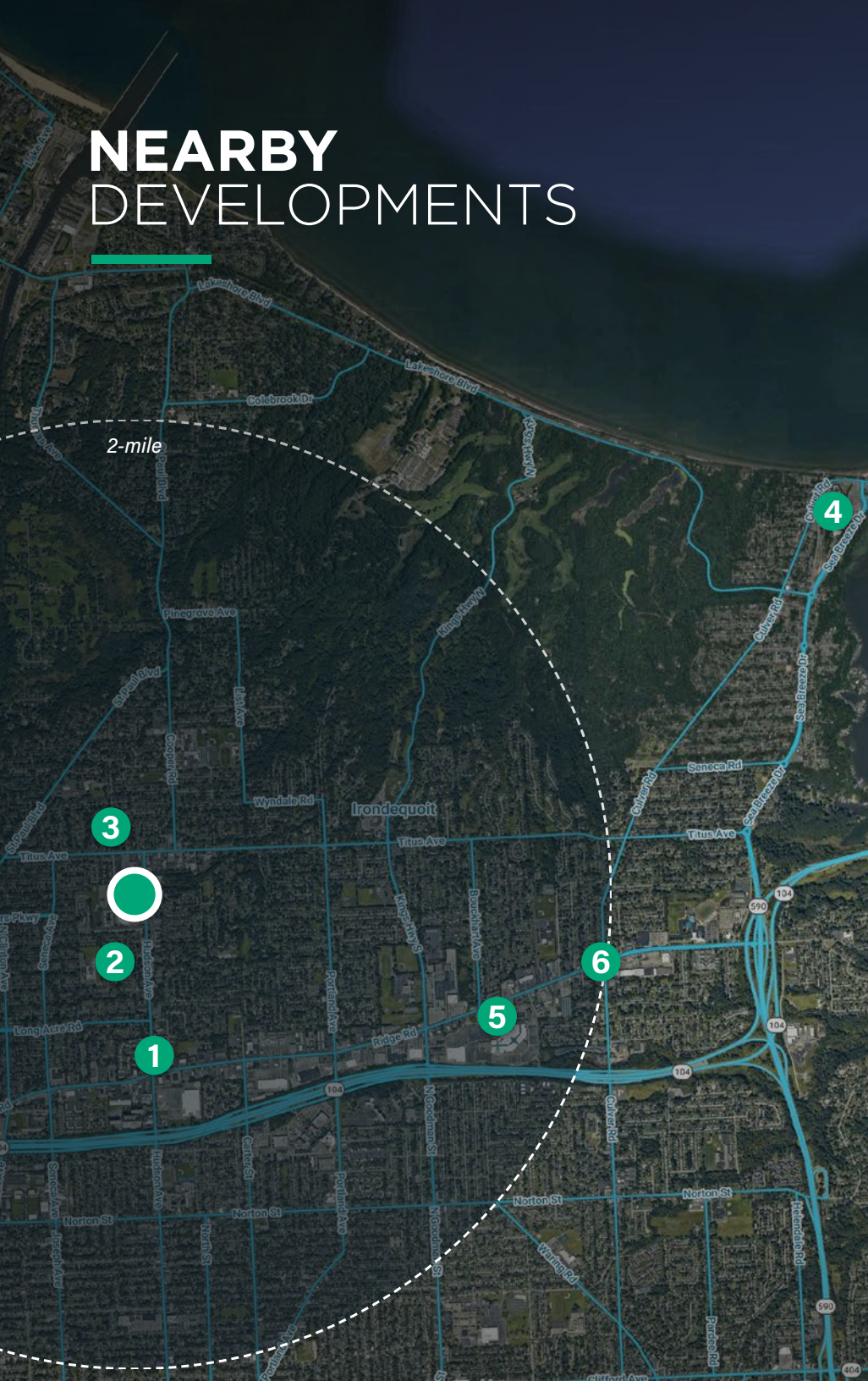
±3,187 SF

BUILDING SIZE





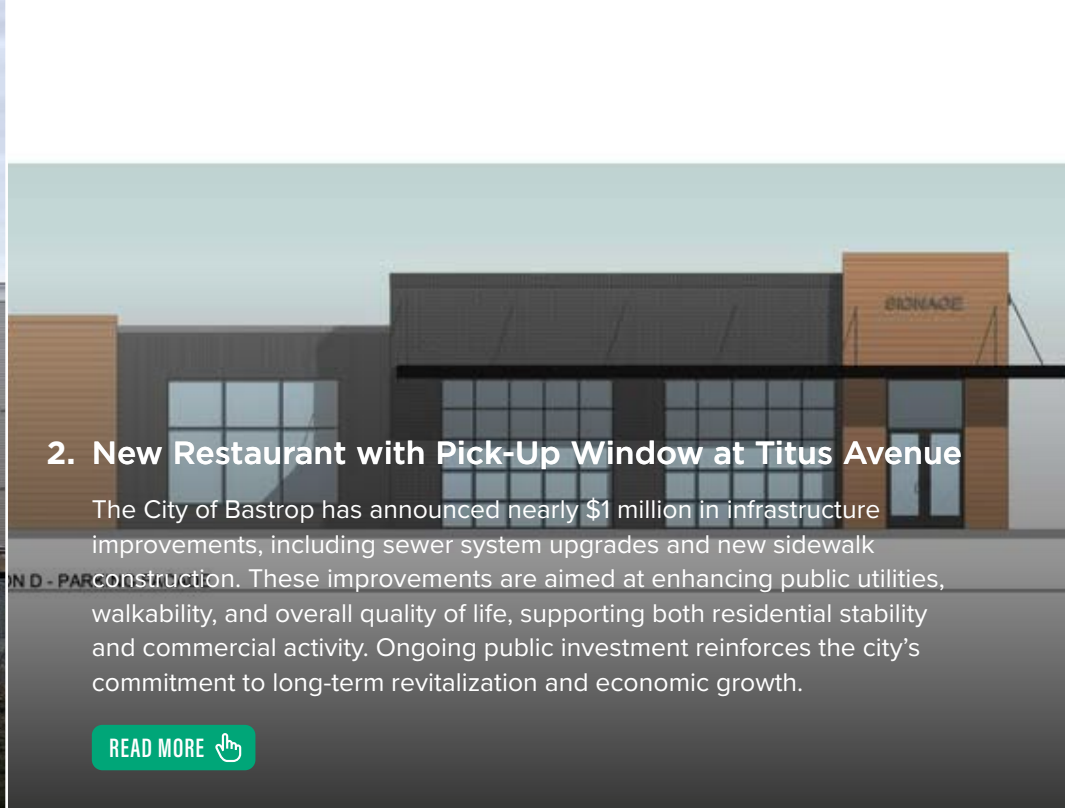
NEARBY DEVELOPMENTS



1. 93-Unit Apartment Development on Hudson Avenue

A major residential project is moving through the Town of Irondequoit planning process just south of the subject corridor. The proposal calls for two three-story apartment buildings totaling 93 units, along with a maintenance shop, rental office, mail room, and related site improvements. This planned infill development would bring a meaningful new concentration of residents to the immediate trade area, supporting nearby retail and service demand along Hudson Avenue.

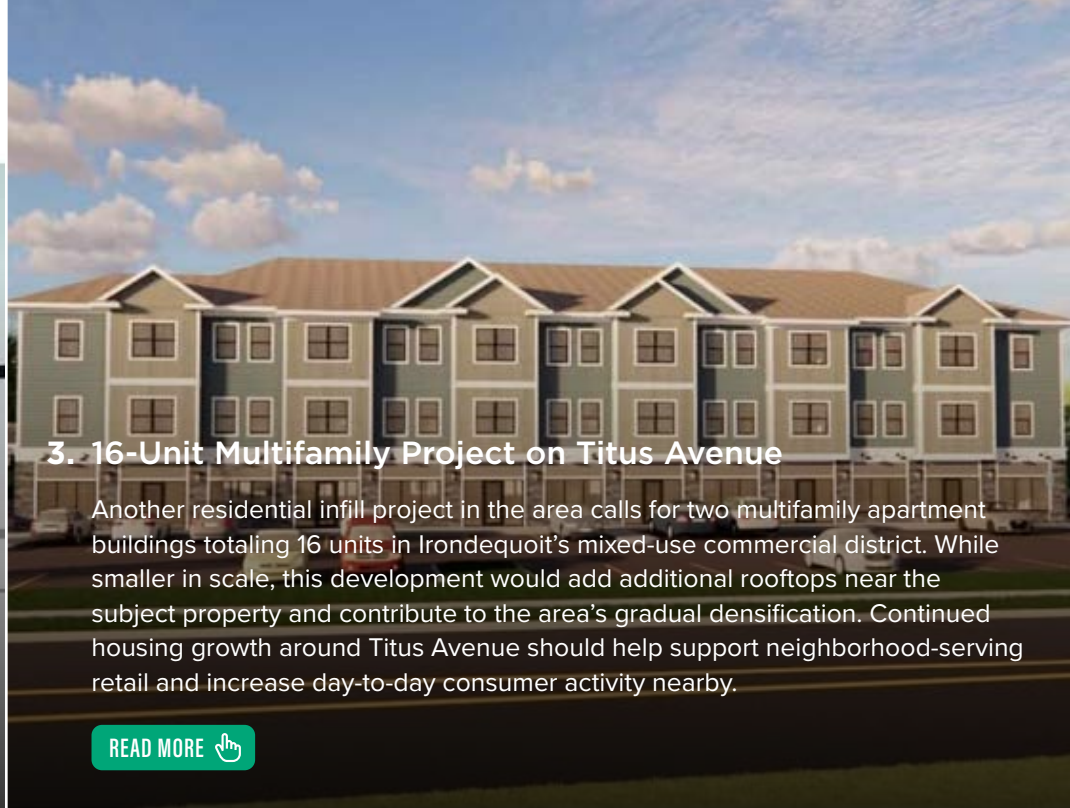
[READ MORE](#)



2. New Restaurant with Pick-Up Window at Titus Avenue

The City of Bastrop has announced nearly \$1 million in infrastructure improvements, including sewer system upgrades and new sidewalk construction. These improvements are aimed at enhancing public utilities, walkability, and overall quality of life, supporting both residential stability and commercial activity. Ongoing public investment reinforces the city's commitment to long-term revitalization and economic growth.

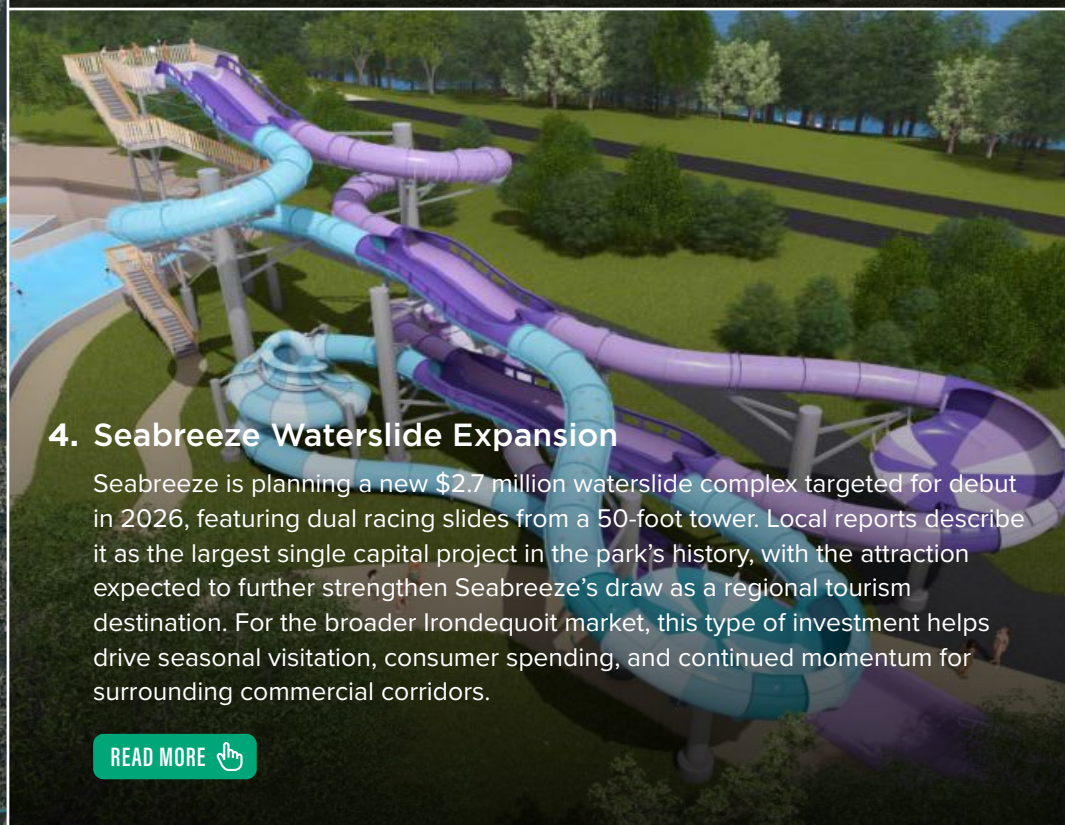
[READ MORE](#)



3. 16-Unit Multifamily Project on Titus Avenue

Another residential infill project in the area calls for two multifamily apartment buildings totaling 16 units in Irondequoit's mixed-use commercial district. While smaller in scale, this development would add additional rooftops near the subject property and contribute to the area's gradual densification. Continued housing growth around Titus Avenue should help support neighborhood-serving retail and increase day-to-day consumer activity nearby.

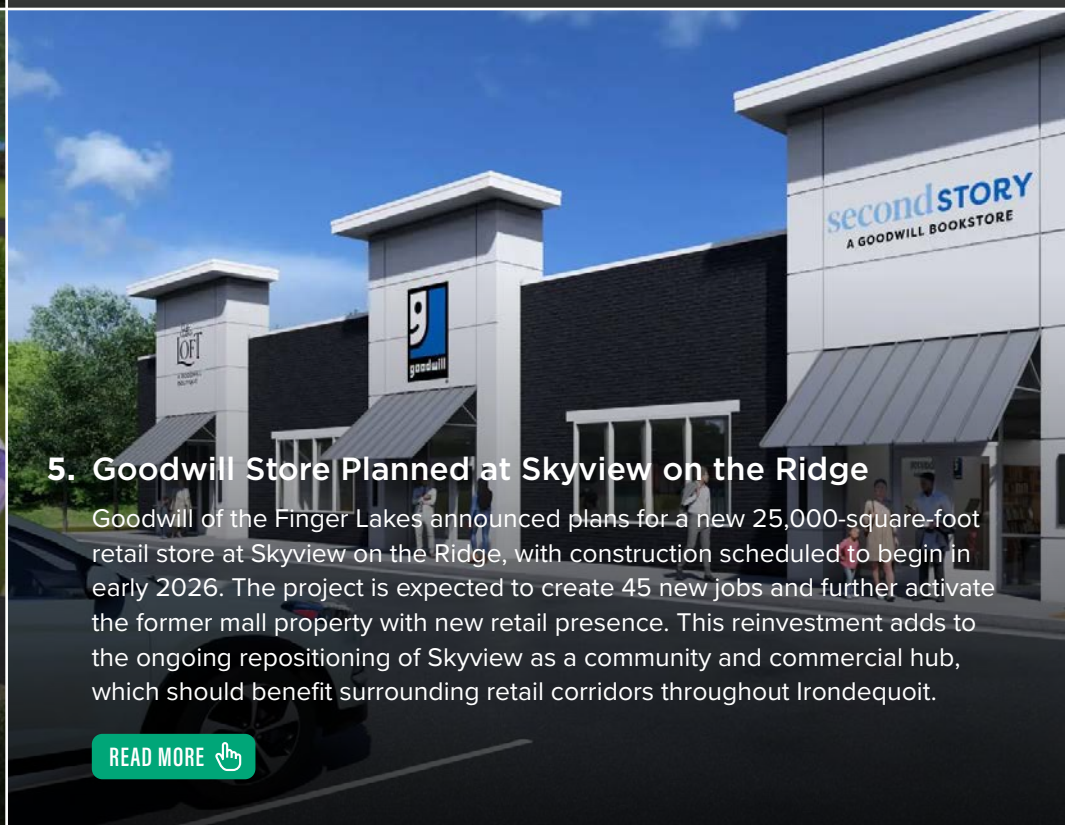
[READ MORE](#)



4. Seabreeze Waterslide Expansion

Seabreeze is planning a new \$2.7 million waterslide complex targeted for debut in 2026, featuring dual racing slides from a 50-foot tower. Local reports describe it as the largest single capital project in the park's history, with the attraction expected to further strengthen Seabreeze's draw as a regional tourism destination. For the broader Irondequoit market, this type of investment helps drive seasonal visitation, consumer spending, and continued momentum for surrounding commercial corridors.

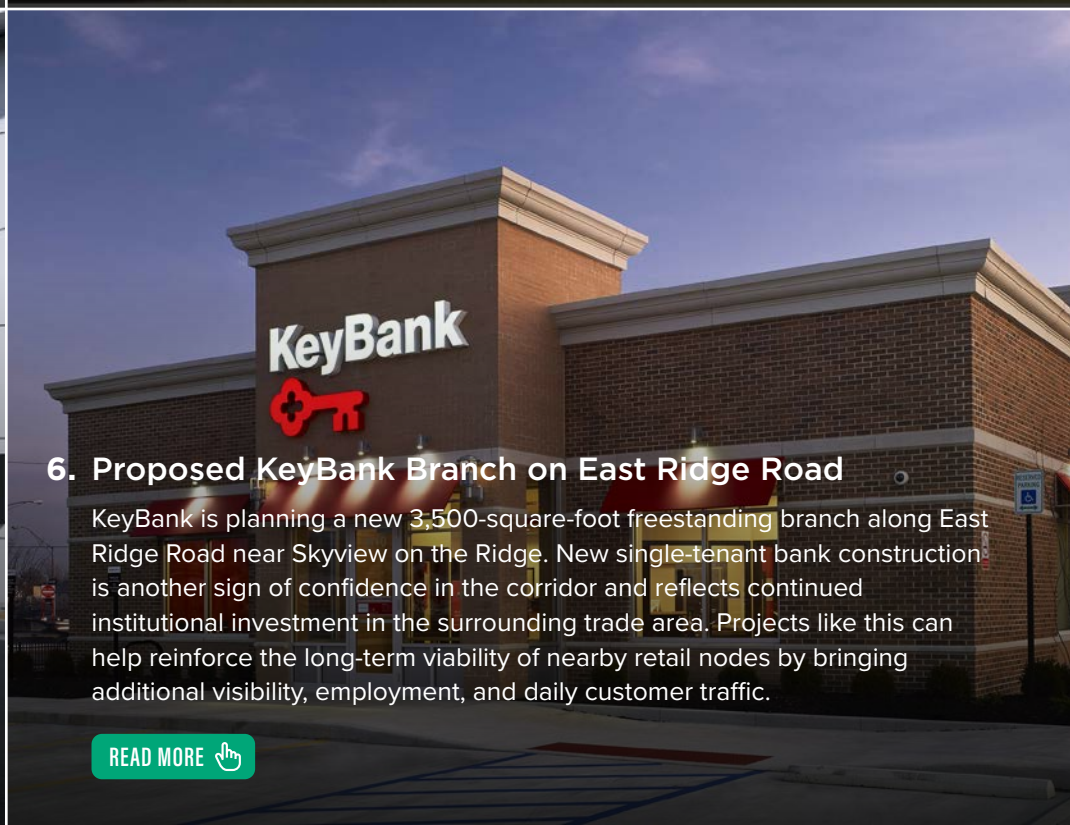
[READ MORE](#)



5. Goodwill Store Planned at Skyview on the Ridge

Goodwill of the Finger Lakes announced plans for a new 25,000-square-foot retail store at Skyview on the Ridge, with construction scheduled to begin in early 2026. The project is expected to create 45 new jobs and further activate the former mall property with new retail presence. This reinvestment adds to the ongoing repositioning of Skyview as a community and commercial hub, which should benefit surrounding retail corridors throughout Irondequoit.

[READ MORE](#)

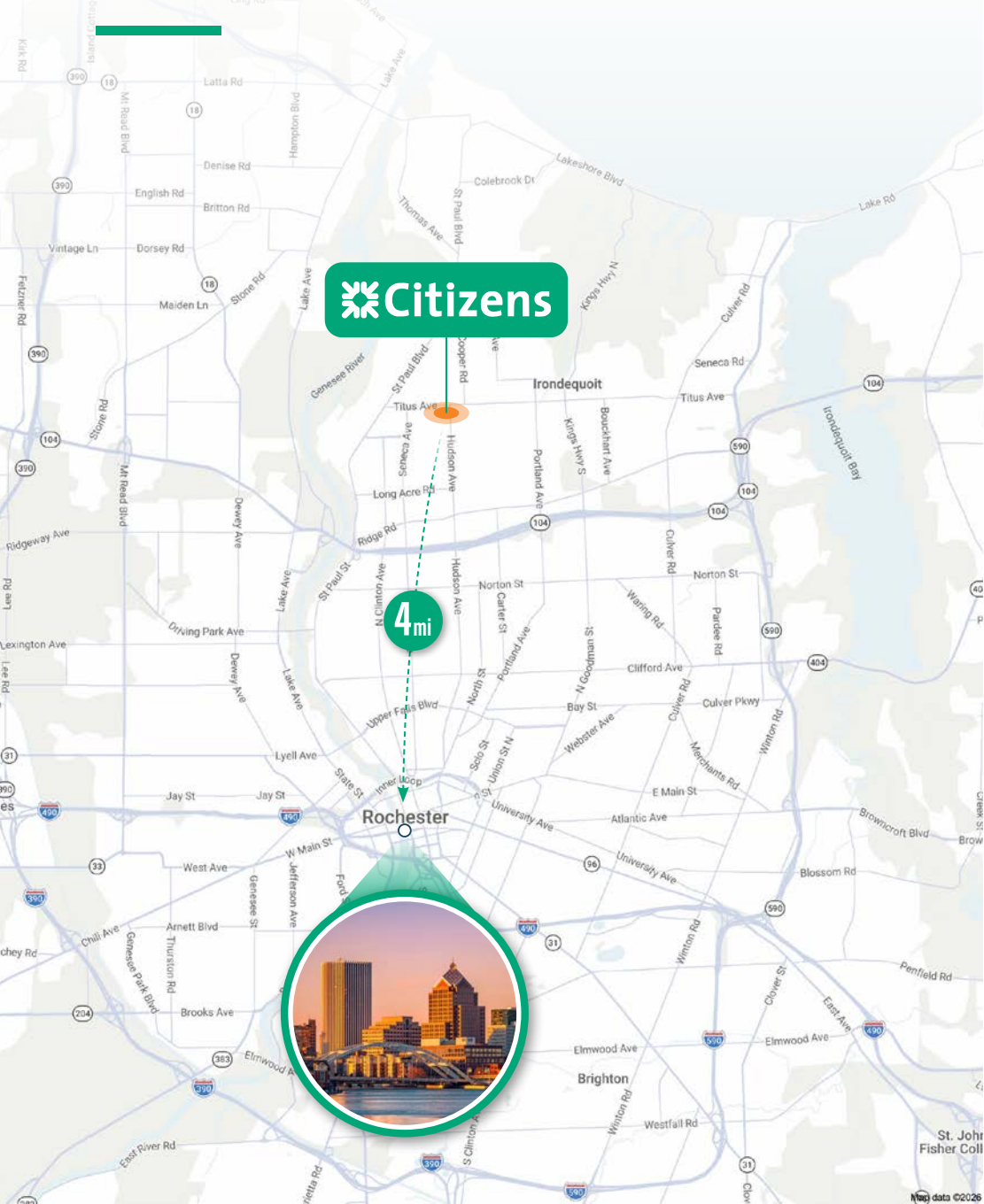


6. Proposed KeyBank Branch on East Ridge Road

KeyBank is planning a new 3,500-square-foot freestanding branch along East Ridge Road near Skyview on the Ridge. New single-tenant bank construction is another sign of confidence in the corridor and reflects continued institutional investment in the surrounding trade area. Projects like this can help reinforce the long-term viability of nearby retail nodes by bringing additional visibility, employment, and daily customer traffic.

[READ MORE](#)

ROCHESTER MSA



The Rochester Metropolitan Statistical Area (MSA), located in Western New York along the southern shore of Lake Ontario, is home to approximately 1.1 million residents. Historically recognized as a center of innovation and manufacturing, Rochester gained global prominence as the headquarters of Eastman Kodak Company, Xerox, and Bausch & Lomb. While manufacturing remains a key economic driver, the region has diversified into healthcare, education, optics and photonics, advanced manufacturing, and technology. Major employers such as the University of Rochester and Rochester Institute of Technology play a significant role in workforce development and regional stability.

Strategically positioned along Interstate 90, Rochester offers strong connectivity to major markets including New York City, Boston, and Toronto. Proximity to the U.S.–Canada border and access to Lake Ontario support cross-border trade and logistics. Continued public and private investment has driven downtown revitalization and mixed-use development, while an affordable cost of living and highly educated workforce continue to attract businesses seeking long-term growth in the Northeast.



*No. 2 Best City for the Fall in the U.S.
USA Today, 2025*

*No. 9 Friendliest Cities in the United States
U.S. News & World Report, 2024*



POPULATION	AVG. HH INCOME	DAYTIME POPULATION
1.06M	\$106,618	757,698
<i>within MSA</i>	<i>within MSA</i>	<i>within MSA</i>

Culturally, Rochester offers a dynamic blend of history, innovation, and community-oriented living. The city is home to renowned institutions such as the George Eastman Museum, one of the world's oldest photography museums, and a vibrant arts scene supported by galleries, theaters, and music venues. Neighborhoods like the Park Avenue Neighborhood and the Neighborhood of the Arts offer a mix of dining, retail, and cultural experiences. Outdoor recreation is a defining feature of the region, with access to Lake Ontario, the Genesee River, and nearby Finger Lakes destinations, while seasonal festivals such as the Rochester International Jazz Festival draw visitors from across the country.

LARGEST EMPLOYERS

XEROX

Gleason

**ROCHESTER
REGIONAL HEALTH**

**BAUSCH
+ LOMB**

**University
of Rochester**

Wegmans

Rochester also maintains a strong sports and community culture, highlighted by teams such as the Rochester Americans and Rochester Red Wings. Collegiate athletics from local universities further contribute to regional engagement and year-round activity. With a legacy rooted in innovation, a diversified and resilient economy, and a high quality of life, the Rochester MSA continues to position itself as a stable and evolving market within the broader Northeast United States. This strong sense of community pride and consistent local engagement further supports long-term economic vitality and regional growth.

TENANT PROFILE



Founded in 1828, Citizens Financial Group, Inc. is one of the oldest and most established financial institutions in the United States, built on a long-standing foundation of trust, service, and community banking. Originally established in Providence, Rhode Island, the company has evolved into a full-service banking organization offering a comprehensive suite of products, including consumer banking, commercial lending, wealth management, and digital financial services. Known for its customer-centric approach and regional expertise, Citizens has cultivated strong relationships across its footprint while maintaining a reputation for reliability and accessibility.

Today, Citizens operates hundreds of branches across the United States, with a strong presence throughout the Northeast, Midwest, and Mid-Atlantic regions, while continuing to expand its national digital platform. The company has embraced innovation through mobile and online banking, enhanced digital tools, and streamlined customer experiences designed to meet the evolving needs of both individuals and businesses. These initiatives have strengthened customer engagement and positioned Citizens as a competitive force within the modern banking landscape.

Citizens Financial Group is a publicly traded company listed on the New York Stock Exchange under the ticker symbol CFG. Supported by a diversified business model, strong capital position, and ongoing investment in technology and service capabilities, Citizens continues to demonstrate stability and long-term growth. Its commitment to delivering tailored financial solutions, combined with its emphasis on relationship banking and community involvement, reinforces its position as a leading regional bank serving millions of customers nationwide.



IN THE NEWS



[FULL ARTICLE](#)

CITIZENS FINANCIAL RISES NEARLY 42% IN A YEAR: IS IT WORTH BUYING NOW?

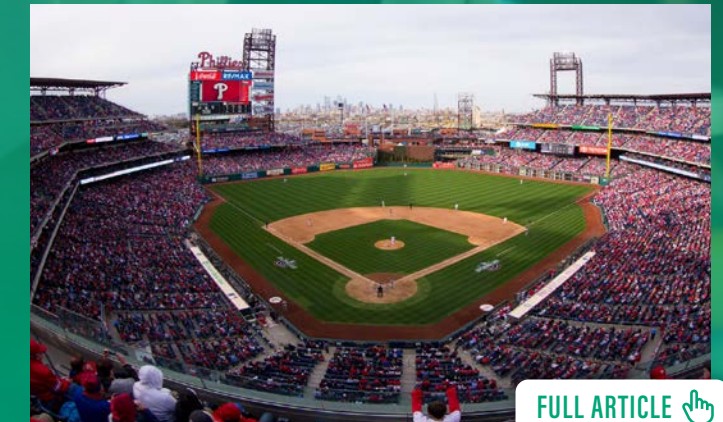
March 31, 2026 | *Yahoo Finance*

Citizens Financial Group, Inc.'s CFG shares have rallied 41.5% in the past year, outperforming the industry's 19% rise. Further, CFG's price performance has been better than that of its peers, Bank OZK OZK and Webster Financial Corporation WBS, which have gained 3.2% and 33.9%, respectively, in the same time frame. Wealth Management Expansion to Drive Growth: The company is advancing its long-term strategy through expansion in wealth management and key markets, along with enhanced capabilities...

PERFECT GAME DICK'S ALL-AMERICAN CLASSIC HEADED TO CITIZENS BANK PARK

April 2, 2026 | *MLB.com*

Perfect Game, the world's largest youth baseball and softball platform and scouting service, today announced that the 2026 Perfect Game DICK'S All-American Classic will be played at Citizens Bank Park in Philadelphia, marking the first time a Perfect Game event has ever been held at the iconic home of the Philadelphia Phillies. The game will take place on Sunday, August 16, 2026 at 5:00 p.m. ET, representing the first time the DICK'S All-American Classic has been staged on the East Coast since...



[FULL ARTICLE](#)

2025 REVENUE

\$12B

LOCATIONS

1,000+

S&P RATING

BBB+

NYSE

CFG

EXCLUSIVELY LISTED BY

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TYLER BINDI

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID: ZAH1050115