

2259 JERUSALEM AVENUE

NORTH BELLMORE, NY





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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 2259 Jerusalem Avenue. Located in North Bellmore, Long Island, 2259 Jerusalem Avenue is a 18,355 square foot lot improved by a 2,268 square foot retail building. The property is currently occupied by 7-Eleven on a NNN basis with 10 years remaining on the current lease. 7-Eleven has two (2) 5-year extension options and the rent increases 10% every 5-years.

With its incredible location on the corner of Jerusalem and Bellmore Avenues, 2259 Jerusalem Avenue provides an amazing opportunity for an investor to acquire a fully leased 7-Eleven in a great neighborhood of Long Island.

PROPERTY OVERVIEW



Asking Price: **\$2,950,000**

PROPERTY INFORMATION

Address	2259 Jerusalem Avenue North Bellmore, NY 11710
Parcel	2089-50-329-00-0449-0
Acres	0.42
Lot SF	18,355 SF (approx.)

Building Information

Property Type:	NNN
Stories:	1
Year Built / Last Altered	2018
Parking	14 Surface Spaces
Above Grade Gross SF	2,268 SF (approx.)
Below Grade Gross SF	0 SF (approx.)

Tax Information

School Taxes	\$27,898.00
General Taxes	\$24,982.00
Total Taxes (2022)	\$52,880.00

NNN REVENUE

Tenant	SF	Lease Start (Est.)	Lease Exp.	Options	Rent Inc.	Base Rent (Monthly)*	Base Rent (Annual)	\$ / SF
7-Eleven	2,268	Jan-18	Dec-32	Two (2), 5-Year Options	10%, Every 5 Years	\$13,200	\$158,400	\$70
Total:	2,268					\$13,200	\$158,400	\$70

TENANT PROFILE

7-Eleven is a multinational chain of retail convenience stores, headquartered in Dallas, Texas. 7-Eleven is a subsidiary company of Seven and I Holdings, which is #147 in the fortune 500. As of 2021 7-Eleven operates, licenses and franchises over 78,000 locations in 19 different countries, has a workforce over 135,000 employees and has a reported revenue of \$69.15 billion.



\$86.73B
Revenue in 2022 (TTM)



135,000
Number of Employees



78,000
Locations Globally



18
Operating Countries



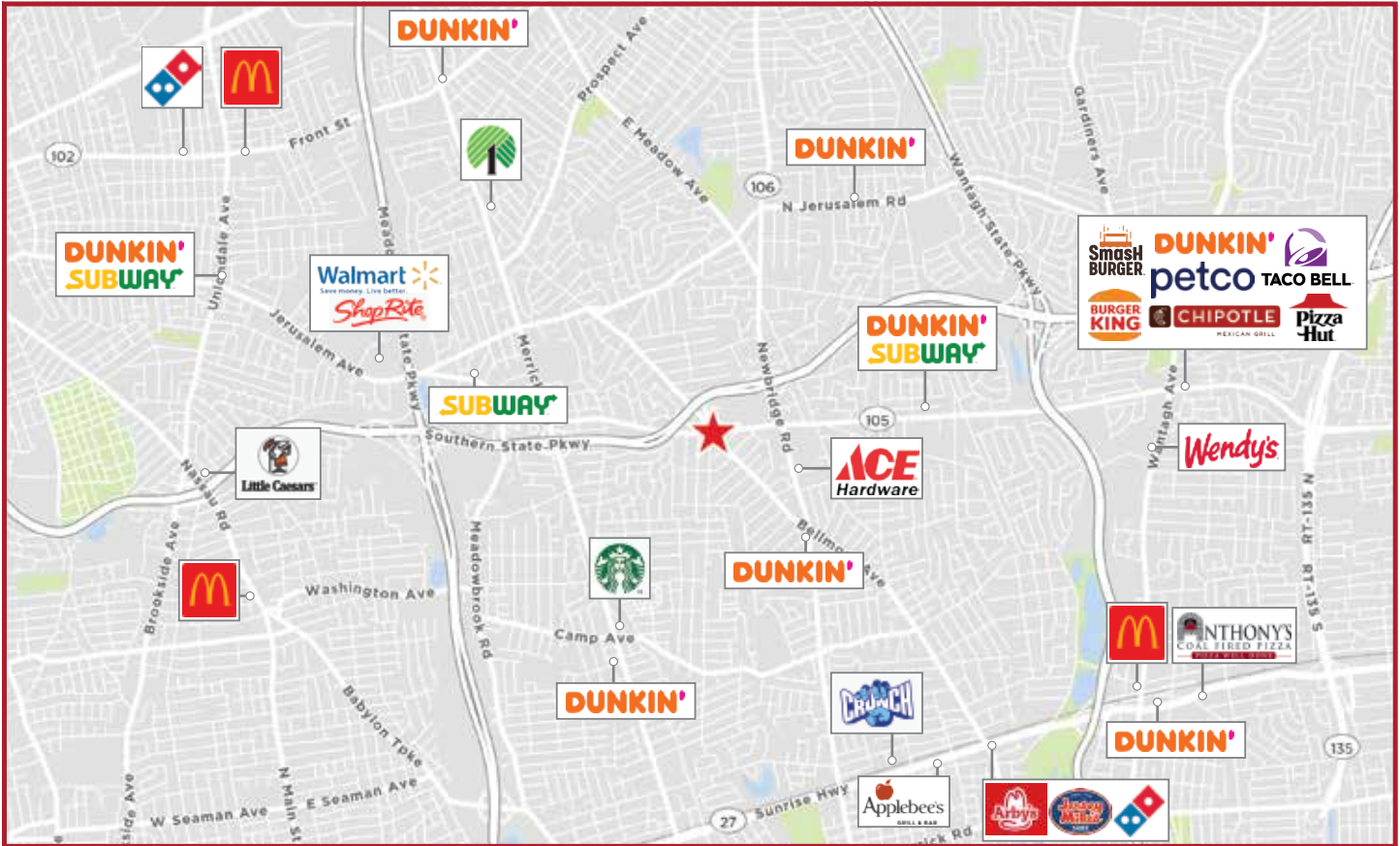
1st
24-Hr Convenience
Store

LOCATION & MARKET OVERVIEW

North Bellmore is a suburb of New York City located in Nassau County on the South Shore of Long Island. With a population of 21,422, living in North Bellmore offers residents a sparse suburban feel.

The neighborhood has many bars, restaurants, coffee shops, and parks making it an attractive residence for young professionals. Jones Beach State Park, Eisenhower Park and Adventureland Amusement Park are also only some of the areas great attractions. North Bellmore's public schools are highly rated and the SUNY College of Old Westbury, Hofstra University and NY Institute of Technology -Old Westbury are nearby.





DEMOGRAPHIC MAP

Population

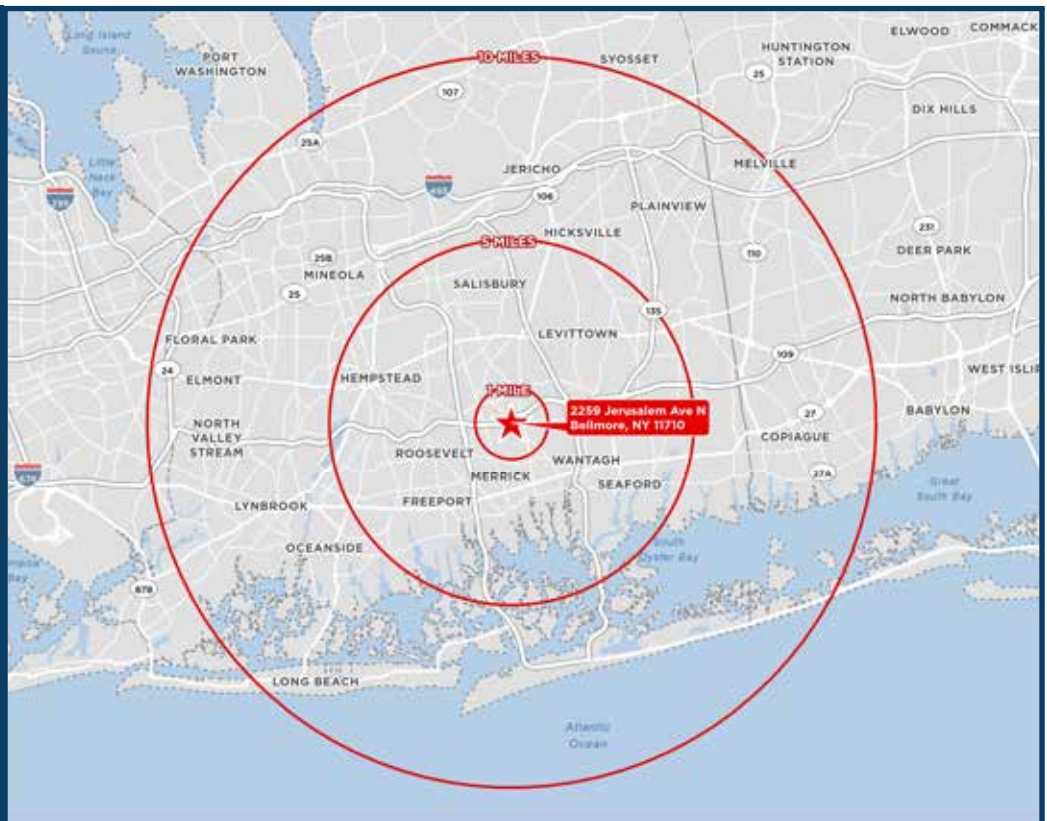
RADIUS (MILES)	2021 TOTAL POPULATION	2021 MEDIAN AGE
1	23021	43.5
5	507105	40.9
10	1349008	42.5

RADIUS (MILES)	2021 MEDIAN MALE AGE	2021 MEDIAN FEMALE AGE
1	42.2	44.7
5	39.3	42.4
10	40.8	44.2

Household & Income

RADIUS (MILES)	2021 TOTAL HOUSEHOLDS	2021 AVERAGE HOUSEHOLD SIZE
1	7706	2.98
5	160333	3.11
10	447730	2.97

RADIUS (MILES)	2021 AVERAGE HOUSEHOLD INCOME	2021 MEDIAN HOME VALUE
1	167753	571725
5	142999	494697
10	149975	552189



AERIAL IMAGES





2259 JERUSALEM AVENUE

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