

OFFERING MEMORANDUM

USPS | 376 LEXINGTON AVE, ROCHESTER, NY 14613

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



 **UNITED STATES
POSTAL SERVICE**

*Actual Site

DIRECTORY



376 LEXINGTON AVE, ROCHESTER, NY 14613

- 03 OFFERING & INVESTMENT SUMMARY
- 04 FINANCIAL OVERVIEW
- 05 SITE MAP
- 06 REGIONAL OVERVIEW
- 07 CITY OVERVIEW
- 08 NEARBY USPS LOCATIONS
- 09 DEMOGRAPHICS
- 10 LOCATION OVERVIEW
- 11 TENANT OVERVIEW



*Actual Site

Exclusively Listed By
JAMIE HARRISON

(415) 539-1106
harrison@tcpre.com
CA Lic. # 01364847

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

OFFERING & INVESTMENT SUMMARY

USPS // Rochester, NY



\$809,000
Sale Price



6.95%
Cap Rate



LL Maintenance Rider
USPS Tax Reimbursement Rider
Lease Type



1970
Year Built



4,160 Sq Ft
Building Size



12,400 Sq Ft
Land Size



*Actual Site

TENANT	United States Postal Service (USPS)
PROPERTY ADDRESS	376 Lexington Ave, Rochester, NY 14613
ANNUAL RENT	\$62,462 / Year
RENT/SQUARE FOOT	\$15.01
LEASE TYPE	LL Maintenance Rider USPS Tax Reimbursement Rider
LEASE TERM	July 1, 2020 - June 30, 2030
RENEWAL OPTIONS	One - Five Year Option
OPTION RENT	\$68,708
TERMINATION	None

GROSS INCOME*	\$62,462
TAXES	Reimbursed
INSURANCE	\$2,087
MAINTENANCE & RESERVES	\$4,160
NET OPERATING INCOME	\$56,215

*Current rental rate is \$56,784 and increases to \$62,462 on July 1, 2025, seller shall provide a credit in the variance of rent between closing and the rental increase.

FINANCIAL OVERVIEW

USPS // Rochester, NY



CURRENT LEASE

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF
USPS	4,160	7/1/2025	6/30/2030	\$5,205.16	\$62,462	\$15.01
Option 1	4,160	7/1/2030	6/30/2035	\$5,725.66	\$68,708	\$16.51

EXPENSES

YEARLY BUDGET

Property Taxes	Reimbursed
Insurance	\$2,087
Maintenance	\$4,160

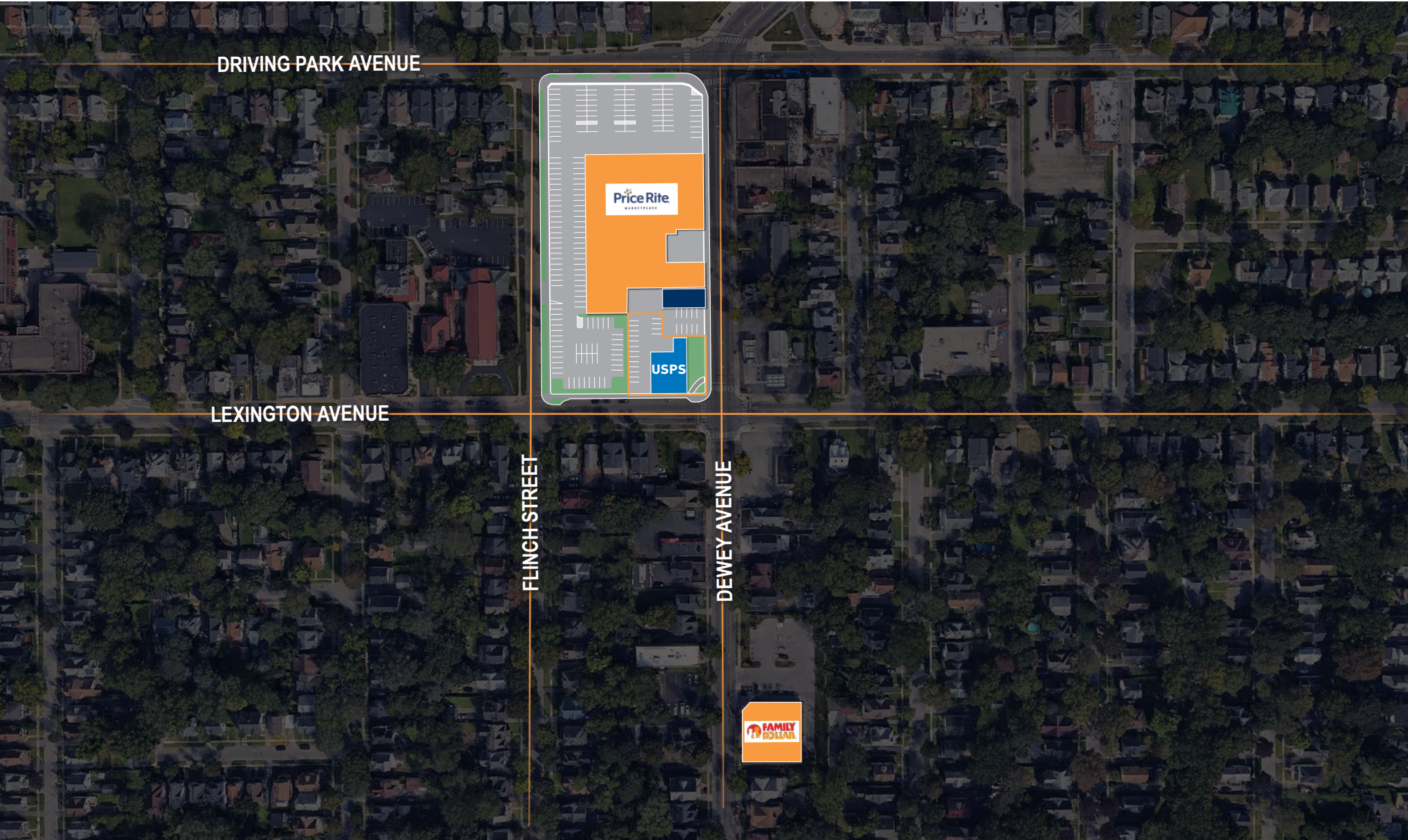
NET OPERATING INCOME

NOI

Income	\$62,462
Expenses	\$6,247
NOI	\$56,215

SITE MAP

USPS // Rochester, NY



DRIVING PARK AVENUE

LEXINGTON AVENUE

FLINCH STREET

DEWEY AVENUE



REGIONAL OVERVIEW

USPS // Rochester, NY



ROCHESTER

New York



Downtown

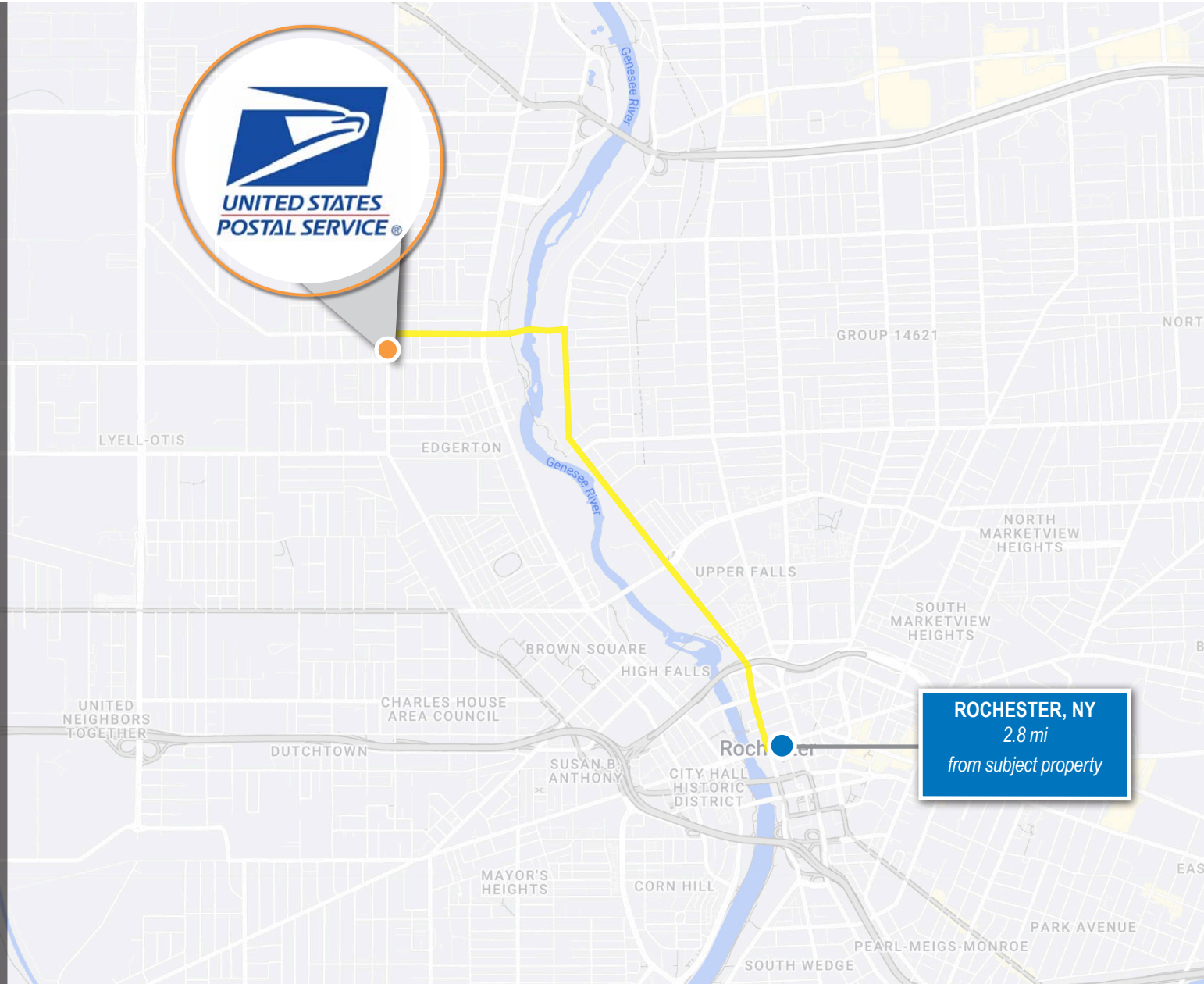
ROCHESTER

NY, 8 Min from Property



I-490

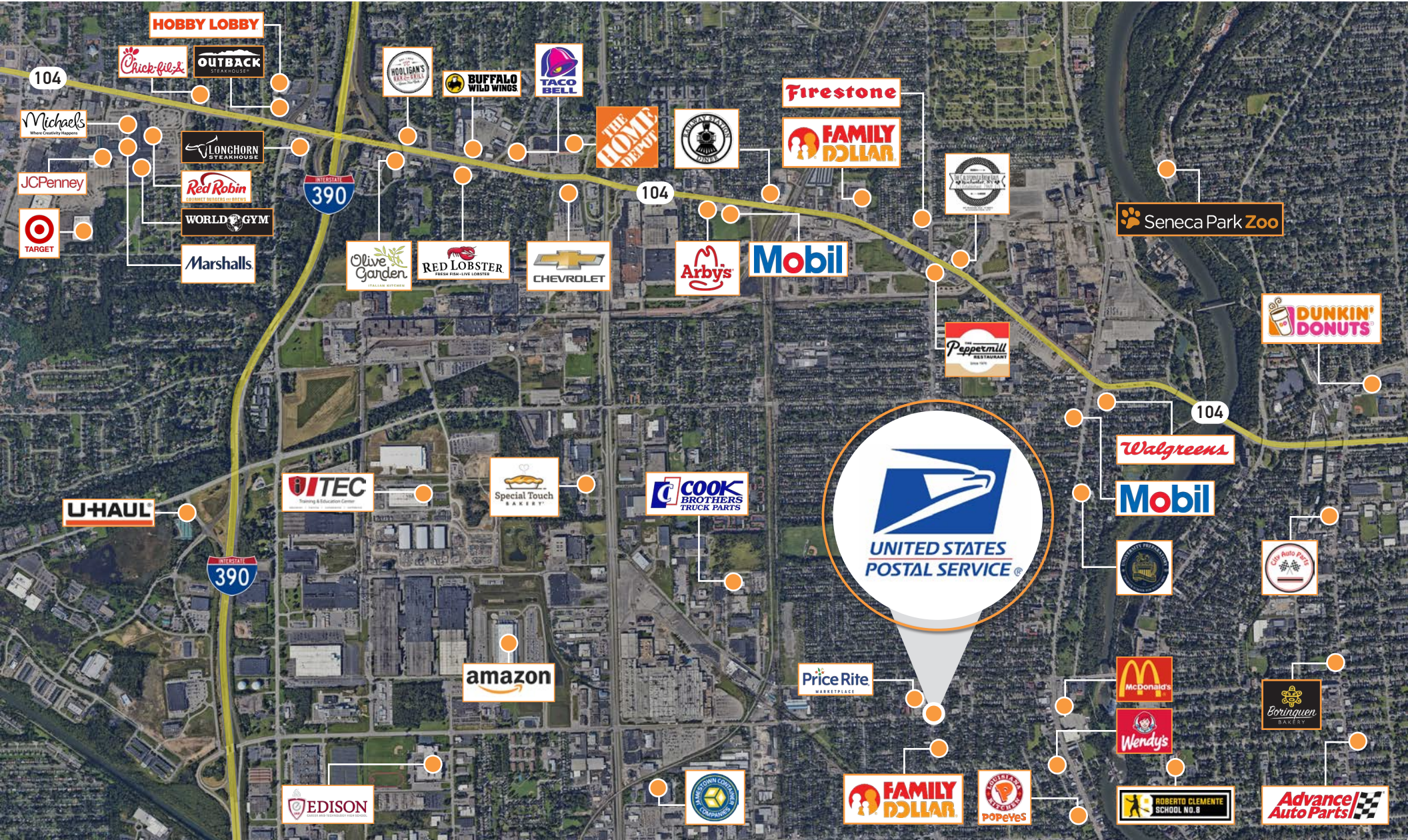
7 Min from Property



ROCHESTER, NY
2.8 mi
from subject property

CITY OVERVIEW

USPS // Rochester, NY



NEARBY USPS LOCATIONS

USPS // Rochester, NY



USPS LOCATION PROXIMITY MAP

1

13 Min to
ROCHESTER

Clarkson

2

16 Min to
WEBSTER

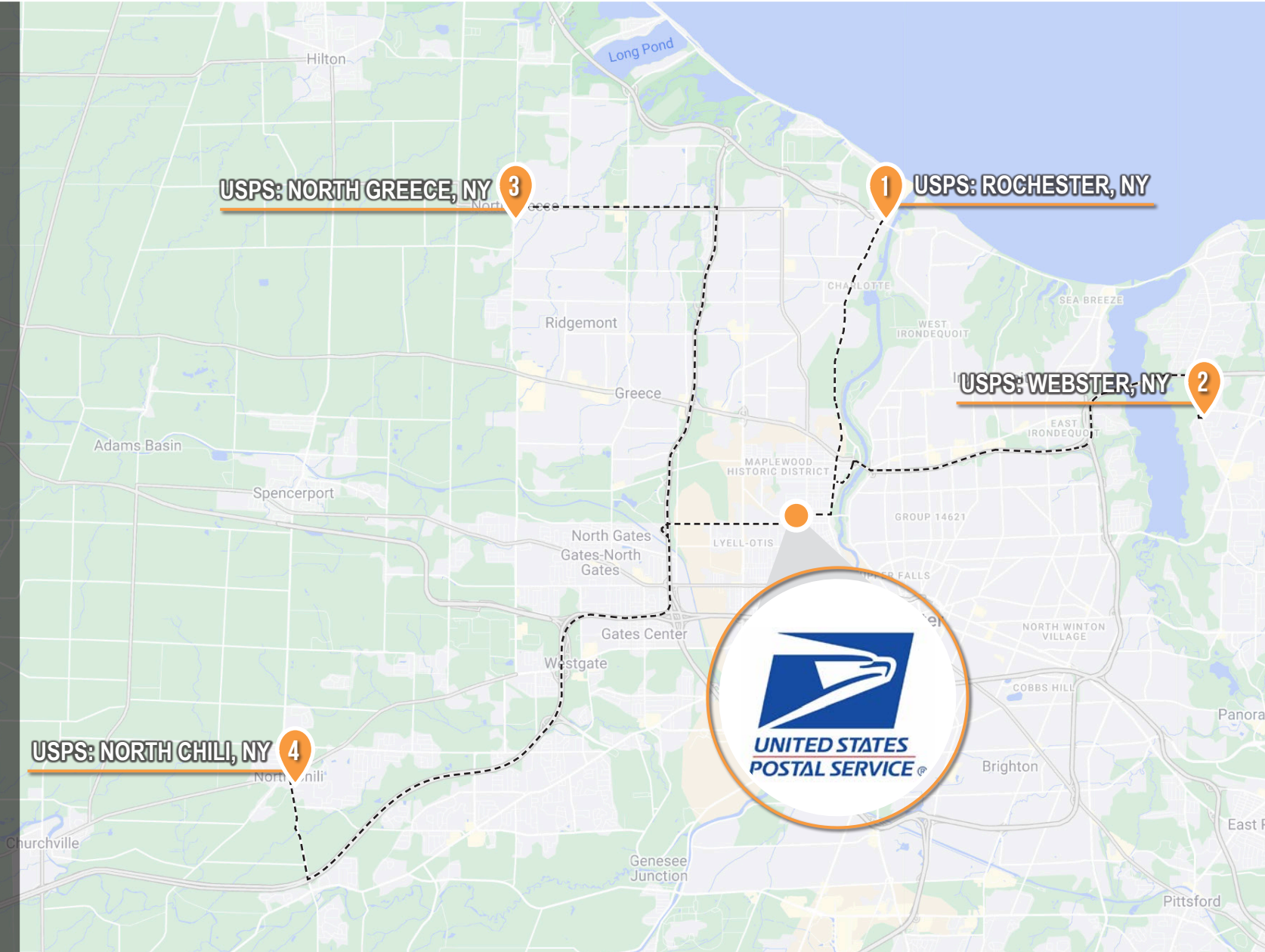
Brockport

3

18 Min to
NORTH GREECE

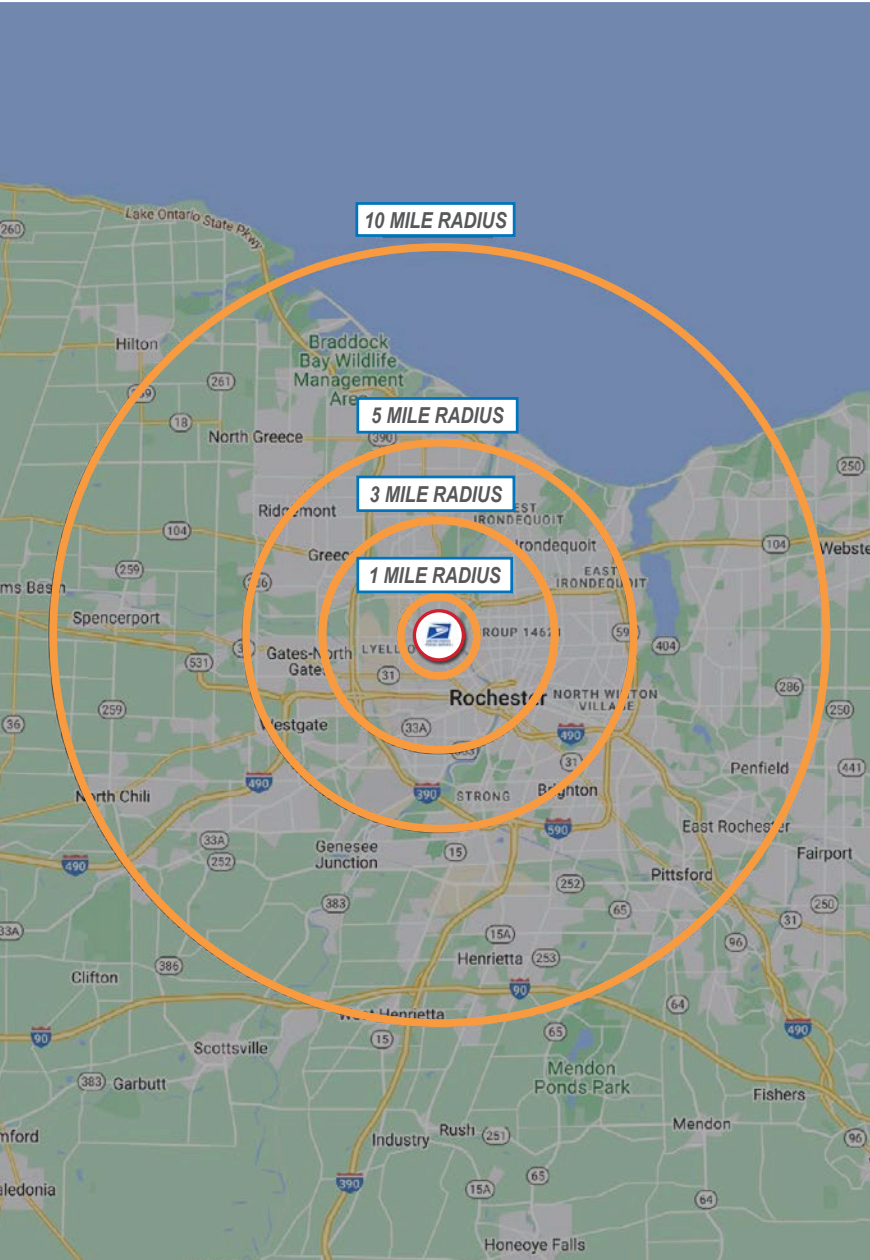
4

20 Min to
NORTH CHILI



DEMOGRAPHICS

USPS // Rochester, NY



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Estimated Population (2023)	24,775	146,747	328,265
HOUSEHOLDS			
Estimated Households (2023)	10,102	63,251	143,584
HOUSEHOLD INCOME			
Average Household Income (2023)	\$58,149	\$69,600	\$85,361

10 MILE RADIUS (2023)



POPULATION
584,603



HOUSEHOLDS
249,727



INCOME
\$104,413

LOCATION OVERVIEW

USPS // Rochester, NY



MONROE COUNTY

Rochester, NY

Monroe County is a county in the Finger Lakes region of the U.S. state of New York, along Lake Ontario's southern shore. The county serves as a hub for high-tech industries and healthcare institutions, contributing significantly to its economic vitality. With its excellent schools, parks, and quality of life, Monroe County remains an attractive destination for residents and visitors alike.

Rochester, NY, is home to prestigious universities like the University of Rochester and the Rochester Institute of Technology, the city is a hub for higher education and research. Rochester's vibrant arts and culture scene is showcased through institutions such as the George Eastman Museum and Strong National Museum of Play, as well as its numerous festivals and events. Residents enjoy a high quality of life with affordable housing, excellent healthcare, and abundant recreational opportunities in the city's parks and nearby natural landscapes. With its blend of innovation, education, culture, and natural beauty, Rochester stands out as a dynamic and appealing destination.



**VACATION
DESTINATION**



**HISTORIC
PLACE**



**HIDDEN
GEM**



TENANT OVERVIEW

USPS // Rochester, NY



REVENUE
\$71.1B



LOCATIONS
34,000



EMPLOYEES
+633,000



YEAR FORMED
1775



HEADQUARTERS
**WASHINGTON,
D.C.**

The U.S. Postal Service is the only delivery service that reaches every address in the nation: 160 million residences, businesses and Post Office Boxes. With more than 34,000 retail locations and one of the most frequently visited websites in the federal government, usps.com, the Postal Service has annual operating revenue of more than \$71 billion and delivers 48 percent of the world's mail. With more than 630,000 employees, the United States Postal Service is one of the nation's largest employers.





*Actual Site

Exclusively Listed By
JAMIE HARRISON

(415) 539-1106

harrison@tcpre.com

CA Lic. # 01364847

Touchstone Commercial Partners presents 376 Lexington Ave, Rochester, NY 14613 ("Property") for your acquisition. Touchstone Commercial Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Touchstone Commercial Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Touchstone Commercial Partners' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Touchstone Commercial Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

TCP
TOUCHSTONE
COMMERCIAL PARTNERS