SVN
REALTY PERFORMANCE ADVISORS

PRICE REDUCED!!! SINGLE-TENANT NET LEASE OPPORTUNITY VICTOR, NY

200 VICTOR HEIGHTS PARKWAY
VICTOR, NY 14564

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Property Summary

OFFERING SUMMARY

Sale Price:	$9,500,000
Cap Rate:	6.47%
NOI:	$614,649
Lot Size:	6.86 Acres
Year Built:	2008
Building Size:	26,665 SF
Zoning:	LI - Light Industrial

PROPERTY OVERVIEW

Beautiful property with credit tenant and long term lease with significant annual increases in place. This was built for the Tenant, Finger Lakes Community College (FLCC) a State University of New York (SUNY) Institution, to be used as a Satellite Campus that offers High Tech, career-focused programs. The location is ideal for such curriculum with a number tech-centered companies located in the immediate area. The building was planned with the option for future expansion with the addition of an 21,810 sf wing. The parking lots were constructed to accommodate the proposed addition during the initial construction.

LOCATION OVERVIEW

The property is located in the Town of Victor, New York just off Victor Mendon Road (NYS Route 251). The single-tenant building consisting of 26,665 square feet is situated on 6.86 acres with ample parking and multiple access points. Victor Heights Parkway is a private road accessed from Victor Mendon Road at both west and east sides of the building.

The property is approximately 27 minutes from the Greater Rochester International Airport and 21 minutes from Downtown Rochester, New York.

The facility is minutes from retailers just as Tim Horton's, Dunkin Donuts, Taco Bell, Wendy's, Denny's, Chili Grill & Bar, Planet Fitness and Eastview Mall.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Complete Highlights

SALE HIGHLIGHTS

- Credit Tenant
- 12 Years Remaining of Lease Term
- Annual Increases
- Build to Suit
- Room for Expansion
- Ample Parking
- Multiple Access Points
- Convenient Location

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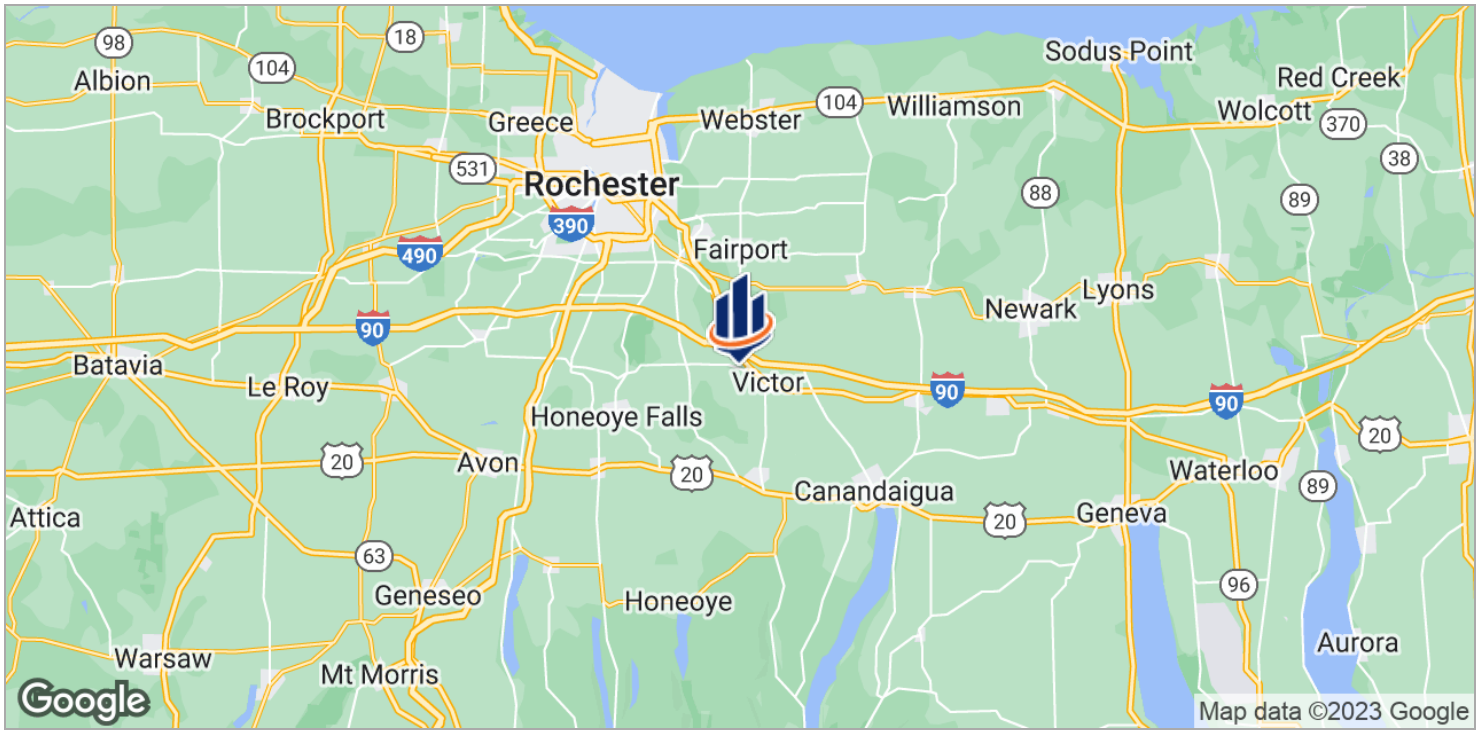
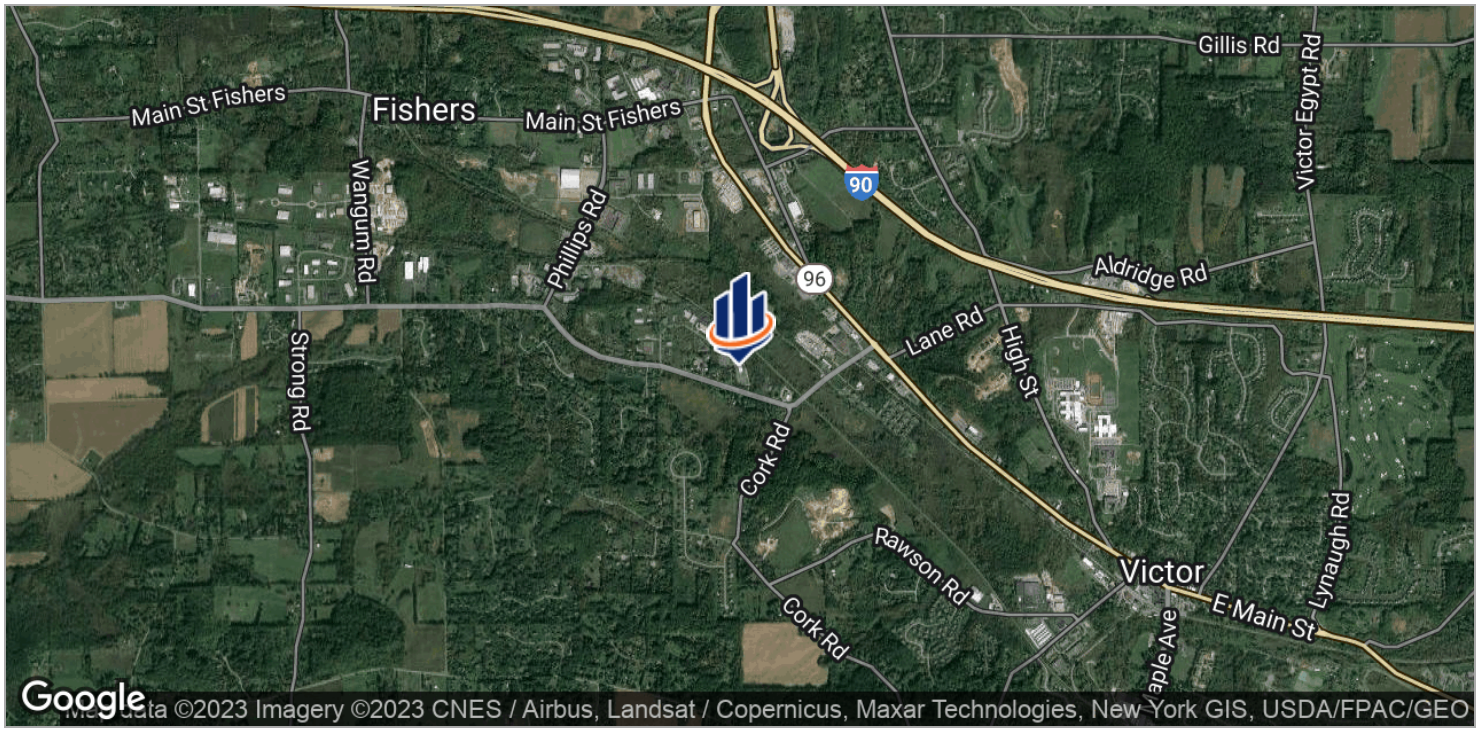
Location Maps





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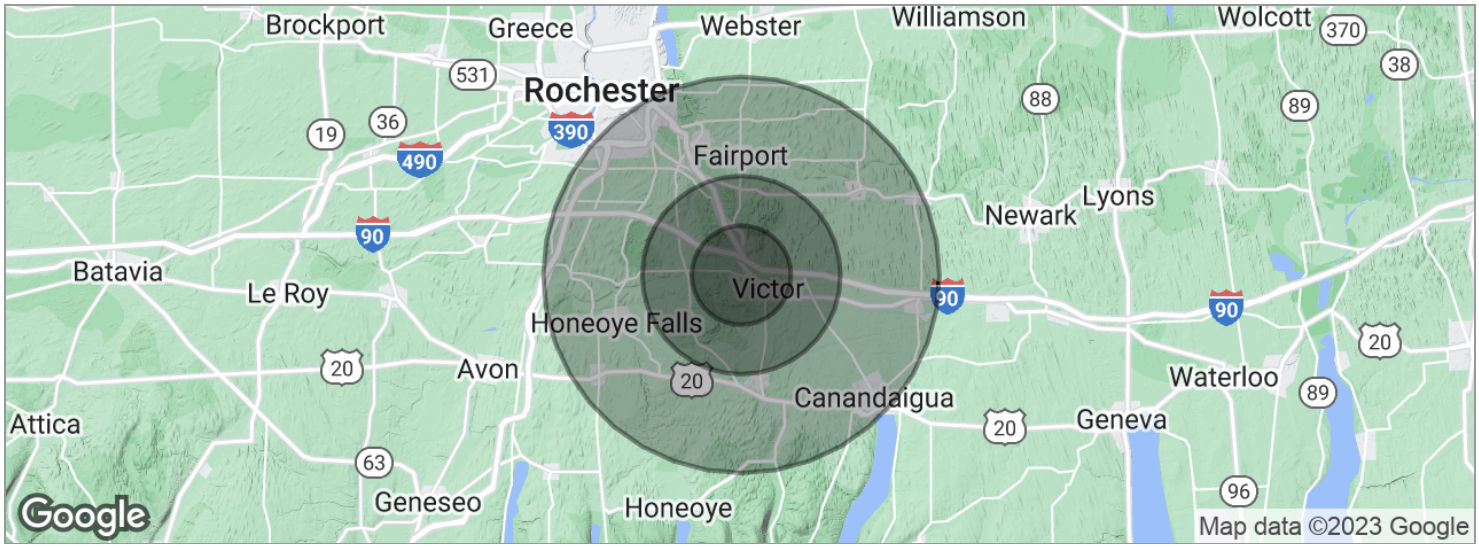
Demographics Map



POPULATION	3 MILES	6 MILES	12 MILES
Total population	9,625	49,966	238,101
Median age	42.6	43.4	42.0
Median age (Male)	42.4	42.6	40.8
Median age (Female)	42.9	44.5	43.2

HOUSEHOLDS & INCOME	3 MILES	6 MILES	12 MILES
Total households	3,787	19,488	93,776
# of persons per HH	2.5	2.6	2.5
Average HH income	$110,504	$109,928	$95,523
Average house value	$285,448	$249,182	$229,529

** Demographic data derived from 2020 ACS - US Census*

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