

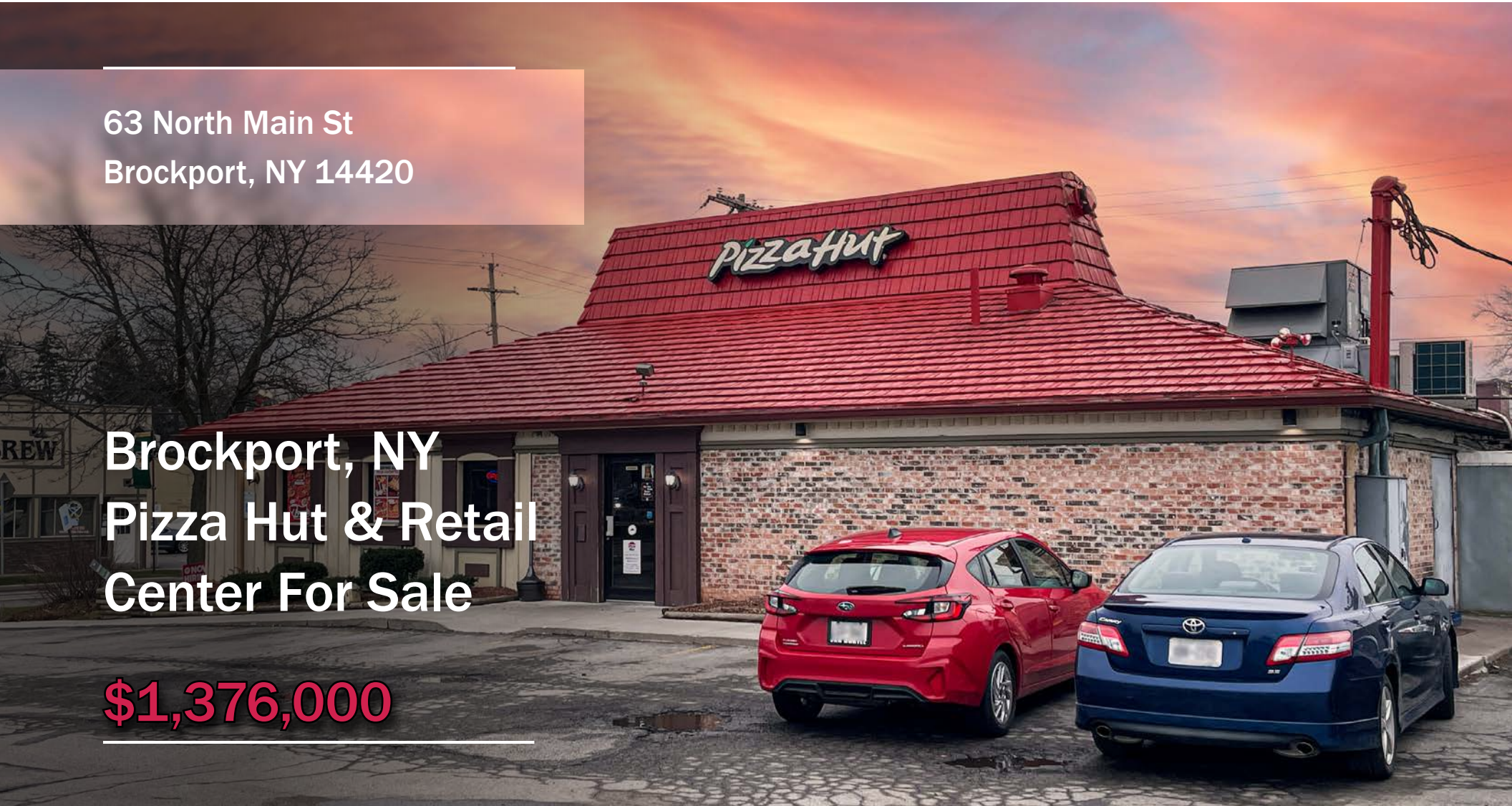
# NNN Pizza Hut & Retail Strip



63 North Main St  
Brockport, NY 14420

**Brockport, NY  
Pizza Hut & Retail  
Center For Sale**

**\$1,376,000**



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2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Property Overview

## Property Specifications

Address	63 N Main St, Brockport, NY 14420
Year Built	1991
Total SF	7,700 SF
County	Monroe
Access	N Main St
Signage	Building

## Property Highlights

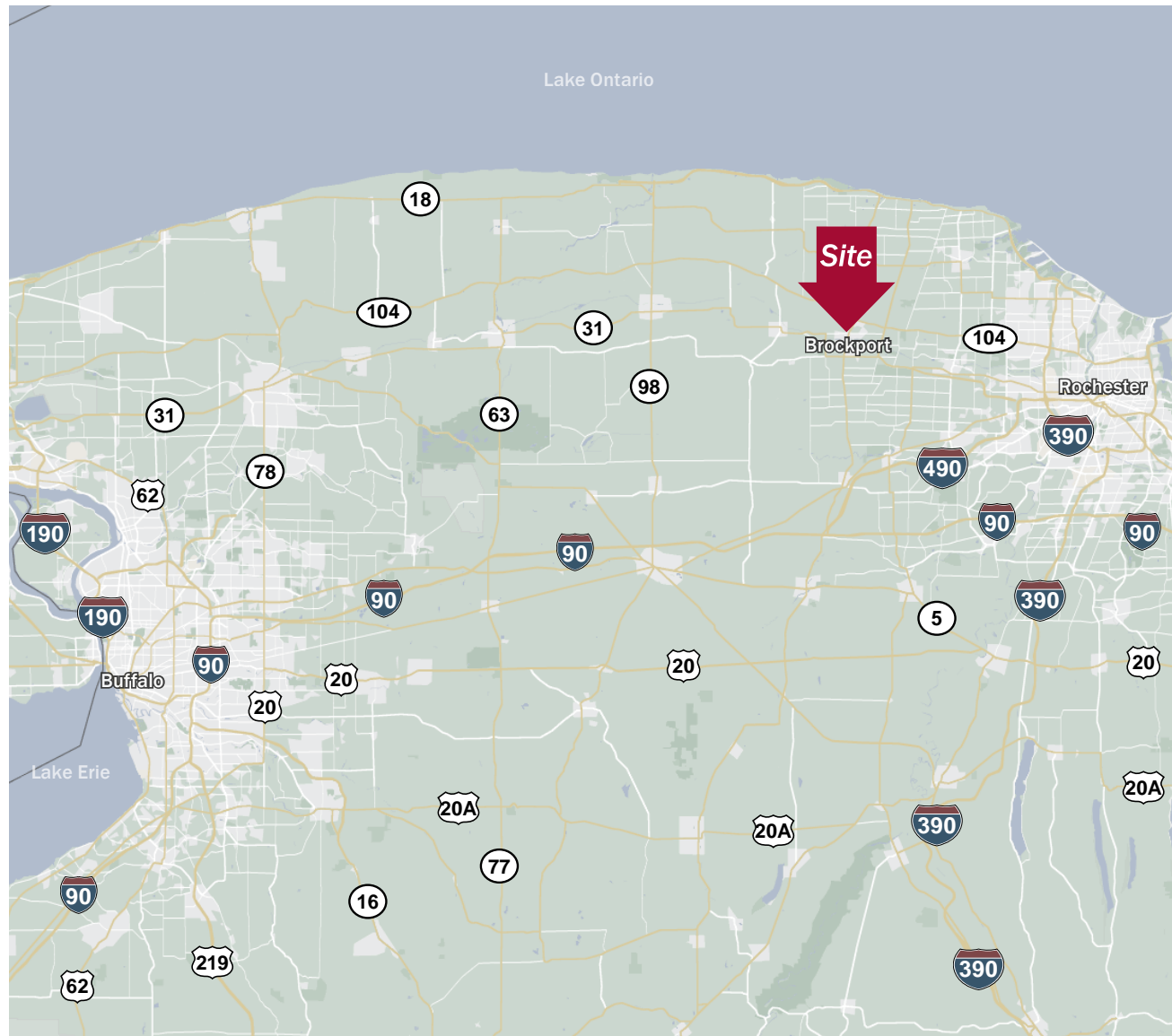
Credit Absolute Net Pizza Hut with value-add net leased retail center

Long standing tenancy ( Pizza Hut has operated out of this location for more than 30 years).

Located on a main artery through the Village of Brockport

Walking distance to State University of New York Brockport (home to 6,900 students)

Great visibility and direct access to North Main Street





# Property Overview | Rent Roll

Tenant	Address	Lease Start	Lease Expiration	PSF	SF	Annual Rent	Escaltions	Options	Option Rent	Lease Structure	LL Responsibilities
Groceries & Beyond, LLC	65 North Main St. Brockport, NY 14420	11/26/2023	11/26/2028	\$10.00	4,500	\$45,000.00	\$1/SF per annum	2x5 years	\$64,350.00	NNN	Roof, Structure , Parking Lot
Sarah's Nail Designs LLC	61 North Main St. Brockport, NY 14420	9/1/2024	8/31/2029	\$13.00	800	\$10,400.00	2%	2x5 years	2% annually	NNN	Roof, Structure , Parking Lot
Pizza Hut	62 North Main St. Brockport, NY 14420	New 15 year deal	New 15 year deal	\$27.08	2,400	\$65,000.00	10% every 5	4x5 years	10% @ each option	Absolute Net	None
<b>Total</b>					<b>7,700</b>	<b>\$120,400.00</b>					

NOI	\$120,400
CAP RATE	8.75%
PRICE	\$1,376,000

# \$1,376,000

Key: ■ Pizza Hut ■ Retail Center



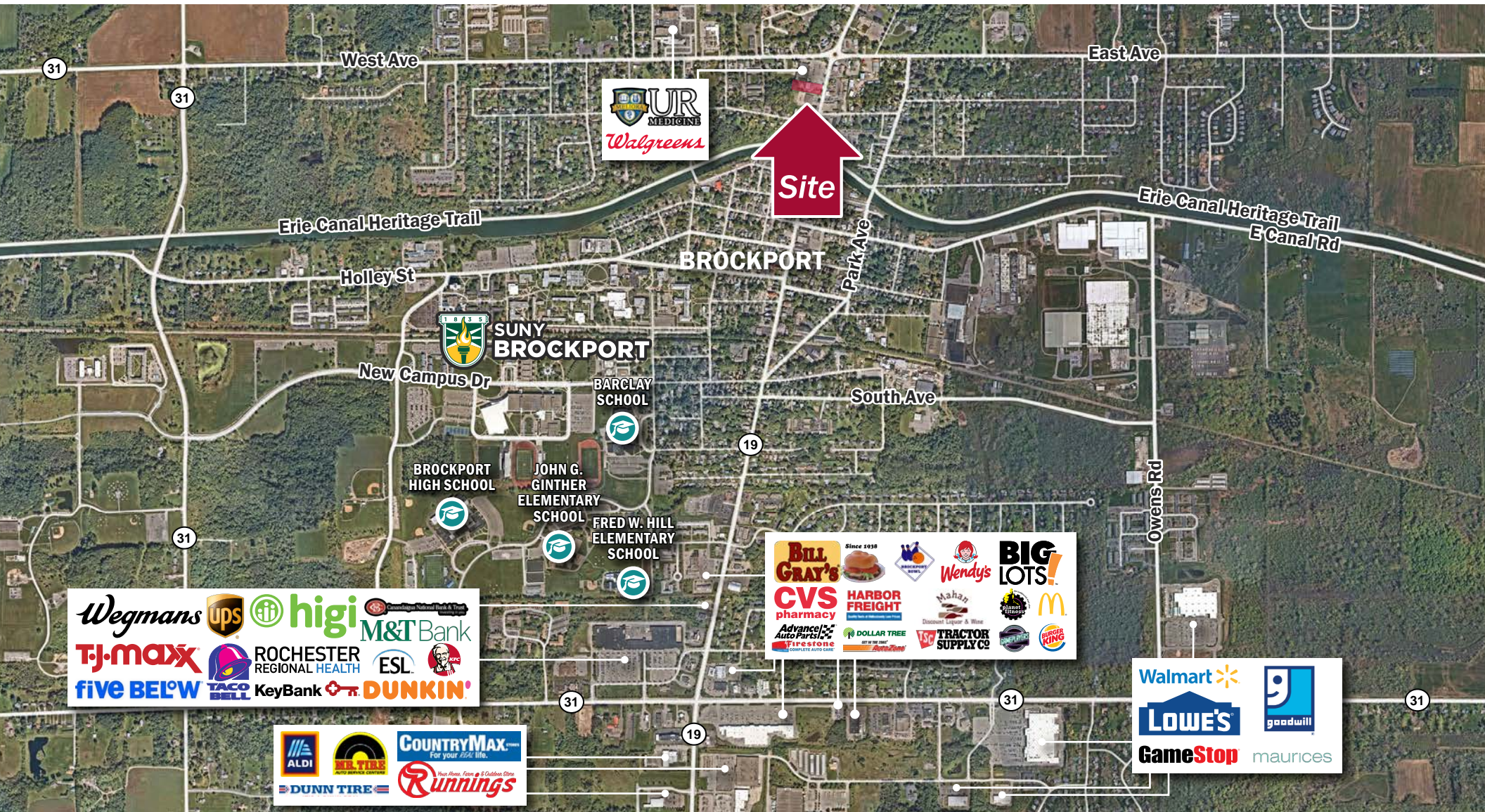
# Property Overview | Property Photos





# Market Overview

## Location Aerial





# Market Overview

## About Brockport, NY

### Brockport Market

“The Victorian Village on the Erie Canal” was incorporated in 1829, 4 years after the completion of the Erie Canal. Brockport’s pedestrian friendly downtown of small shops and restaurants is listed on the National Register of Historic places. The Village prides itself on its public art, its Canalfront Welcome Center staffed by volunteers who greet boaters and Erie Canal cyclists, and its nine public parks. Located 20 miles west of the city of Rochester and 11 miles south of Lake Ontario, Brockport is home to SUNY Brockport. Once an agricultural and manufacturing center, today’s village industries include frozen food packaging and distribution and electronic recycling.

SOURCE: <https://brockportny.org/>



“The Victorian Village on the Erie Canal”



**\$72k**  
Average Household Income  
(within 1mi of site)



**9,366**  
Population  
(within 1mi of site)



NNN Pizza Hut & Retail Strip

2400 South Boulevard | Suite 300  
Charlotte, NC 28203



# Market Overview | Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,686	17,010	27,071
2020 Population	8,920	16,242	25,925
2023 Population	9,366	16,916	26,657
2028 Population	9,490	17,209	26,929
2010-2020 Annual Rate	-0.82%	-0.46%	-0.43%
2020-2023 Annual Rate	1.51%	1.26%	0.86%
2023-2028 Annual Rate	0.26%	0.34%	0.20%
2020 Male Population	46.5%	47.8%	48.8%
2020 Female Population	53.5%	52.2%	51.2%
2020 Median Age	26.3	32.4	36.9
2023 Male Population	48.3%	48.7%	49.1%
2023 Female Population	51.7%	51.3%	50.9%
2023 Median Age	28.8	33.9	37.3

In the identified area, the current year population is 26,657. In 2020, the Census count in the area was 25,925. The rate of change since 2020 was 0.86% annually. The five-year projection for the population in the area is 26,929 representing a change of 0.20% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

#### Median Age

The median age in this area is 37.3, compared to U.S. median age of 39.1.

#### Race and Ethnicity

	1 mile	3 miles	5 miles
2023 White Alone	82.4%	84.3%	85.9%
2023 Black Alone	6.7%	5.1%	3.8%
2023 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2023 Asian Alone	1.3%	1.4%	1.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.8%	1.6%	1.6%
2023 Two or More Races	7.5%	7.3%	7.1%
2023 Hispanic Origin (Any Race)	6.5%	5.9%	5.7%

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 33.4 in the identified area, compared to 72.1 for the U.S. as a whole.

#### Households

	1 mile	3 miles	5 miles
2023 Wealth Index	49	68	74
2010 Households	3,094	5,966	9,786
2020 Households	3,189	6,210	10,154
2023 Households	3,441	6,582	10,593
2028 Households	3,572	6,841	10,923
2010-2020 Annual Rate	0.30%	0.40%	0.37%
2020-2023 Annual Rate	2.37%	1.81%	1.31%
2023-2028 Annual Rate	0.75%	0.77%	0.62%
2023 Average Household Size	2.15	2.24	2.31

The household count in this area has changed from 10,154 in 2020 to 10,593 in the current year, a change of 1.31% annually. The five-year projection of households is 10,923, a change of 0.62% annually from the current year total. Average household size is currently 2.31, compared to 2.33 in the year 2020. The number of families in the current year is 6,469 in the specified area.

# Market Overview | Demographics

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	20.1%	19.4%	17.5%
<b>Median Household Income</b>			
2023 Median Household Income	\$51,976	\$59,430	\$62,631
2028 Median Household Income	\$57,300	\$67,506	\$71,090
2023-2028 Annual Rate	1.97%	2.58%	2.57%
<b>Average Household Income</b>			
2023 Average Household Income	\$72,986	\$86,070	\$88,907
2028 Average Household Income	\$83,621	\$99,124	\$101,772
2023-2028 Annual Rate	2.76%	2.86%	2.74%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$28,310	\$33,857	\$35,580
2028 Per Capita Income	\$33,003	\$39,713	\$41,521
2023-2028 Annual Rate	3.12%	3.24%	3.14%
<b>GINI Index</b>			
2023 Gini Index	44.2	43.2	41.4
<b>Households by Income</b>			
Current median household income is \$62,631 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,090 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$88,907 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$101,772 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$35,580 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$41,521 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	88	94	104
2010 Total Housing Units	3,282	6,277	10,361
2010 Owner Occupied Housing Units	1,431	3,471	6,574
2010 Renter Occupied Housing Units	1,663	2,494	3,212
2010 Vacant Housing Units	188	311	575
2020 Total Housing Units	3,637	6,865	11,063
2020 Owner Occupied Housing Units	1,429	3,536	6,677
2020 Renter Occupied Housing Units	1,760	2,674	3,477
2020 Vacant Housing Units	441	657	884
2023 Total Housing Units	4,009	7,351	11,627
2023 Owner Occupied Housing Units	1,455	3,650	6,935
2023 Renter Occupied Housing Units	1,986	2,932	3,658
2023 Vacant Housing Units	568	769	1,034
2028 Total Housing Units	4,116	7,564	11,879
2028 Owner Occupied Housing Units	1,570	3,903	7,273
2028 Renter Occupied Housing Units	2,002	2,938	3,650
2028 Vacant Housing Units	544	723	956
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	47.7	50.2	51.4





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The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

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