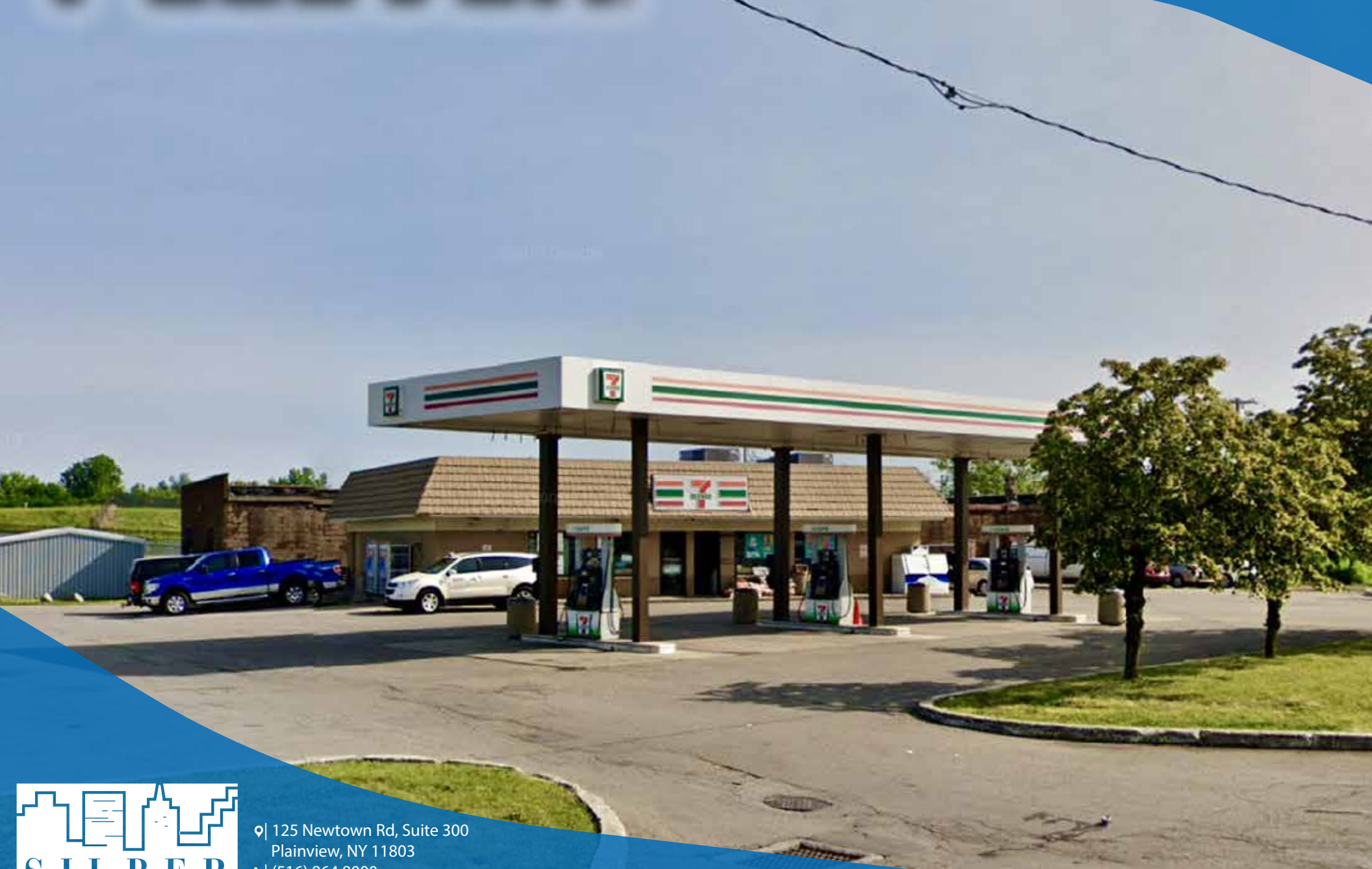




1133 Scottsville Rd | Rochester, NY 14624
\$995,000 | 5.7% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Lease Expiration:	May 1, 2030
Annual Rent:	\$56,721
Options:	Four (4) @ Five (5) Years
Increases:	5% Bump Every 5 Years
Building Size:	2,688 SF
Lot Size:	0.68 Acres
Lease Type:	NN (Landlord Responsible for Roof & Structure)
Pumps:	6
Price:	\$995,000 5.7% CAP



Highlights

- Located right off of Interstate 390 with over 77,000 vehicles per day
- Conveniently located by Frederick Douglass Greater Rochester International Airport
- Close proximity to University of Rochester and Monroe Community College
- Just 6 minutes from Strong Memorial Hospital and Monroe Community Hospital
- Bus stop directly at the corner of exit



INTERSTATE
390

I-390 - 77,002 VPD

383

INTERSTATE
390

383



BUS STOP

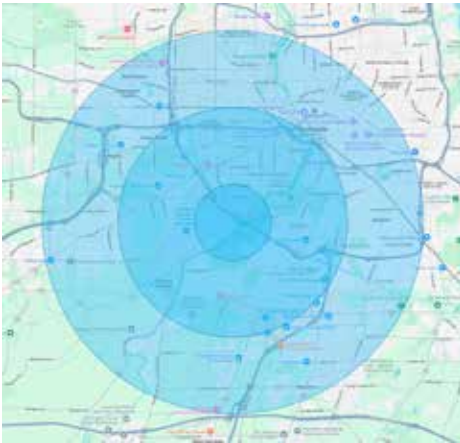
Scottsville Rd - 16,502 VPD



383



Information Shown is Reported To Be From Reliable Sources. No Representation is Made to the Accuracy Thereof And Is Submitted Subject to Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice.



POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	7,632	85,027	240,627
2023 POPULATION	7,316	82,949	236,123
2028 POPULATION PROJECTION	7,169	81,616	232,541
ANNUAL GROWTH 2010-2023	-1.00%	-0.60%	-0.50%
ANNUAL GROWTH 2023-2028	-0.40%	-0.30%	-0.30%

2020 POPULATION BY RACE:

WHITE	2,271	34,657	115,325
BLACK	3,951	31,304	67,117
AMERICAN INDIAN/ALASKAN NATIVE	8	157	455
ASIAN	282	5,389	13,680
HAWAIIAN & PACIFIC ISLANDER	3	20	49
TWO OR MORE RACES	802	11,422	39,498
HISPANIC ORIGIN	508	9,043	33,670

HOUSEHOLDS:

2010 HOUSEHOLDS	3,059	34,192	102,224
2023 HOUSEHOLDS	2,922	33,241	100,449
2028 HOUSEHOLD PROJECTION	2,861	32,652	98,882
ANNUAL GROWTH 2010-2023	-0.90%	-0.40%	-0.10%
ANNUAL GROWTH 2023-2028	-0.40%	-0.40%	-0.30%
OWNER OCCUPIED HOUSEHOLDS	1,366	11,881	39,399
RENTER OCCUPIED HOUSEHOLDS	1,495	20,770	59,483
AVG HOUSEHOLD INCOME	\$67,237	\$62,876	\$70,581
MEDIAN HOUSEHOLD INCOME	\$54,492	\$46,862	\$52,005

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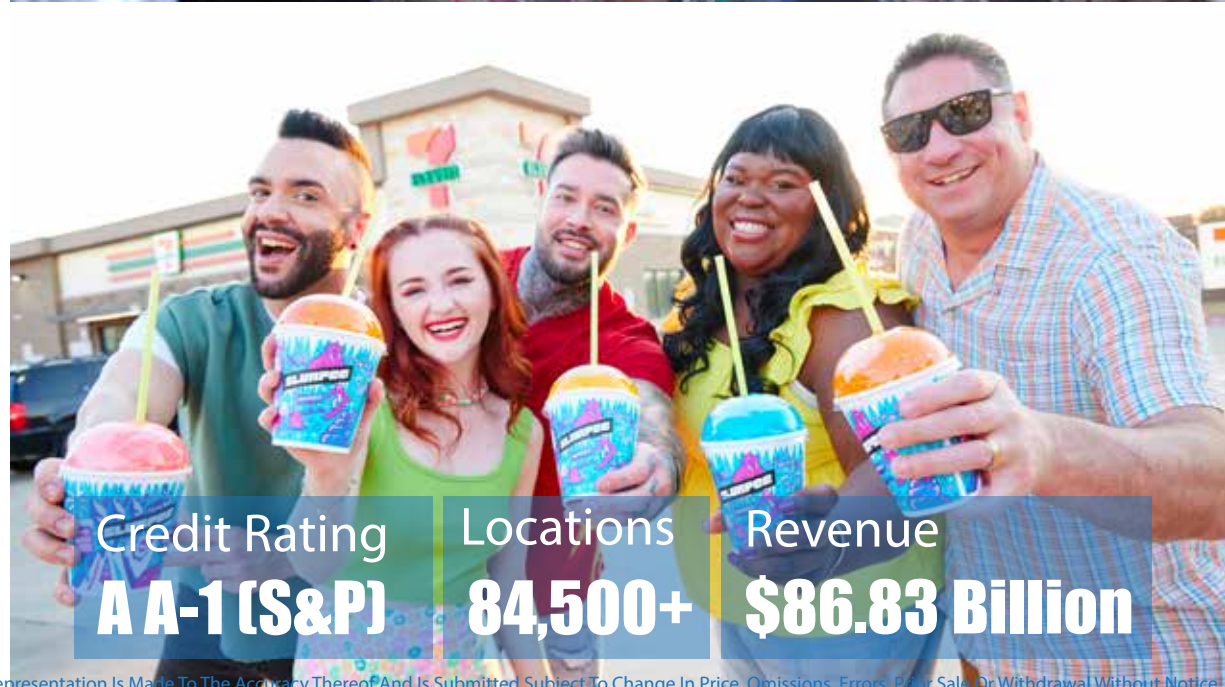


7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



TENANT INFORMATION



Credit Rating
A A-1 (S&P)

Locations
84,500+

Revenue
\$86.83 Billion

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Rochester, NY



Rochester is a city in the U.S. state of New York and the county seat of Monroe County. It is the fourth-most populous city and 10th most-populated municipality in New York, with a population of 211,328 at the 2020 census. The city forms the core of the larger Rochester metropolitan area in Western New York, with a population of just over 1 million residents. Throughout its history, Rochester has acquired several nicknames based on local industries; it has been known as "the Flour City" and "the Flower City" for its dual role in flour production and floriculture, and as the "Imaging Capital of the World" for its association with film, optics, and photography.

The city was one of the United States' first boomtowns, initially due to the fertile Genesee River valley which gave rise to numerous flour mills, and then as a manufacturing center, which spurred further rapid population growth.

Rochester has also played a key part in US history as a hub for social and political movements, especially abolitionism, and the women's rights movement.



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FOR MORE INFORMATION

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