



PROPERTY FEATURES

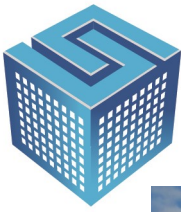
- Investment Grade Tenancy- FedEx Corporation (S&P:BBB)
- Capitalization Rate 6.5%
- 25 Years of Occupancy with Approximately Nine Years Remaining on NNN Lease Term
- Two – Five Year Renewal Options
- Year Built 1999 with a Complete Renovation in 2023
- 6,000 sf Building with 30 Plus Parking Spaces

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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	35,085	185,708	372,508
2023 Households	15,015	73,953	150,708
Average Income	\$74,181	\$66,883	\$80,698
Day Time Employees	25,456	169,799	242,678
Business	2,304	13,604	20,417

Source: ERSI 2023

TRAFFIC COUNTS

- Erie Blvd Thompson to Bridge Street —18,430
- Thompson Rd & I-690 —21,237

Source: AADT NYS DOT 2022

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