

3180 Niagara Falls Blvd, Amherst, New York





|                             |   |                        |   |
|-----------------------------|---|------------------------|---|
| <b>Property Information</b> |   | Year Built   Renovated | 1994  |
| Property                    | Wendy's   | Guarantee              | Corporate   |
| Property Address            | 3180 Niagara Falls Boulevard, Amherst, New York | Lease:                 | 11+ years left<br>3/21/16 - 3/20/36                           |
| Land Size                   | 1 Acre  | Option:                | 2 Five year   10% Increase<br>From last year on previous term |
| Building Size               | 3,291 SF Total                                  | Lease Type:            | NNN   |
| NOI                         | \$115,693                                       | Purchase Price         | \$2,203,673   |
| Rent Increases              | 10% Every 5 Years                               | Cap Rate               | 5.25%   |

## 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.

## INVESTMENT HIGHLIGHTS

- Corporate Guarantee NNN Lease with 11+ Years remaining
- Great demographics 5-mile | Pop +160K | Income +87K with Many National Tenants nearby
- Excellent traffic +33K VPD
- The store was recently remodeled.
- 5.25% Cap Rate | 10% rental increases every 5 years to hedge against inflation.

## PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase Wendy's with 11+ years remaining on the initial term with a corporate guaranteed lease. Property resides on a prime location on Niagara Falls Boulevard in Amherst, New York. The building is 3291 square feet and is situated on approximately 1 acre of land. The subject property does great food sales. Tenants commitment to the site shows with a recent commitment to remodeling the location. This is a stable Tenant and Investment for years to come.



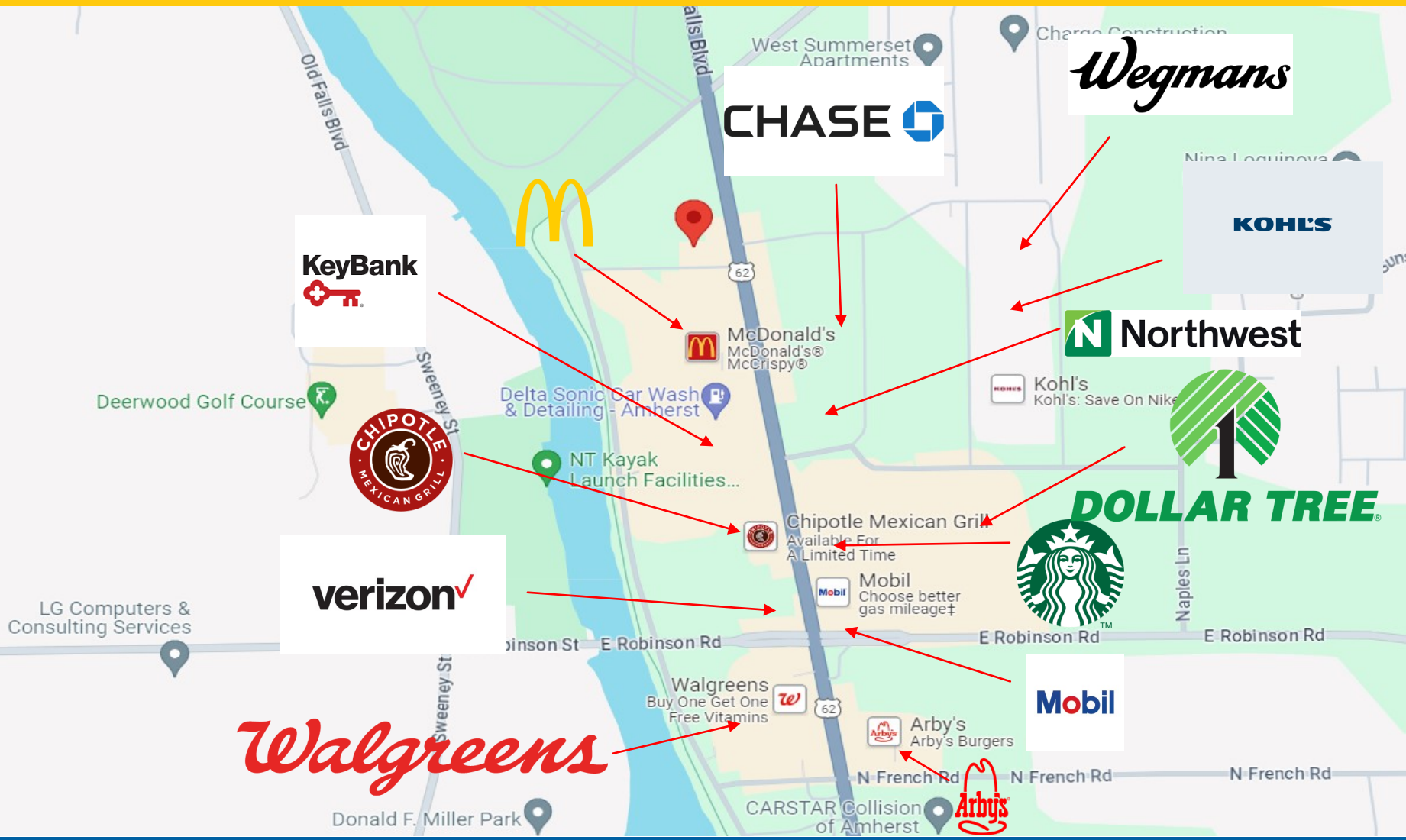
**About the Area** | Situated just next to Niagara Falls, the Buffalo-Niagara metro area is an attractive destination for many tourists due to the existence of Niagara Falls as one of the top tourist destinations in the entire world. Amidst and around the beautiful landmark exists a thriving community 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 |













*Wegmans*

KOHL'S

Northwest



verizon



KeyBank





Robert Gamzeh, Managing Director  
Triple Net Investment Group  
11140 Rockville Pike #480F  
Rockville, MD 20854  
E: Robert@nnnig.com  
T: 202.361.3050

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