



7560 Oswego Rd | Liverpool, NY 13090
\$2,420,000 | 6% CAP



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

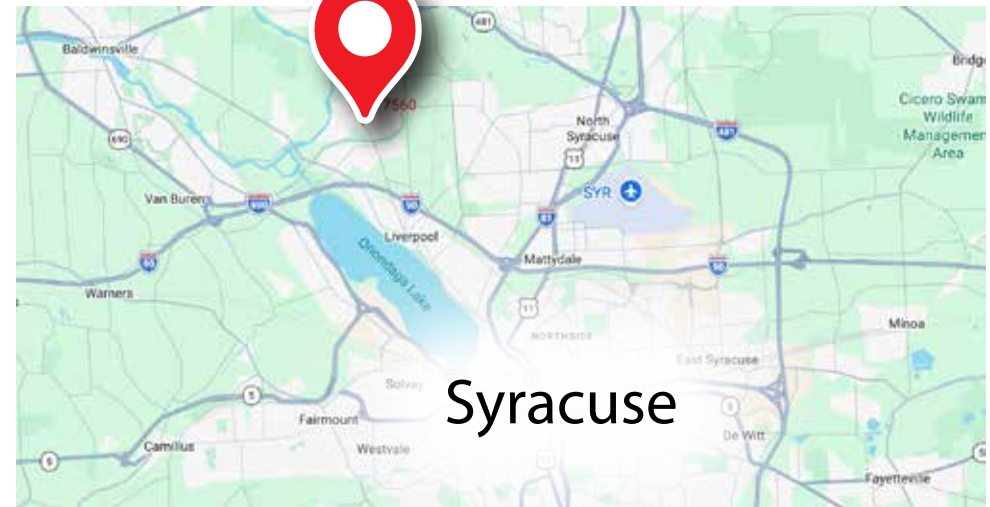
📍 875 Prospect St, Suite 222
La Jolla, CA 92037
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Financial Info

Lease Expiration:	August 2031
Annual Rent:	\$145,200
Options:	Three (3) @ Five (5) Years
Increases:	10% Every 5 Years
Building Size:	2,900 SF
Lot Size:	.89 Acres
Lease Type:	NNN
Guarantee:	Southwest Grill of NY LLC
Price:	\$2,420,000 6% CAP



Highlights

- Absolute NNN - Zero Landlord Responsibilities
- Newly Constructed Building in 2016
- Building Renovated in 2022 at the Tenant's Cost, Indicating their Commitment to this Location
- Located at a fully signalized intersection, situated across from major Wegmans shopping center
- Tenant was named Moe's Top Franchisee Worldwide in 2015 for successful operations & growth of restaurants
- Nearby retailers include Wegmans, Walgreens, McDonald's, Dunkin', Starbucks and more



PROPERTY AERIAL



CHASE



Oswego Rd - 21,859 VPD



Citizens Bank

Wegmans



Elmcrest Rd

Bayberry Cir



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NEIGHBORHOOD AERIAL



Elmcrest
Elementary School

Oswego Rd
21,859 VPD

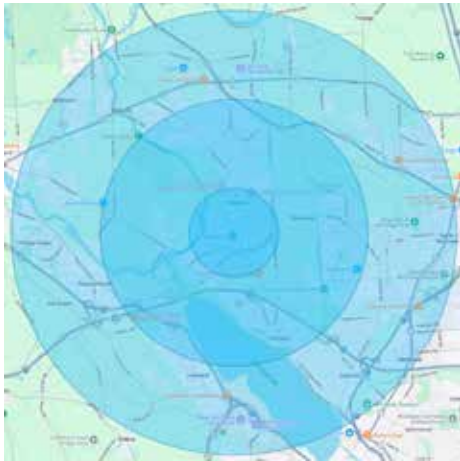
John Glenn Blvd
11,711 VPD

Long Branch
Elementary School



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DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	11,504	46,207	106,748
2025 POPULATION	10,986	45,357	103,619
2030 POPULATION PROJECTION	10,816	44,957	102,436
ANNUAL GROWTH 2020-2025	-0.90%	-0.40%	-0.60%
ANNUAL GROWTH 2025-2030	-0.30%	-0.20%	-0.20%

WHITE	8,865	38,047	88,359
BLACK	803	2,167	3,919
AMERICAN INDIAN/ALASKAN NATIVE	72	225	436
ASIAN	326	1,481	3,152
HAWAIIAN & PACIFIC ISLANDER	12	62	116
TWO OR MORE RACES	907	3,374	7,636
HISPANIC ORIGIN	559	1,925	4,224

2020 HOUSEHOLDS	\$4,841	\$19,695	\$45,498
2025 HOUSEHOLDS	4,610	19,264	44,022
2030 HOUSEHOLD PROJECTION	4,535	19,070	43,471
ANNUAL GROWTH 2020-2025	-0.10%	0.40%	0.30%
ANNUAL GROWTH 2025-2030	-0.30%	-0.20%	-0.30%
OWNER OCCUPIED HOUSEHOLDS	2,625	12,334	29,658
RENTER OCCUPIED HOUSEHOLDS	1,910	6,736	13,813
AVG HOUSEHOLD INCOME	\$96,610	\$102,417	\$103,084
MEDIAN HOUSEHOLD INCOME	\$81,855	\$84,826	\$83,575

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PROPERTY PHOTOS



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Moe's Southwest Grill, referred to informally as Moe's, is an American fast casual restaurant franchise chain that was founded in Atlanta, Georgia on December 9, 2000 by Raving Brands. The name "Moe's" originated as an acronym for "Musicians, Outlaws and Entertainers", and this theme led to the music-related artwork found in the original design. Moe's Southwest Grill—together with Schlotzsky's, Carvel, Cinnabon, McAlister's Deli, Jamba and Auntie Anne's brands—is part of the Focus Brands portfolio of brands.



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TENANT INFORMATION



Employees
3,600

Locations
700+

Revenue
\$901 Million

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