

# Cattlemen's Steakhouse

SIDNEY, NY



OFFERING MEMORANDUM

PRESENTED BY:

**KW COMMERCIAL**  
49 Court Street  
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Binghamton, NY 13901

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## PROPERTY INFORMATION

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## FINANCIAL ANALYSIS

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CATTLEMAN'S STEAKHOUSE

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS



# Property Summary



## PROPERTY DESCRIPTION

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$4,500.00 SF/yr (NNN)
Available SF:	6,100 SF
Lot Size:	6,100 SF
Building Size:	6,100 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	260	700	1,534
Total Population	521	1,445	2,988
Average HH Income	\$38,842	\$44,872	\$41,649





## Property Description



### PROPERTY DESCRIPTION

[Text has not been filled out in the property edit form...]

### LOCATION DESCRIPTION

Located on Main Street in Sidney



# Property Details

Lease Rate

**\$4,500.00 SF/YR**

## LOCATION INFORMATION

Building Name	Cattleman's Steakhouse
Street Address	64-66 Main Street
City, State, Zip	Sidney, NY 13838
County	Delaware

## BUILDING INFORMATION

Building Size	6,100 SF
Building Class	B
Number of Floors	2
Year Built	1921

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Lot Size	6,100 SF

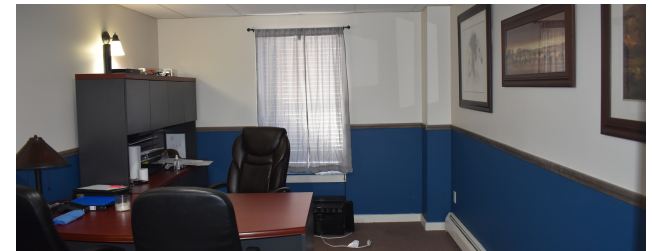
## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES





## Additional Photos





CATTLEMAN'S STEAKHOUSE

# LOCATION INFORMATION

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REGIONAL MAP

LOCATION MAP

AERIAL MAP

## Regional Map

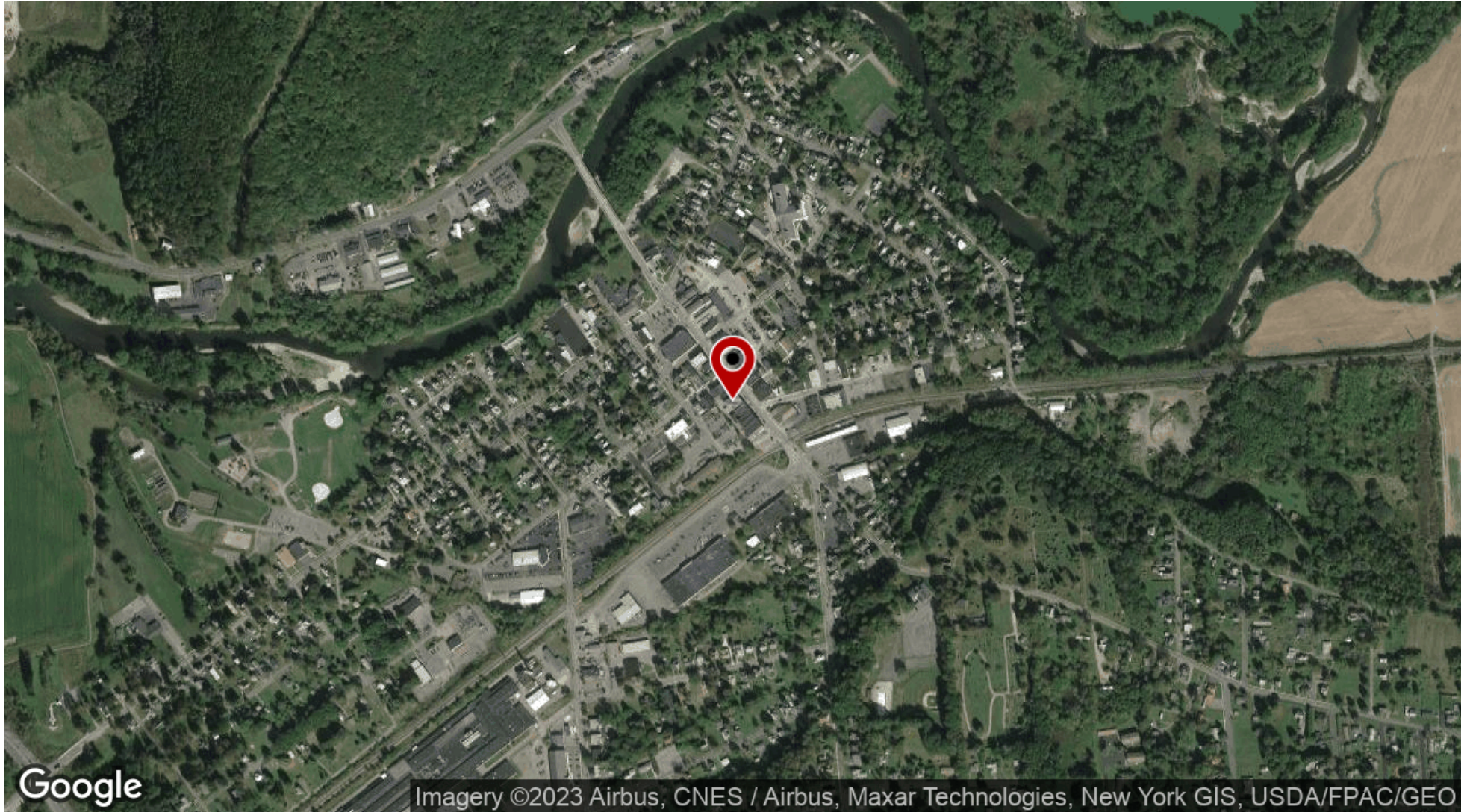


## Location Map





## Aerial Map



CATTLEMAN'S STEAKHOUSE

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

# Financial Summary

## INVESTMENT OVERVIEW

## OPERATING DATA

## FINANCING DATA





# Income & Expenses

**INCOME SUMMARY**

NET INCOME	\$0
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**EXPENSES SUMMARY**

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
----------------------	-----



# Tenant Profiles

Please Upload  
Tenant Logo/Photo

TENANT HIGHLIGHTS

- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

TENANT OVERVIEW

Company:	-
Founded:	-
Locations:	-
Total Revenue:	-
Net Income:	-
Net Worth:	-
Lease Rate:	-
Headquarters:	-
Website:	-

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

CUSTOM TEXT

Add text here...



CATTLEMAN'S STEAKHOUSE

# SALE COMPARABLES

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SALE COMPS

SALE COMPS MAP & SUMMARY



## Sale Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



## Sale Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



CATTLEMAN'S STEAKHOUSE

# LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

## Lease Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)





## Lease Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Lease Comps**" in the Page Edit Bar)



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# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

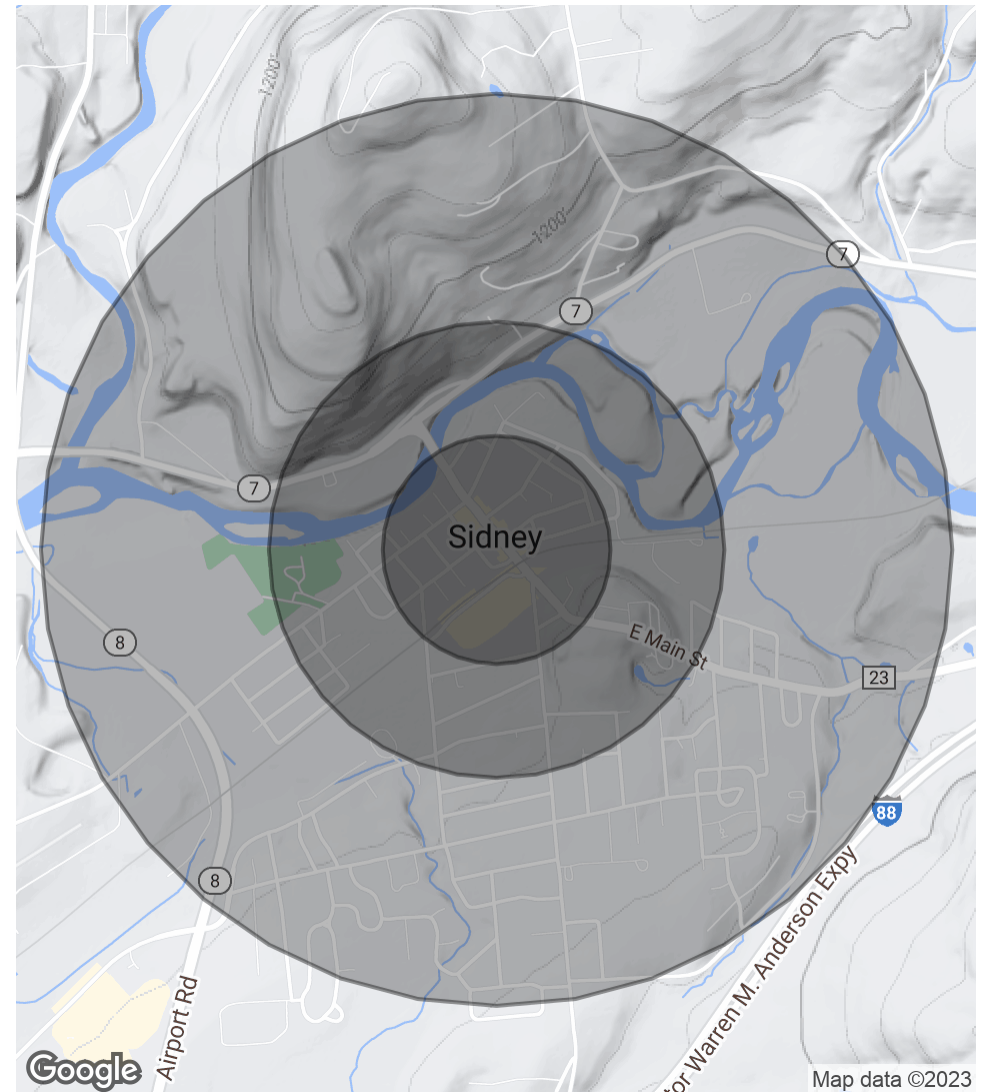
# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	521	1,445	2,988
Average Age	34.7	36.5	39.7
Average Age (Male)	27.9	30.6	36.5
Average Age (Female)	38.7	40.1	42.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	260	700	1,534
# of Persons per HH	2.0	2.1	1.9
Average HH Income	\$38,842	\$44,872	\$41,649
Average House Value	\$71,114	\$78,792	\$84,404

\* Demographic data derived from 2020 ACS - US Census



CATTLEMAN'S STEAKHOUSE

# ADDITIONAL INFORMATION

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SITE PLANS



## Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

