

741 MONTAUK HIGHWAY

SHIRLEY, NY



CORPORATE GUARANTEE



CONCEPT



741 MONTAUK HWY

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PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of the gas station property 741 Montauk Highway. Located in Shirley, Long Island, 741 Montauk Highway is a 25,700 square foot lot improved by a 1,607 square foot retail and auto repair building. The property is currently occupied by BP Products North America on a NNN basis with 7 years remaining on the current lease. BP Products North America has three (3) 5-year extension options and the rent increases 10% every 5-years.

The subject property is within a 3-minute drive away from stores such as Chipotle, Taco Bell, Pizza Hut, Kohl's, CVS, Burger King, McDonald's and many more. It is also accessible via Sunrise Highway and the William Floyd Parkway.

With its incredible location, 741 Montauk Highway provides an amazing opportunity for an investor to acquire a fully leased gas station in a great neighborhood.

PROPERTY OVERVIEW



Asking Price: **\$2,475,000**

Cap Rate: **5.33%**

PROPERTY INFORMATION

Address:	741 Montauk Highway
City:	Shirley, NY 11967
Section:	850
Block & Lot:	4 & 23.001
Lot Dimensions:	173x150
Lot Acreage:	0.59
Total Lot Square Footage:	25,700

BUILDING INFORMATION

Property Type:	NNN
Property Class	Gas Station with Future C-Store
Stories	1
Zoning:	J Business 5
Gross Square Footage:	1,607 approx sq. ft.

TAX INFORMATION

Base Tax Information (2022)	
General Taxes:	\$11,301
School Taxes:	\$32,348
PPSF:	\$27.16
Total Taxes:	\$43,649

NNN REVENUE

Tenant	Lease Start	Lease Exp.	Options	Increases	Lot SF	\$ / SF	Monthly	Annual
BP Products North America	8/30/21	8/31/31	Three, 5-Year	10%, Every 5 Years	25,700	\$5.14	\$11,000	\$132,000
TOTAL IN PLACE REVENUE:							\$11,000	\$132,000

RENT SCHEDULE

Period	Monthly Fixed Rent	Annual Fixed Rent
2021-26	\$11,000.00	\$132,000.00
2026-31	\$12,100.00	\$145,200.00

If exercised by Lessee, Rent for the Option Terms shall be as follows:

Period	Monthly Fixed Rent	Annual Fixed Rent
2031-36	\$13,310.00	\$159,720.00
2036-41	\$14,641.00	\$175,692.00
2041-46	\$16,105.00	\$193,261.20

LOCATION & MARKET OVERVIEW

Shirley lies within the town of Brookhaven and is located on the South Shore of Long Island. Shirley is a community of roughly 28,000 residents in Suffolk County, New York and approximately 50 miles from Manhattan. Shirley is served by the Mastic-Shirley Long Island Rail Road Station as well as the Sunrise Highway and William Floyd Parkway.

The township is home to two renowned research centers, Stony Brook University and Brookhaven National Laboratory. It is also home to the Smith Point Bridge, the second of only two bridge crossings from Long Island to Fire Island allowing beach-goers easy access to the ocean without taking a ferry.

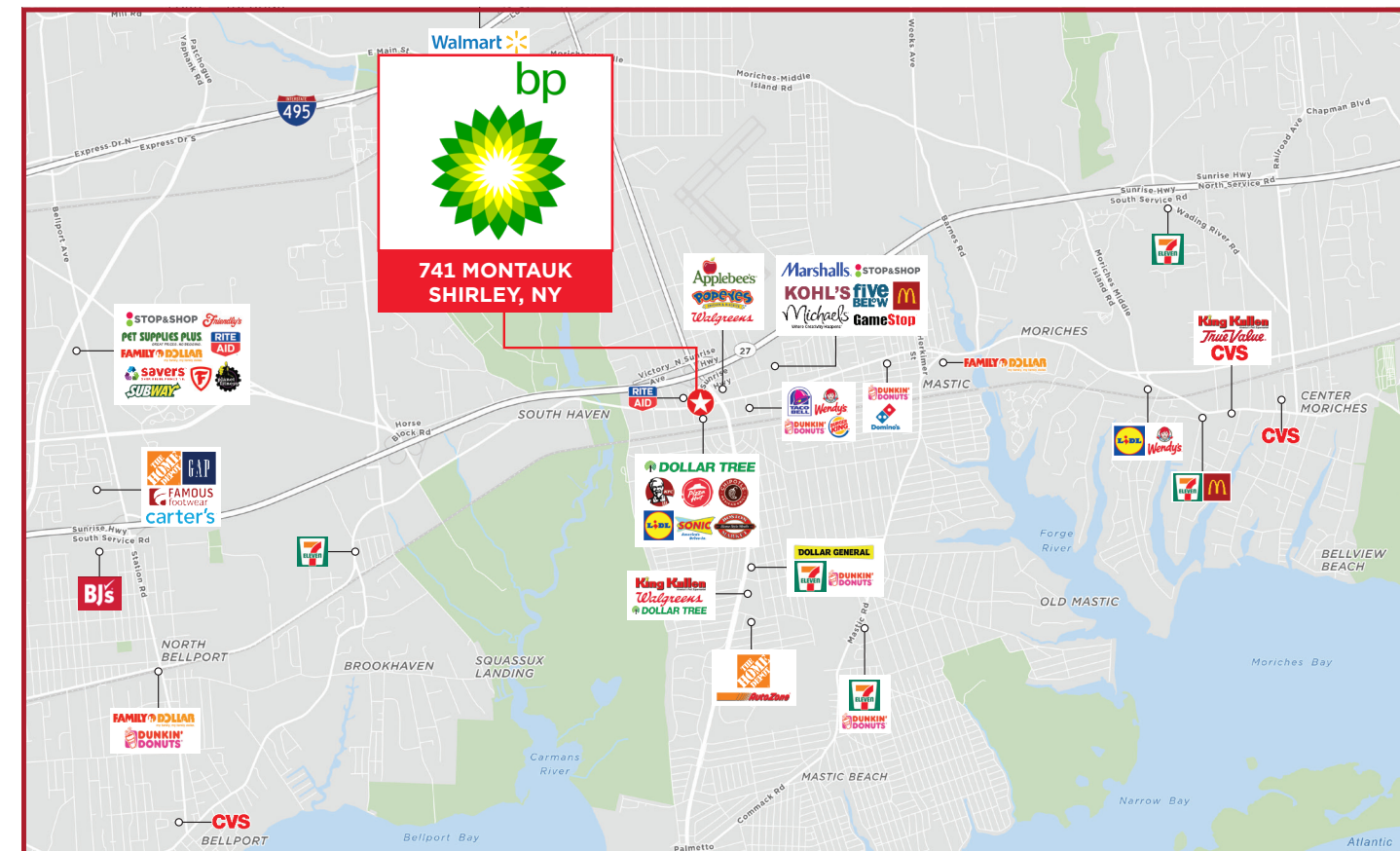
TENANT PROFILE



BP plc, formerly the British Petroleum Company plc, is a British multinational oil and gas company headquartered in London, England. BP is structured as a vertically integrated company, operating in all areas of the oil and gas industry. Some of these areas include; exploration, refining, production, distribution and power generation. BP also has a strong interest in renewable energies like biofuels, wind and solar.

By the end of 2018, BP had reported that they were operating in nearly 80 countries worldwide with 18,700 service stations world. Its largest position is BP America in the United States. BP has a primary listing on the London Stock Exchange and a secondary listing on the NYSE. In 2020, Forbes ranked BP as the 357th largest public company in the world.

BP Gas Station has plans to incorporate the AM/PM concept, bringing a new level of convenience to its property. With this addition, customers can now enjoy round-the-clock access to essential services and amenities.



COMPANY FACTS



\$81.99B
MARKET CAP



\$183.5B
REVENUE



\$267.6B
TOTAL ASSETS



70,100
NUMBER OF EMPLOYEES

DEMOGRAPHIC MAP

Population

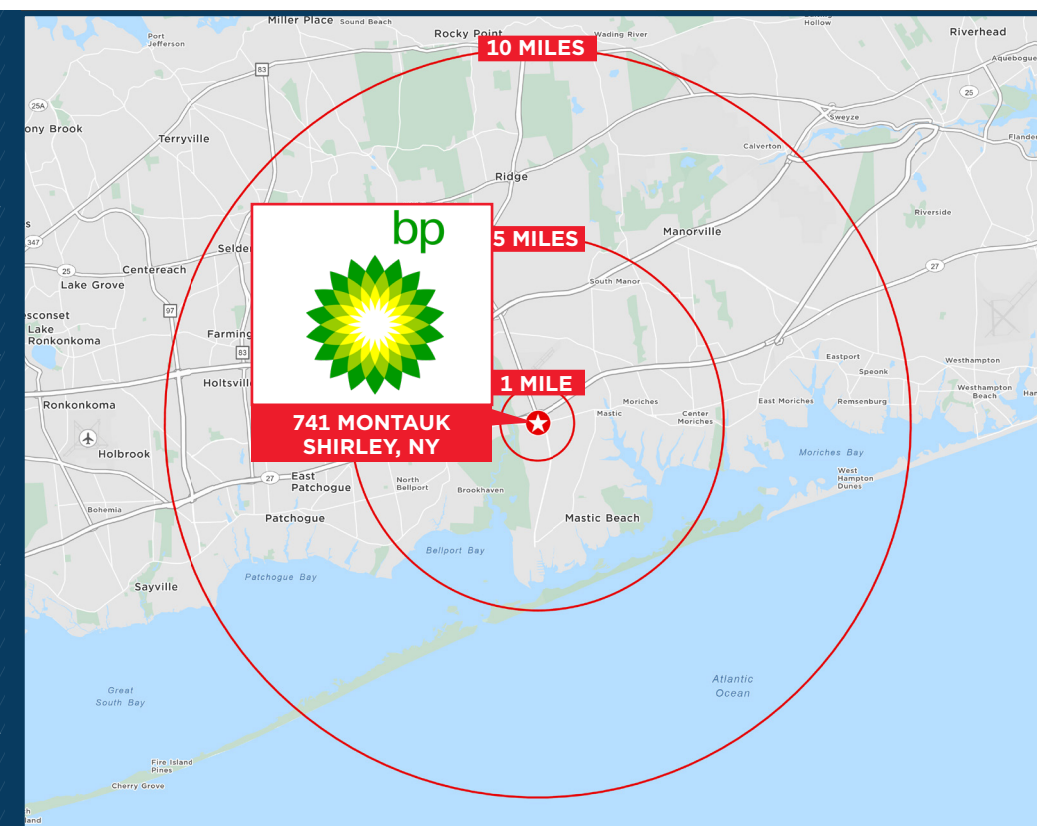
RADIUS (MILES)	2021 TOTAL POPULATION	2021 MEDIAN AGE
1	8,652	35.7
5	96,367	37.7
10	296,142	40.4

RADIUS (MILES)	2021 MEDIAN MALE AGE	2021 MEDIAN FEMALE AGE
1	34.9	36.6
5	36.6	38.8
10	39.1	41.8

Household & Income

RADIUS (MILES)	2021 TOTAL HOUSEHOLDS	2021 AVERAGE HOUSEHOLD SIZE
1	2,513	3.43
5	31,030	3.04
10	102,772	2.84

RADIUS (MILES)	2021 AVERAGE HOUSEHOLD INCOME	2021 MEDIAN HOME VALUE
1	\$100,198	\$253,500
5	\$105,955	\$290,876
10	\$109,104	\$334,333



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