

Subject Property

1517 Empire Blvd

1517 Empire Blvd 
Webster, NY 14580 - Northeast



TRAFFIC COUNTS

Empire Blvd/Rossman Dr	10.3K
Plank Rd/Creek St	10.7K
Creek St/Daytona Ave	9.4K
Creek Street/Browncroft Blvd	7.9K

LOCATION

Location Score:	Good Location (51)
Walk Score®:	Car-Dependent (21)
Transit Score®:	Minimal Transit (0)

PROPERTY

Type:	Restaurant	Tenancy:	1 Tenant
Center:	-	Construction:	Wood Frame
GLA:	16,995 SF	Land AC:	2.30 AC
Year Built/Renov	1980	Building FAR:	0.17
Floors:	2	Total Expenses:	-
Loading Docks:	None		
Parking	70 free Surface Spaces are available; Ratio of 4.12/1000 SF		
Features:	-		
Frontage:	102' on Empire Blvd (with 1 curb cut)		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	0%
Submarket:	7.0%

NNN ASKING RENTS PER SF

Current:	\$13-16 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$15.87
Submarket (Market Rent):	\$16.40

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	500
Peers Count:	17
Peers Avg:	29
Submarket:	173,068

AVAILABLE SPACES

Currently No Available Spaces


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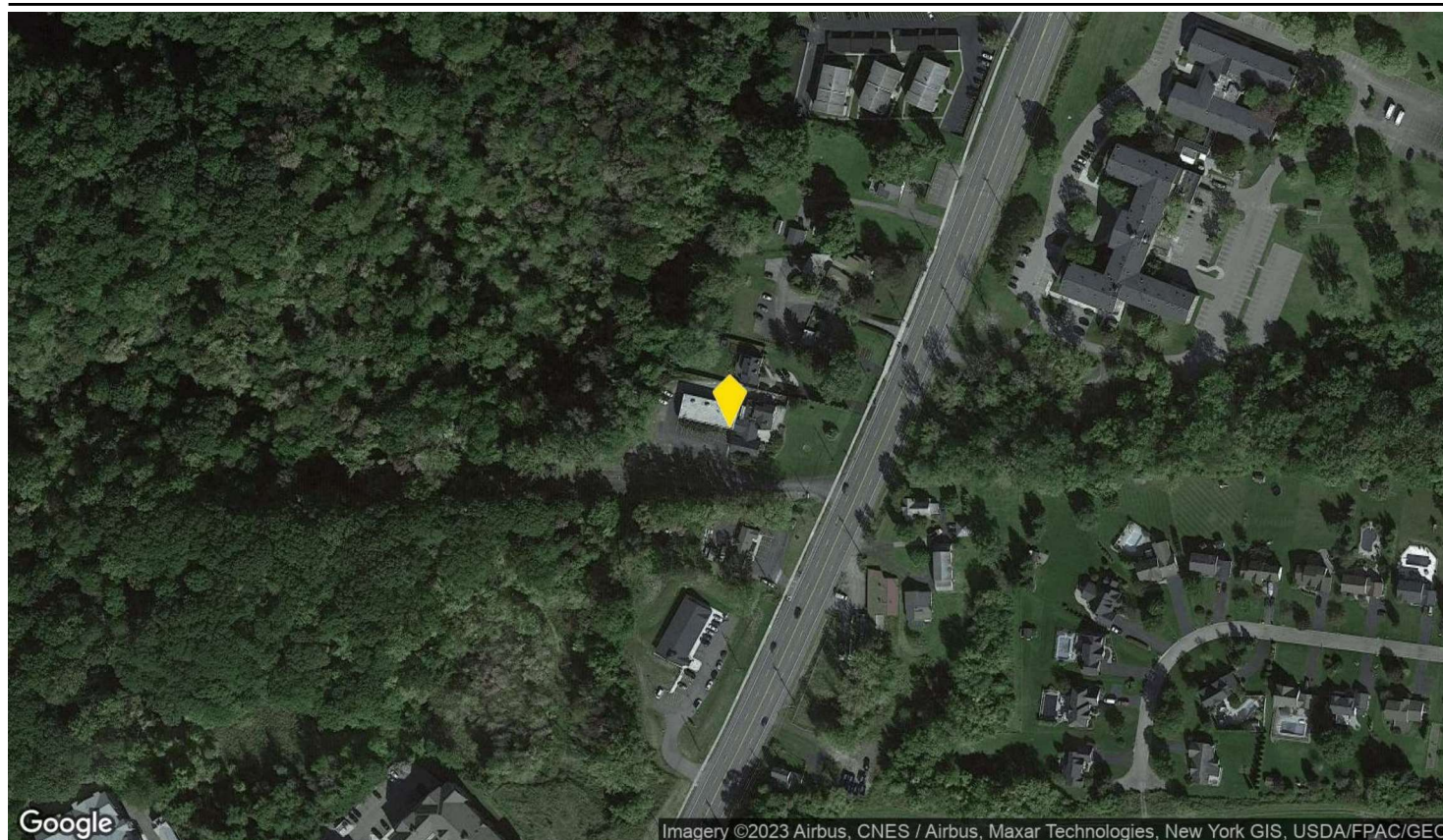
SITE PLAN



TENANTS

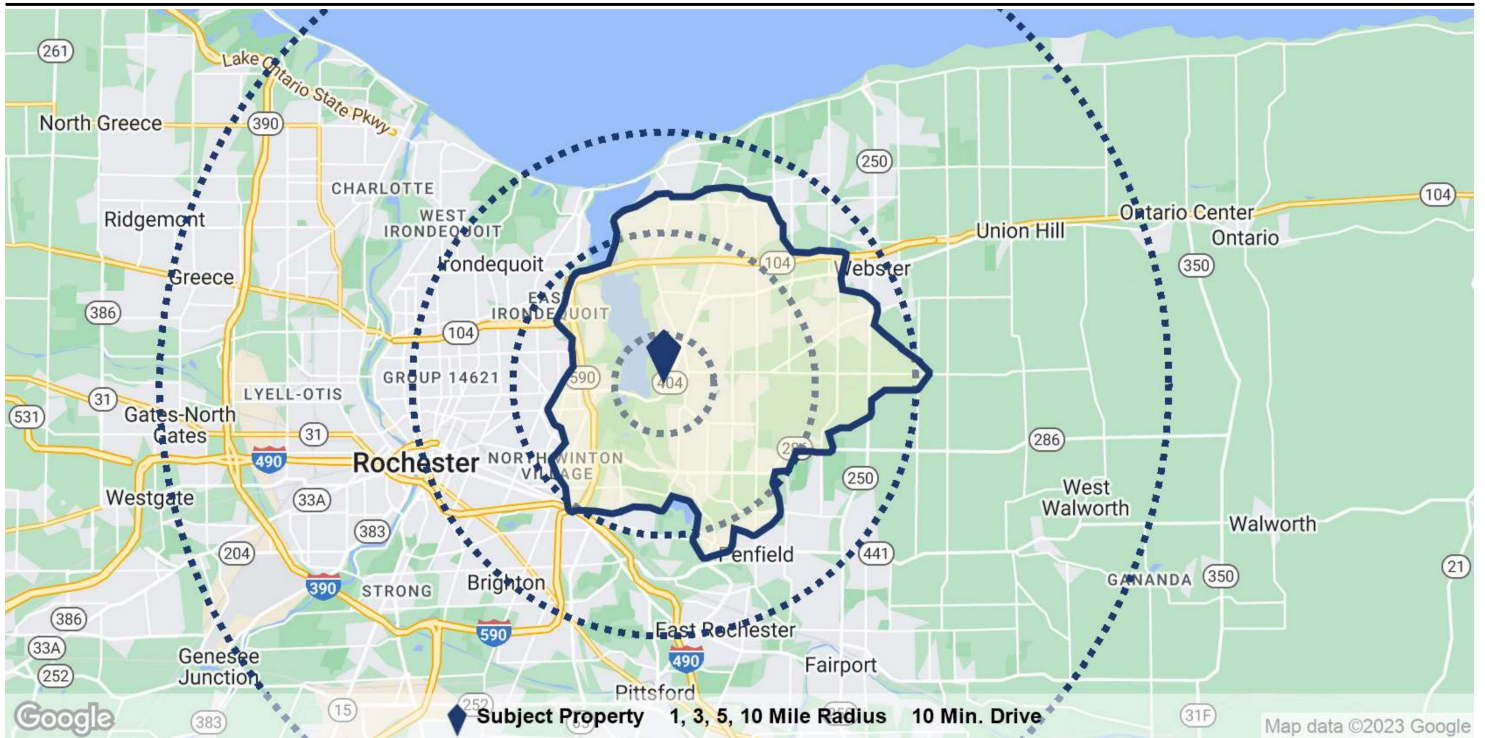
Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
Stoneyard Beer Hall & Grill LLC		Cocktail Bar	16,995	No	Nov 2016	-

AERIAL VIEW



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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	4,024	62,516	213,397	561,588	56,196
5 Yr Growth	2.8%	1.1%	1.2%	1.3%	2.3%
Median Age	48	44	40	40	45
5 Yr Forecast	47	44	41	41	45
White / Black / Hispanic	91% / 4% / 4%	82% / 12% / 8%	76% / 18% / 14%	72% / 20% / 11%	91% / 4% / 4%
5 Yr Forecast	91% / 4% / 4%	83% / 12% / 8%	76% / 18% / 14%	72% / 20% / 11%	91% / 4% / 5%
Employment	2,358	15,669	110,828	395,545	31,383
Buying Power	\$139.4M	\$2B	\$5.7B	\$13.9B	\$2.1B
5 Yr Growth	4.2%	2.8%	3.1%	3.2%	4.6%
College Graduates	46.5%	39.5%	37.7%	35.7%	48.6%
Household					
Households	1,689	27,247	91,693	232,732	24,027
5 Yr Growth	3.7%	1.1%	1.3%	1.4%	2.4%
Median Household Income	\$82,530	\$73,191	\$62,221	\$59,903	\$87,717
5 Yr Forecast	\$82,936	\$74,418	\$63,328	\$60,975	\$89,660
Average Household Income	\$109,398	\$92,342	\$84,832	\$83,268	\$109,026
5 Yr Forecast	\$110,349	\$93,725	\$86,169	\$84,502	\$110,786
% High Income (>\$75K)	54%	49%	42%	41%	57%
Housing					
Median Home Value	\$197,472	\$163,740	\$164,238	\$162,125	\$205,626
Median Year Built	1978	1959	1955	1959	1971
Owner / Renter Occupied	66% / 34%	71% / 29%	58% / 42%	60% / 40%	77% / 23%