

# 7-Eleven

1255 Melville Rd

RETAIL PROPERTY FOR SALE

## ARIC SCHACHNER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CAMCO Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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# PROPERTY INFORMATION

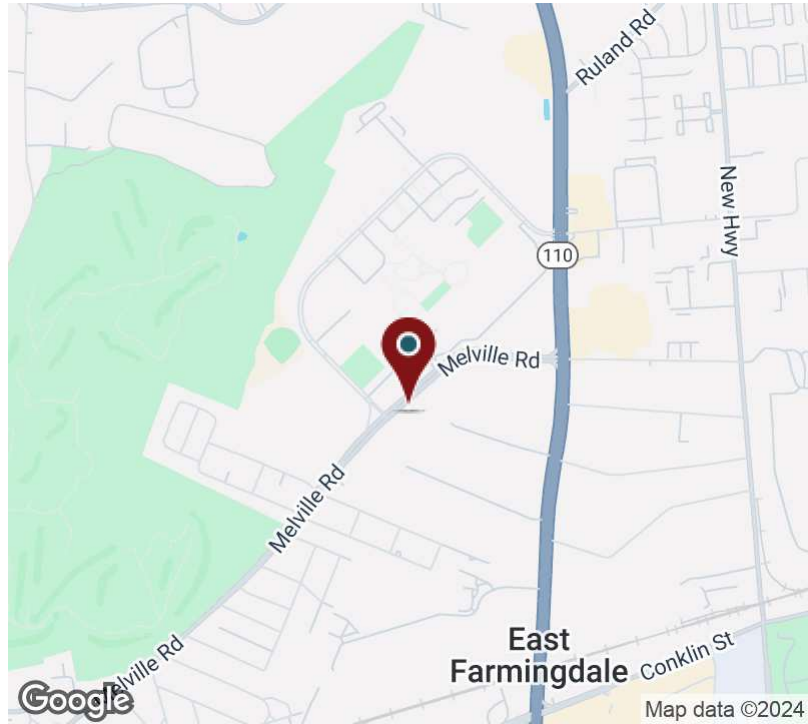
## Section 1

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### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,600,000
<b>Building Size:</b>	2,546 SF
<b>Lot Size:</b>	27,105 SF
<b>Property Type</b>	Single Tenant
<b>Price / SF:</b>	\$1,021.21
<b>Cap Rate:</b>	4.1%
<b>NOI:</b>	\$106,584
<b>Year Built:</b>	2000
<b>Renovated:</b>	2013
<b>Zoning:</b>	E
<b>Traffic Count:</b>	19,142

### PROPERTY OVERVIEW

Absolute Single Tenant Net Leased investment property for sale. 7-Eleven is responsible for all expenses related to the property including real estate taxes, insurance, and maintenance costs in addition to paying rent. The Landlord has no obligation regarding the properties operational costs. This investment property enjoys irreplaceable entitlements in a high barrier to entry market.

### PROPERTY HIGHLIGHTS

- Absolute NNN lease structure
- Single tenant, 100% occupancy
- 2,546 SF free-standing building
- Built in 2000, renovated in 2013
- Prime location in Farmingdale
- Zoned E for various retail uses
- Strong rental history and income
- Low maintenance investment opportunity

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**PROPERTY DESCRIPTION**

Absolute Single Tenant Net Leased investment property for sale. 7-Eleven is responsible for all expenses related to the property including real estate taxes, insurance, and maintenance costs in addition to paying rent. The Landlord has no obligation regarding the properties operational costs.

**LOCATION DESCRIPTION**

**\*\*Location Description\*\***

This 7-Eleven store, situated at 1255 Melville Road in Farmingdale, New York, enjoys an advantageous location in a high-traffic area within the Village of Farmingdale. This sought-after location offers a mix of convenient amenities and local charm, making it an ideal choice for retail property investors. Just a short drive away, visitors can explore the picturesque Bethpage State Park or take in a round of golf at the prestigious Bethpage Black Golf Course. With easy access to major roadways and public transportation, the location is unreplaceable.

**\*\*Retail Environment and Nearby Amenities:\*\***

The store is positioned within a vibrant retail hub, surrounded by a mix of both national chains and local businesses, ensuring steady customer flow. Some notable neighboring retailers include LA Fitness, Bob's Discount Furniture, Target, Restaurant Depot, Verizon Wireless, Dunkin' Donuts, and many more, making it a focal point of local commercial activity. Additionally, the Farmingdale State College, which boasts an enrollment of 8,648 students, is directly across from the 7-Eleven, providing a constant stream of potential customers. Northshore University Hospital, a significant healthcare facility with 806 beds, is located just two miles away, adding to the store's strategic positioning.

**\*\*Traffic and Demographics:\*\***

The surrounding area is densely populated, with about 70,561 residents living within a three-mile radius and over 334,000 individuals residing within a five-mile radius. The high visibility along Melville Road and Broadhollow Road contributes to robust traffic, with daily counts reaching 11,661 vehicles on Melville Road and 70,165 on Broadhollow Road.

**\*\*About Long Island:\*\***

Long Island, well-known for its contributions to science and technology, hosts major research institutions like Brookhaven National Laboratory and Cold Spring Harbor Laboratory, both of which have made groundbreaking discoveries in physics and biology. The area has also attracted major tech companies such as Zebra Technologies and Computer Associates, which have turned Long Island into a tech hub. The region is also home to the largest industrial parks on the East Coast, the Hauppauge Industrial Park, employing over 71,000 people. Long Island's culinary landscape reflects its diverse population, offering a range of ethnic cuisines including Italian, Asian, Jewish, and Latin American foods.

In summary, this 7-Eleven's location within a thriving commercial zone, combined with the strong local demographics, robust traffic, and proximity to key points of interest, makes it a compelling opportunity.

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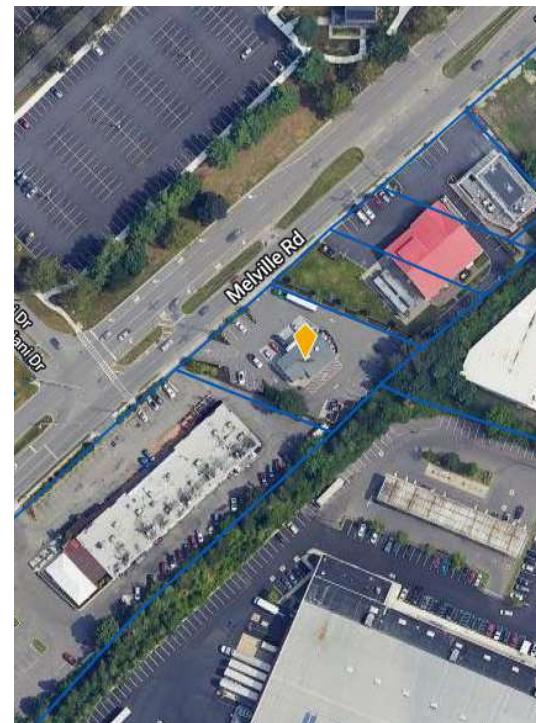
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**FOR SALE**



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# LOCATION INFORMATION

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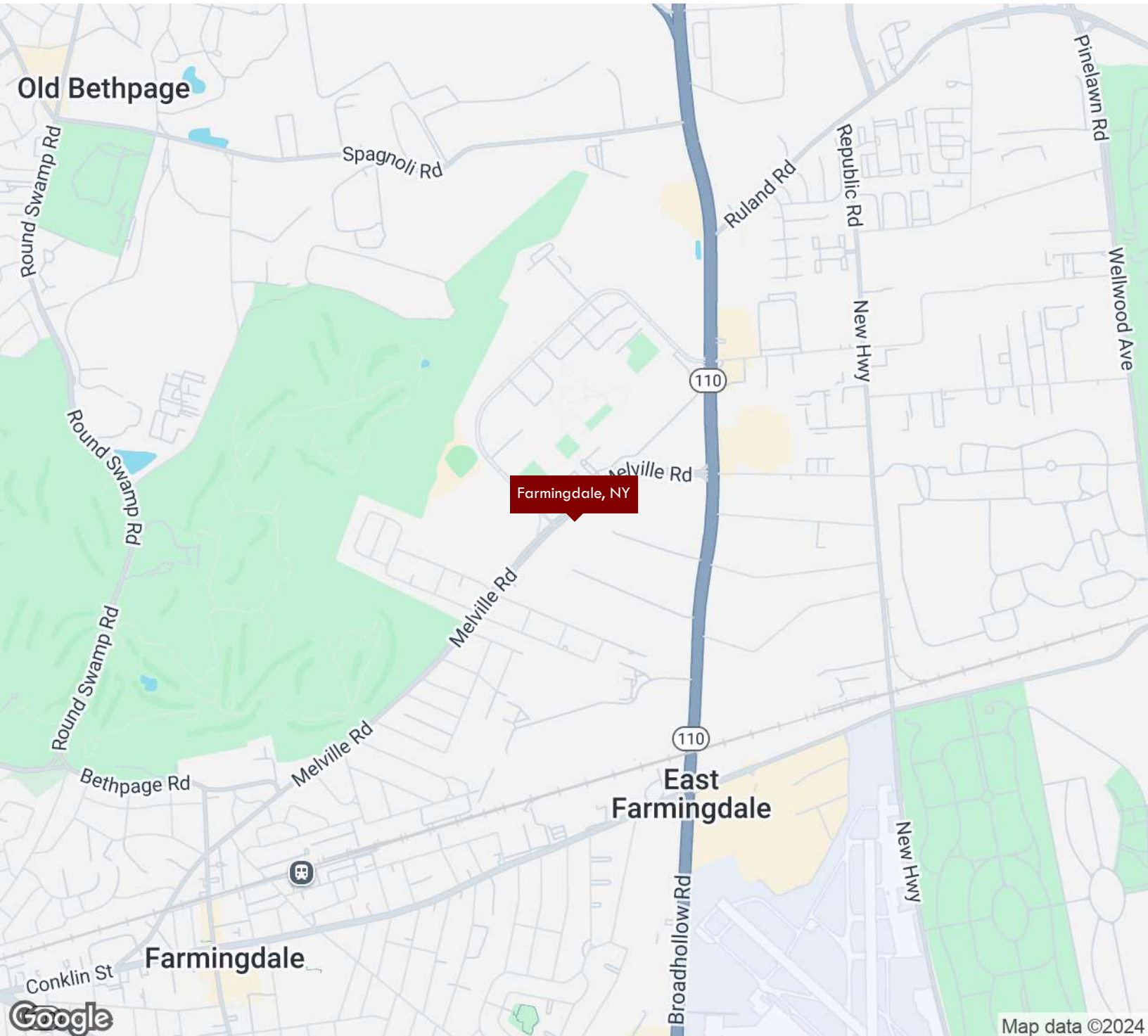
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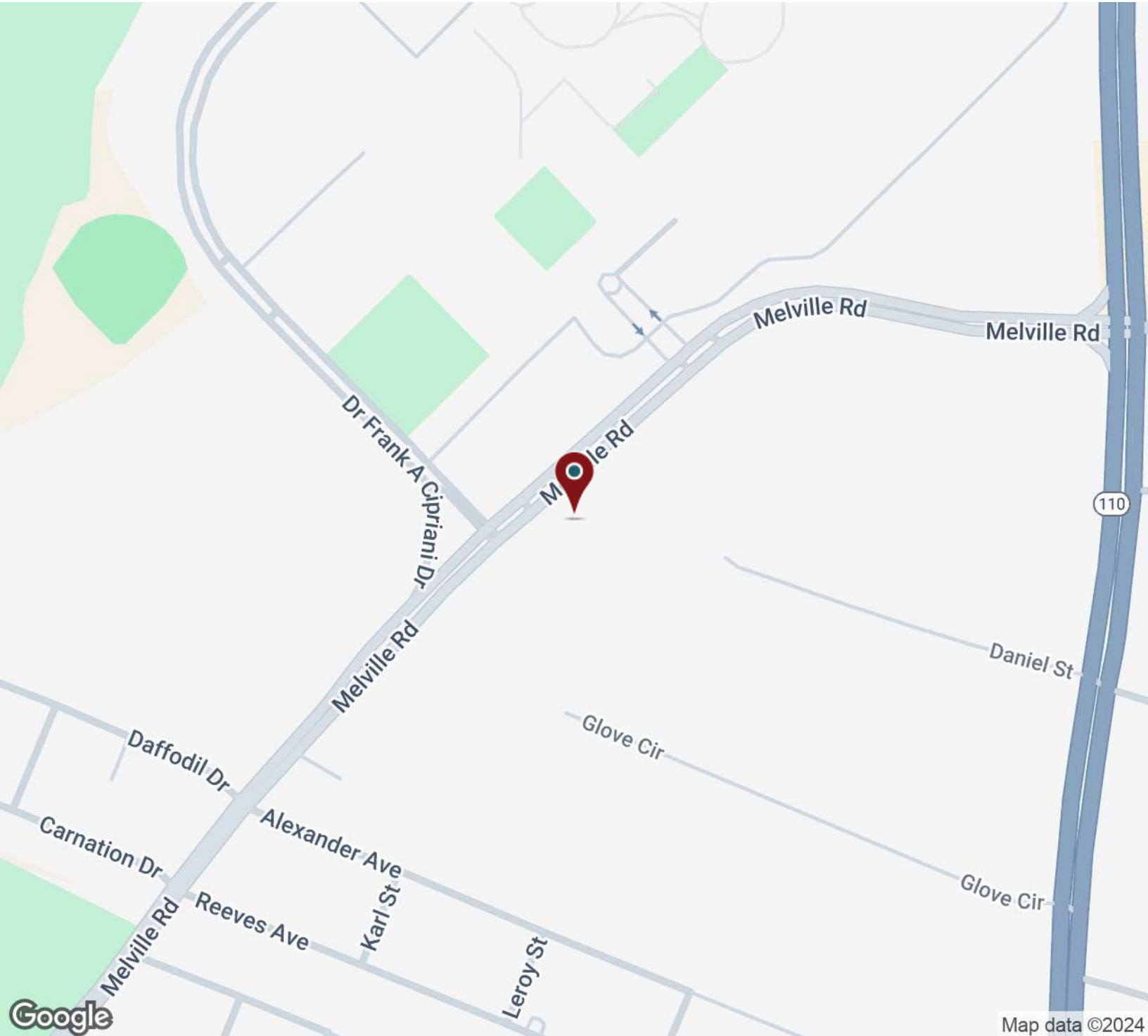
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

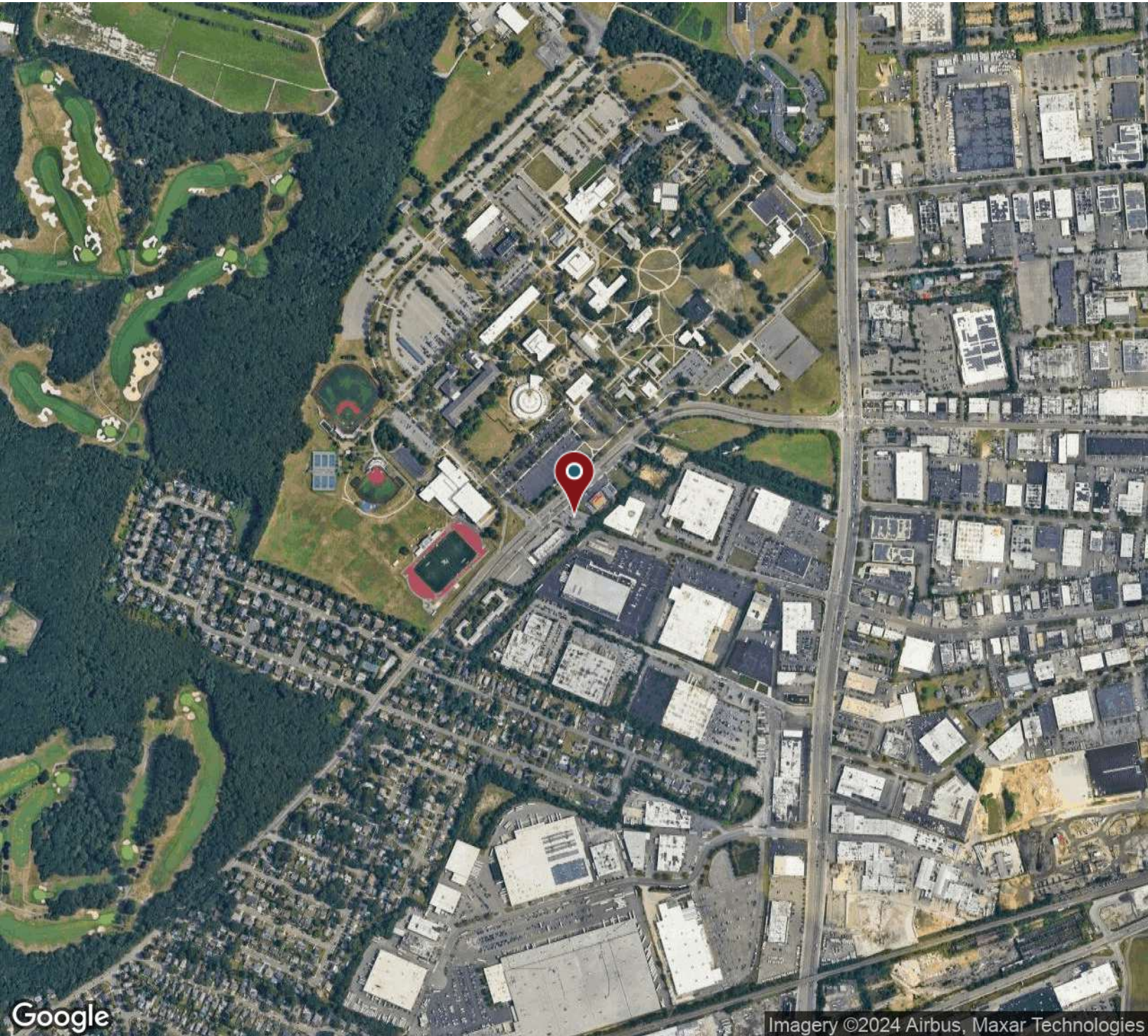


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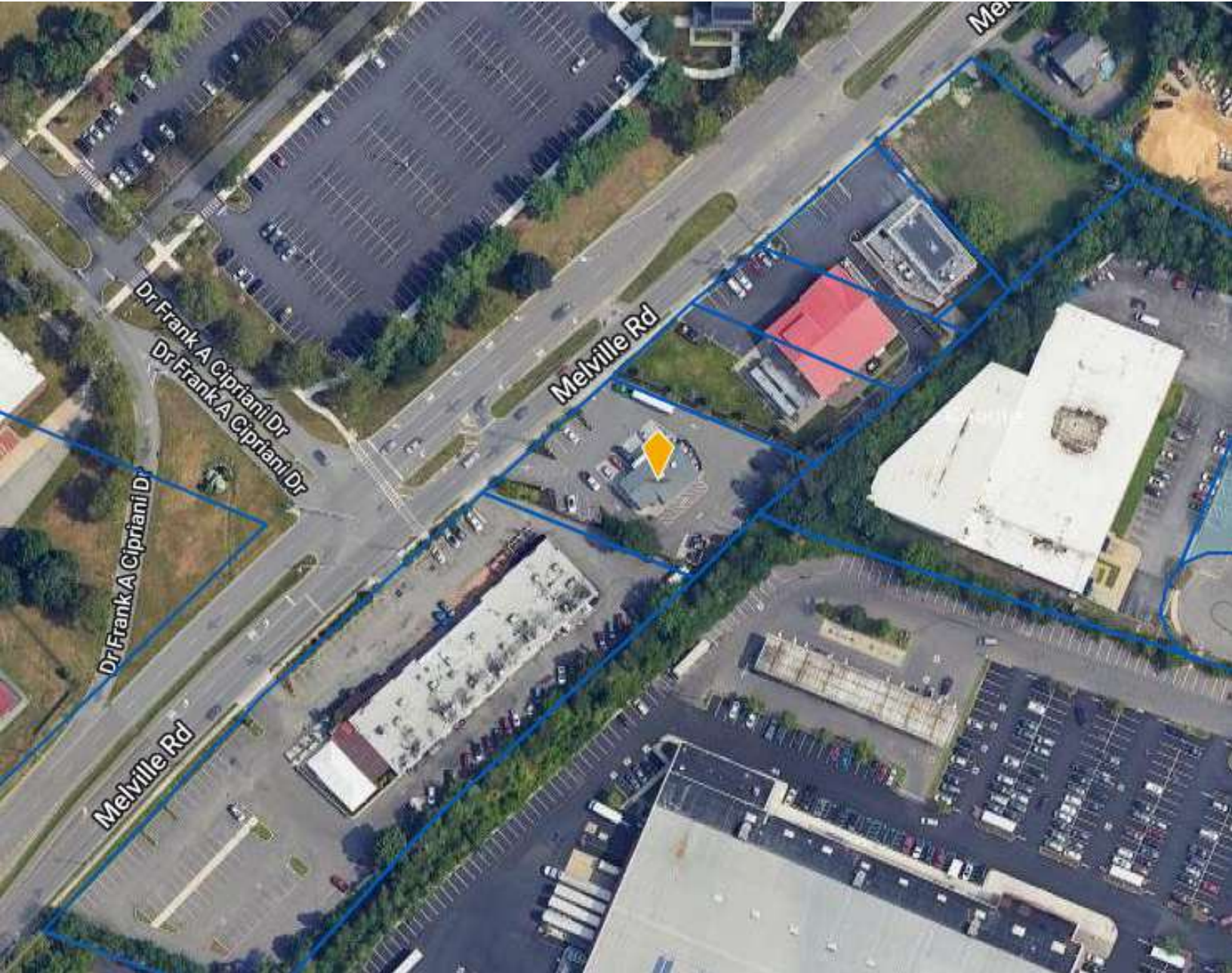


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# FINANCIAL ANALYSIS

## Section 3

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**INVESTMENT OVERVIEW**

Price	\$2,600,000
Price per SF	\$1,021
Price per Unit	\$2,600,000
GRM	24.39
CAP Rate	4.10%
Cash-on-Cash Return*	4.10%
Total Return*	\$106,584

**OPERATING DATA**

Gross Scheduled Income*	\$106,584
Other Income( Real Estate Taxes)	\$28,872
Total Scheduled Income*	\$135,457
Gross Income*	\$135,457
Operating Expenses	\$28,872
Net Operating Income*	\$106,584
Pre-Tax Cash Flow*	\$106,584

\*(Based the average annual rent over the remaining term, including both the initial term and the option periods)

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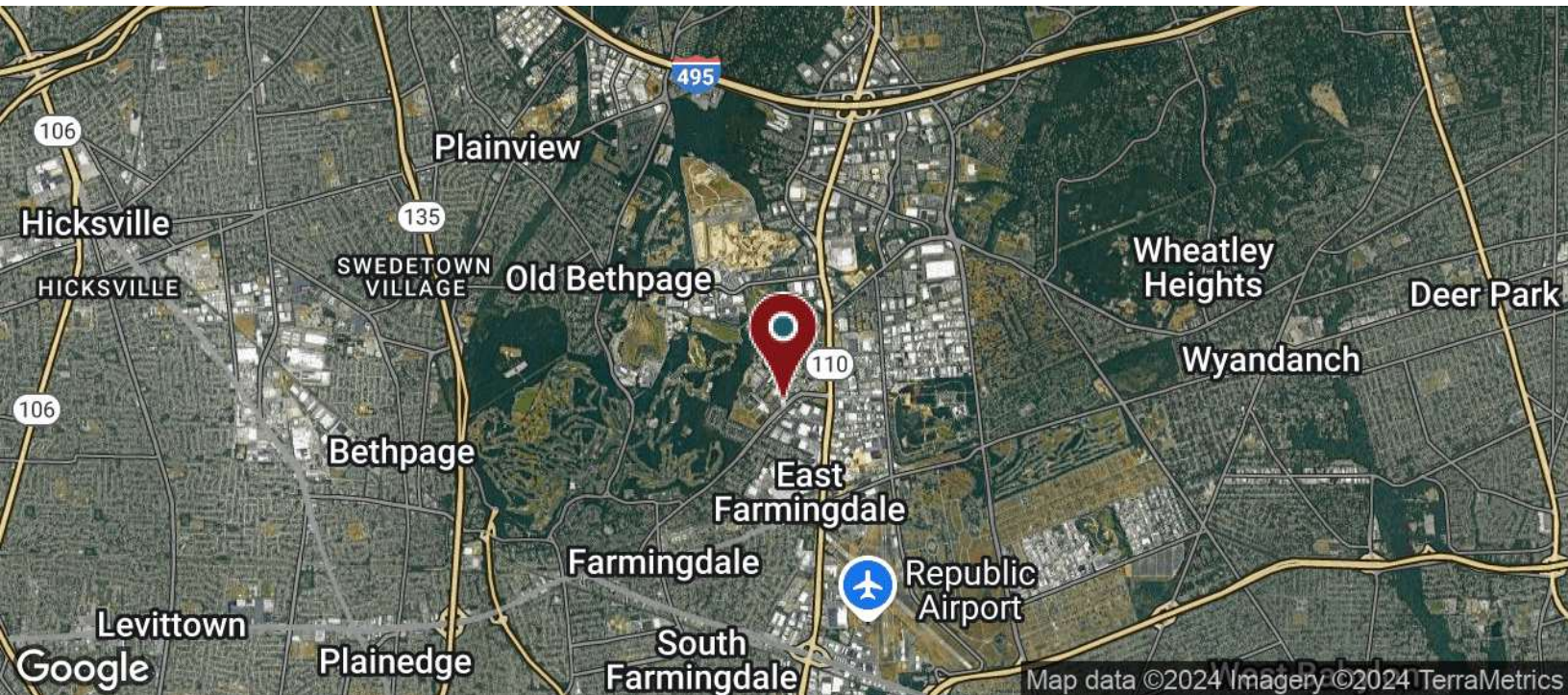
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**LEASE TERM SUMMARY**

LEASE YEAR	YEAR(S)	ANNUAL RENT
1-5 (Initial Term)	Dec 1, 2013 - Nov 30, 2018	\$75,000.00
6-10 (Initial Term)	Dec 1, 2018 - Nov 30, 2023	\$82,500.00
11-15 (Initial Term)	Dec 1, 2023 - Nov 30, 2028	\$90,750.00
16-20 (Option 1)	Dec 1, 2028 - Nov 30, 2033	\$99,825.00
21-25 (Option 2)	Dec 1, 2033 - Nov 30, 2038	\$109,807.50



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# SALE COMPARABLES

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**FOR SALE**



**7-ELEVEN**

1255 Melville Rd, Farmingdale, NY 11735

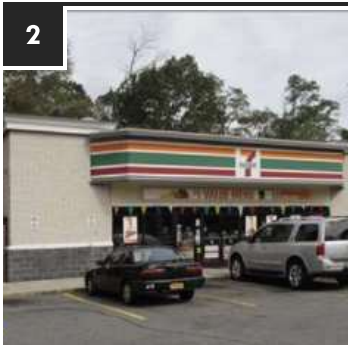
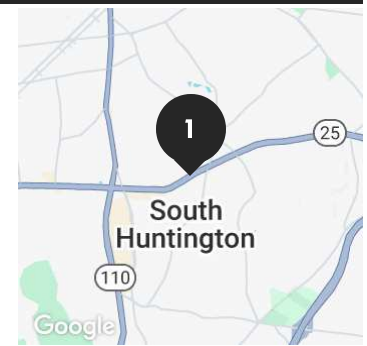
Price: \$2,600,000 Bldg Size: 2,546 SF  
 Lot Size: 27,105 SF No. Units: 1  
 Cap Rate: 4.10% Year Built: 2000



**336-360 E JERICHO TPKE**

336-360 E Jericho Tpke, Huntington Station, NY 11746

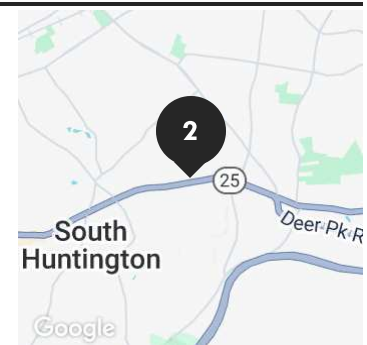
Price: \$7,500,000 Bldg Size: 3,043 SF  
 Lot Size: 53,579 SF No. Units: 1  
 Cap Rate: 4.33% Year Built: 2022



**901 E JERICHO TURNPIKE**

901 E Jericho Turnpike, Huntington Station, NY 11746

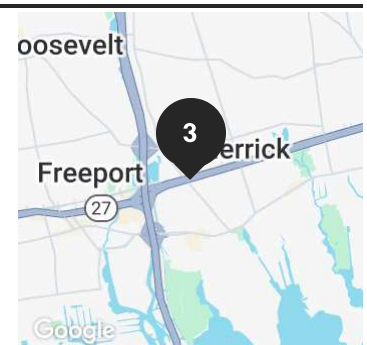
Price: \$2,400,000 Bldg Size: 2,991 SF  
 Lot Size: 20,909 SF No. Units: 1  
 Cap Rate: 5% Year Built: 1999



**203 SUNRISE HWY**

203 Sunrise Hwy, Merrick, NY 11566

Price: \$3,700,000 Bldg Size: 3,000 SF  
 Lot Size: 16,998 SF No. Units: 1  
 Cap Rate: N/A Year Built: 1971

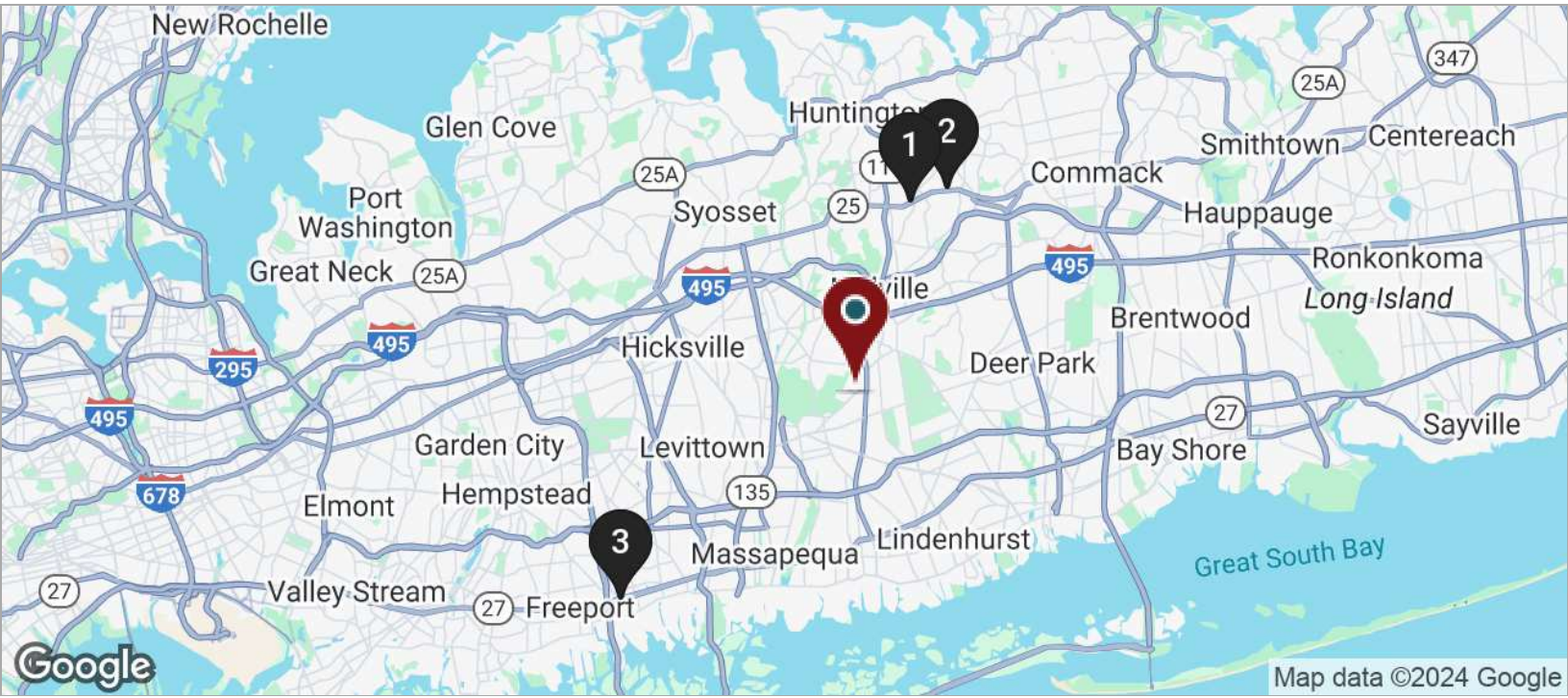


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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	<b>7-Eleven</b> 1255 Melville Rd Farmingdale, NY	\$2,600,000	2,546 SF	27,105 SF	1	4.10%
1	<b>336-360 E Jericho Tpke</b> 336-360 E Jericho Tpke Huntington Station, NY	\$7,500,000	3,043 SF	53,579 SF	1	4.33%
2	<b>901 E Jericho Turnpike</b> 901 E Jericho Turnpike Huntington Station, NY	\$2,400,000	2,991 SF	20,909 SF	1	5%
3	<b>203 Sunrise Hwy</b> 203 Sunrise Hwy Merrick, NY	\$3,700,000	3,000 SF	16,998 SF	1	-
<b>AVERAGES</b>		<b>\$4,533,333</b>	<b>3,011 SF</b>	<b>30,495 SF</b>	<b>1</b>	<b>4.67%</b>

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# DEMOGRAPHICS

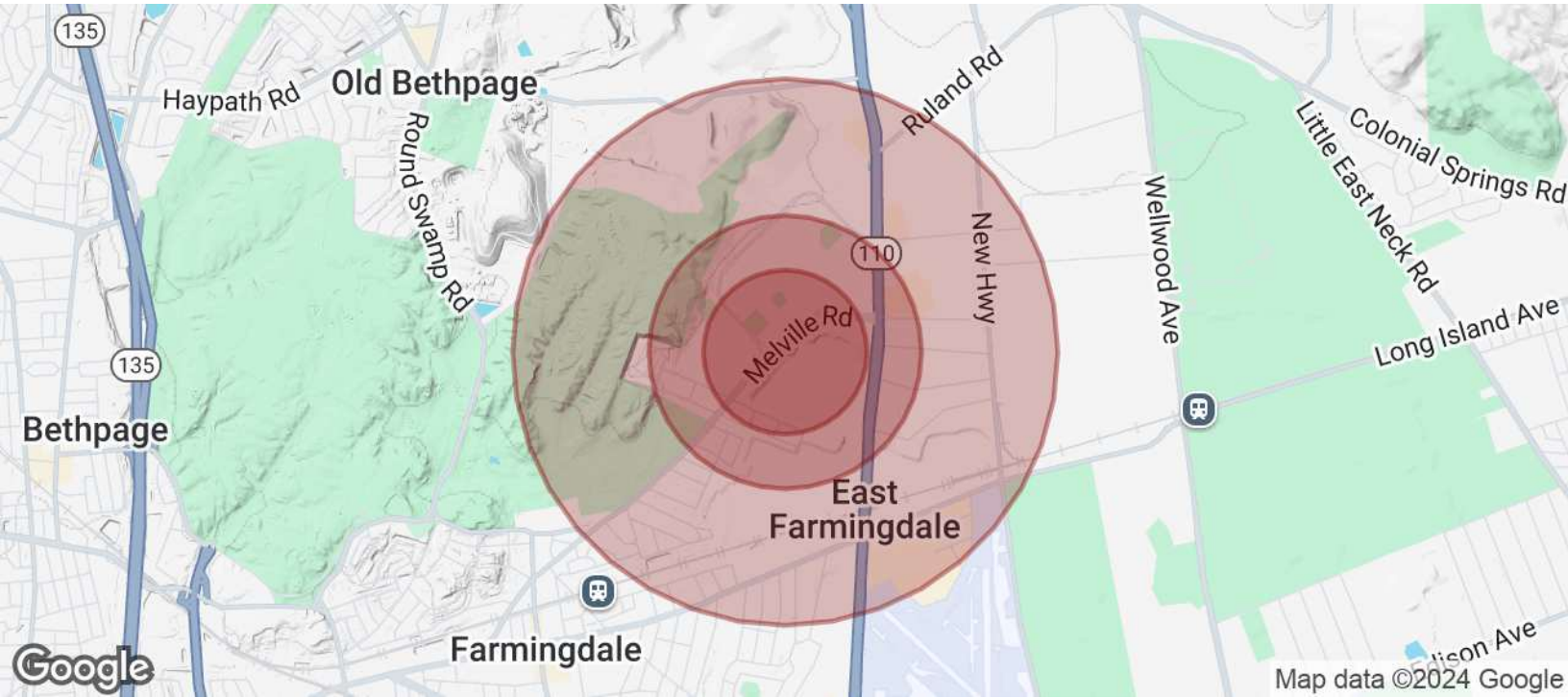
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**POPULATION**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Population	433	1,251	3,901
Average Age	40	40	44
Average Age (Male)	39	39	42
Average Age (Female)	40	40	45

**HOUSEHOLDS & INCOME**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Households	129	376	1,370
# of Persons per HH	3.4	3.3	2.8
Average HH Income	\$203,139	\$202,669	\$169,759
Average House Value	\$720,671	\$722,912	\$690,825

Demographics data derived from AlphaMap

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# ADVISOR BIOS

## Section 6

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Direct: 631.389.0263

**PROFESSIONAL BACKGROUND**

Aric Schachner is President and Co-Founder of CAMCO Commercial Real Estate LLC and a NYS Licensed Real Estate Associate Broker.

Born in Milwaukee, Wisconsin, Aric was raised in Belle Terre, New York and went to Earl L. Vandermeulen High School in Port Jefferson, NY. After high school, he attended NYU and graduated with a B.S. in Finance and Marketing from the Stern School of Business at New York University.

Aric Schachner was a founding member of SVN's first franchise on Long Island, SVN | Realty Three Advisors in 2010. Starting as the firm's Administrative Director, Aric gained responsibility over time demonstrating excellent communication and leadership skills. He deftly leveraged his education in finance to create complex financial models for property valuation, while his marketing background enhanced his ability to craft a companywide marketing plan while implementing and executing property specific marketing including design and construction of property proposals, websites, and other marketing collateral. Along the way, Aric earned his NY State Real Estate Salesperson's License. Once licensed, Aric took to the transactional side of real estate quickly, closing millions of dollars of lease and sale transactions in just a couple of years, being awarded the title of "Rising Star in Commercial Real Estate" by Long Island Business News in 2015. In October of 2015 Aric earned his broker's license becoming a NYS Licensed Real Estate Associate Broker. Aric was promoted to Managing Director of SVN | Realty Three Advisors on January 1st, 2018.

Aric Schachner with long time partners of his from SVN, formed CAMCO Commercial Real Estate in January of 2021. CAMCO CRE is a full service commercial real estate brokerage firm providing solutions to large corporations, middle market businesses, and individual entrepreneurial investors.

Aric Schachner works hard to build lasting relationships with property owners and tenants alike. He has closed lease and sale deals throughout New York, facilitating transactions with clients such as: Chick-Fil-A, CVS, The First National Bank of Long Island, Blue Point Brewery, real estate investors, family investment portfolios, local businesses, physicians, and professionals.

**EDUCATION**

Stern School of Business, New York University, B.S. in Finance and Marketing Continuing Education at NYU Schack Institute of Real Estate in Real Estate Analysis and Valuation

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**PROFESSIONAL BACKGROUND**

Sam Lefkowitz is a Commercial Real Estate Agent based in Port Jefferson, Long Island, offering a wide range of services, including cash flow analysis, property valuations, and debt restructuring advice. Samuel's experience in real estate asset management and brokerage provides him with a comprehensive understanding of the commercial sector.

Sam holds a bachelor's degree in history from Syracuse University and a master's degree in real estate from New York University. He began his career as a brokerage associate for Adams and Co in Manhattan, followed by a role at 4th Dimension Properties as an associate asset manager, overseeing day-to-day operations and leasing for mall properties across the nation.

Sam then worked at Basis Investment Group, a commercial real estate private equity platform, where he personally managed the oversight of \$1.03 billion in bridge loans, mezzanine loans, preferred equity investments, CMBS B pieces, and agency loans as an asset manager.

When not working, Sam enjoys boating on his Mako center console, fishing and exploring Long Island's waterways..

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