

3180 Niagara Falls Blvd, Amherst, New York



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## INVESTMENT HIGHLIGHTS

- Great demographics 5-mile | Pop +160K | Income +87K
- Many National Tenants nearby,



<b>Property Information</b>		Year Built   Renovated	1994
Property	Wendy's	Guarantee	Corporate
Property Address	3180 Niagara Falls Boulevard, Amherst, New York	Lease:	11.5 years left 3/21/16 - 3/20/36
Land Size	1 Acre	Option:	2 Five year   10% Increase From last year on previous term
Building Size	3,291 SF Total	Lease Type:	NNN
NOI	\$115,693	Purchase Price	\$2,313,860
Rent Increases	10% Every 5 Years	Cap Rate	5%

### About the Tenant

Wendy's on Niagara Falls Boulevard has received a lot of business due to the popularity of Niagara Falls located nearby. They offer fast food services at extremely competitive prices and capturing both the local market and the tourists who frequent Niagara Falls. This is a go to location for the surrounding area of Niagara Falls and Amherst, NY.



**About the Area** | Situated just next to Niagara Falls, the Buffalo-Niagara metro area is an attractive destination for many tourists due to the existence of Niagara Falls as one of the top tourist destinations in the entire world. Amidst and around the beautiful landmark exists a thriving community that take advantage of the many attractions the town has to offer, such as the numerous local wonders and sites outside of the Falls. Of course, Niagara Falls is still the main attraction, with annual visitors estimated at more than 10 million tourists each year which makes it a prime location for fast food restaurants to take advantage of the numerous hungry families who many just want a quick bite to eats before seeing the Falls.

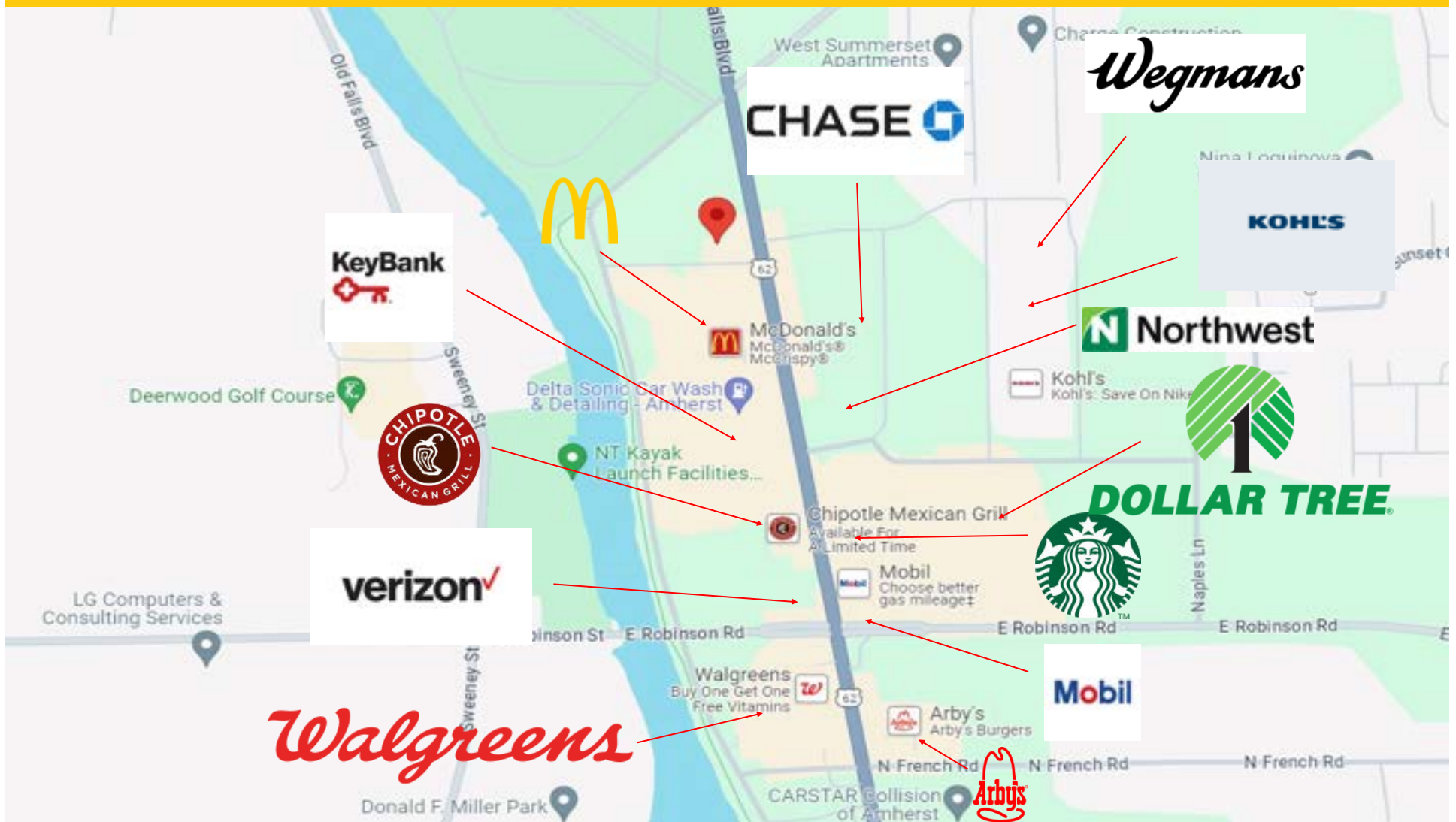


## Demographics

	2 Mile	5 Mile	10 Mile
Population	25,123	160,755	586,875
Income	\$80,592	\$87,380	\$82,245
Median Home Value	\$173,296	\$167,947	\$169,280







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