



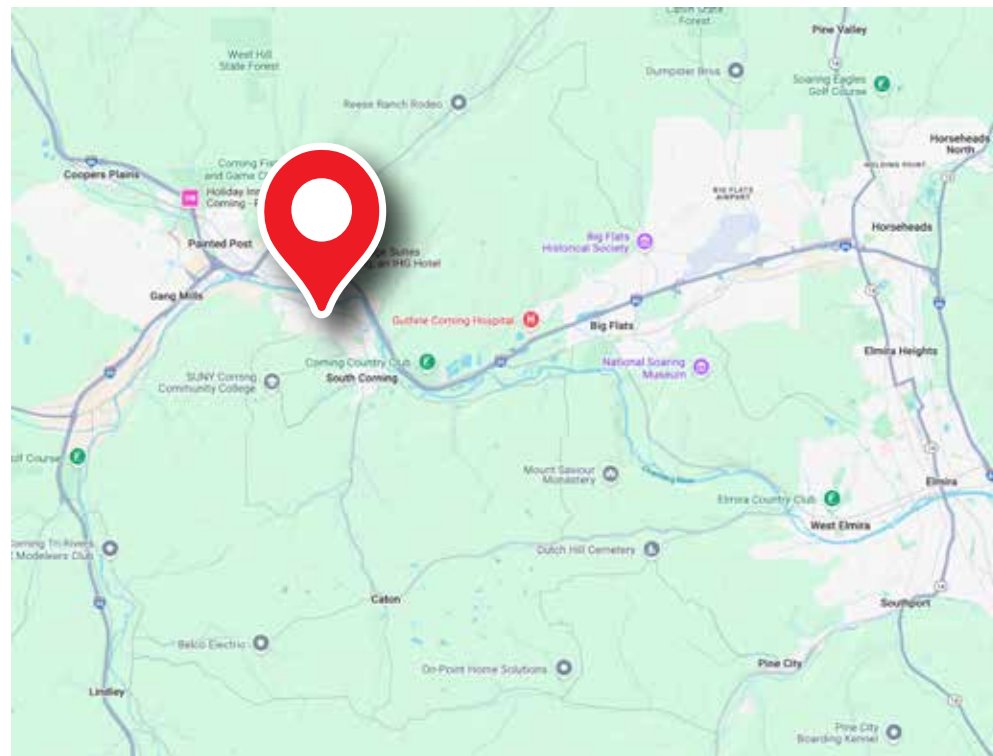
40 Denison Pkwy E | Corning, NY 14830
\$535,000 | 7% CAP
Tenant Will Be Vacating After Lease Expiration



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

Financial Info

Lease Expiration:	April 30, 2030
Annual Rent:	\$37,272
Increases:	5% Increase at each option
Building Size:	1,650 SF
Lot Size:	0.24 Acres
Lease Type:	NN - Roof and Structure
Guarantee:	Corporate
Price:	\$535,000 7% CAP



Highlights

- Located at a traffic light regulated intersection
- Located on Denison Pkwy E with 18,690 VPD
- Multiple ingress/egress point allows for easy access
- Close proximity to Empire State University at Corning

Denison Pkwy E - 18,690 VPD

Cedar St



Cintra Ln F



BYRNE DAIRY & DELI

Cedar St

Cintra Ln E

E 1st St

Valley Folk Concert Hall

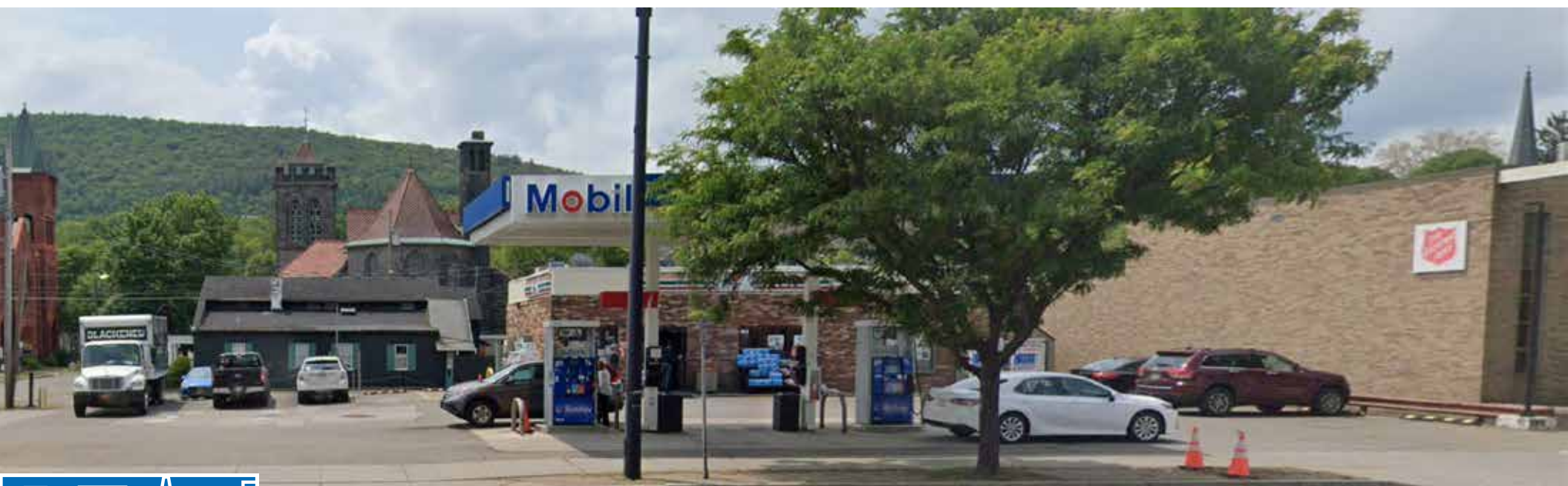




POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	7,636	16,605	25,236
2024 POPULATION	7,179	15,525	23,975
2029 POPULATION PROJECTION	6,991	15,100	23,394
ANNUAL GROWTH 2020-2024	-1.50%	-1.60%	-1.30%
ANNUAL GROWTH 2024-2029	-0.50%	-0.50%	-0.50%

WHITE	6,250	13,675	20,723
BLACK	225	434	642
AMERICAN INDIAN/ALASKAN NATIVE	1	2	10
ASIAN	205	374	1,144
HAWAIIAN & PACIFIC ISLANDER	0	0	0
TWO OR MORE RACES	497	1,040	1,456
HISPANIC ORIGIN	239	465	602

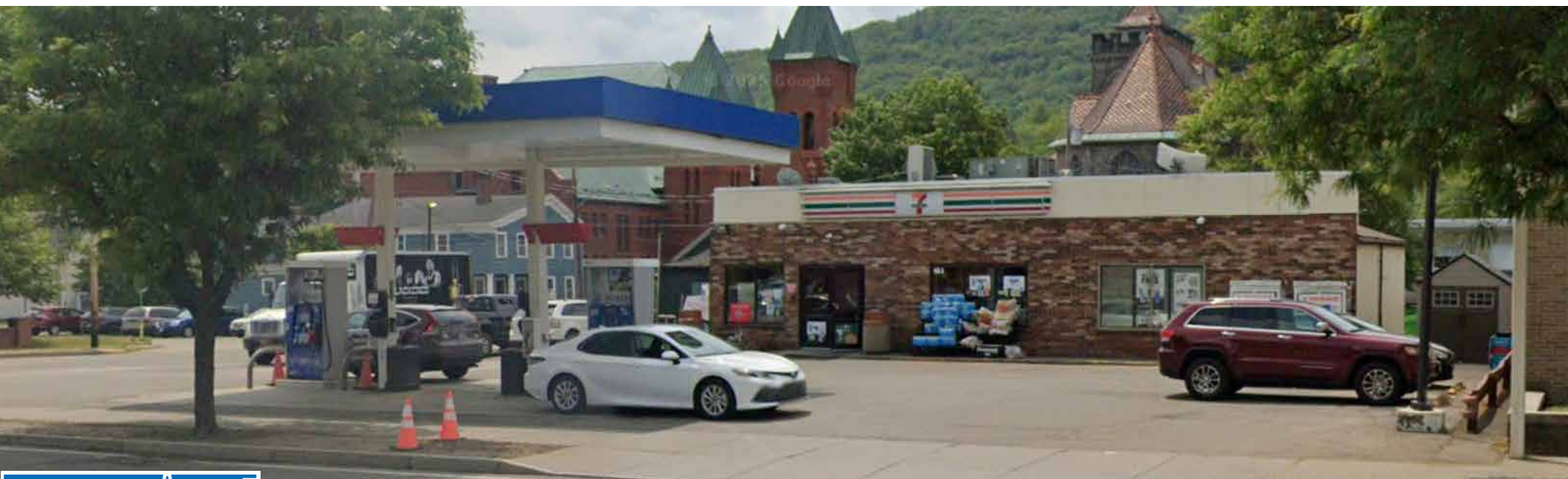
2020 HOUSEHOLDS	3,673	7,609	11,140
2024 HOUSEHOLDS	3,442	7,096	10,554
2029 HOUSEHOLD PROJECTION	3,349	6,897	10,291
ANNUAL GROWTH 2020-2024	-0.40%	-0.30%	0.20%
ANNUAL GROWTH 2024-2029	-0.50%	-0.60%	-0.50%
OWNER OCCUPIED HOUSEHOLDS	1,635	4,005	6,501
RENTER OCCUPIED HOUSEHOLDS	1,714	2,892	3,790
AVG HOUSEHOLD INCOME	\$82,281	\$84,968	\$98,860
MEDIAN HOUSEHOLD INCOME	\$53,636	\$59,884	\$71,748



7-Eleven



PROPERTY PHOTOS





TENANT INFORMATION

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.

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.



Credit Rating
AA-1 (S&P)

Locations
84,500+

Revenue
\$86.83 Billion

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.

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FOR MORE INFORMATION

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