



1581 Titus Ave
Irondequoit, NY 14622



MATTHEWS™

Retail Investment Opportunity

Offering Memorandum

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Exclusively Listed By

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Property Overview



1581 Titus Ave
Irondequoit, NY 14622



Downtown Rochester
±10 Miles Away

Investment Highlights

Property Highlights

- **Corporate-Guaranteed Lease:** Backed by 7-Eleven, Inc. corporate guarantee, providing investment-grade credit backing.
- **26-Year Operating History:** Building constructed 2000, operating continuously as a 7-Eleven/Sunoco fuel & convenience site since
- **7-Eleven / Sunoco Fuel Brand:** One of ~1,030 Sunoco-branded sites 7-Eleven Inc. acquired in a ~\$3.3B 2018 deal; still runs Sunoco 94-octane TOP TIER fuel under the 7-Eleven banner.
- **Recent Renewal, No Concessions:** Tenant just exercised its next renewal option with zero concessions — clear signal of long-term commitment to the site.
- **Below-Market, Modest Rent:** For a fee-simple fuel/convenience site on an giving the landlord leverage.
- **Rare Small Price Point:** A rare price point range for a 7-Eleven Gas Station, (most corporate 7-Elevens trade \$5M+).
- **Bonus Depreciation Eligible:** Fee simple ownership is potentially eligible for bonus depreciation — consult your CPA or contact broker for details.



Investment Highlights

Location Highlights

- **Prime Corner Site, High Traffic:** 200' of frontage on Titus Ave (CR 91), carrying ~11,000 VPD combined directions at this block.
- **Strong Trade Area:** 94,111 residents / 40,558 households within 3 miles; \$79,841 median HH income within 1 mile.
- **Growing Rent Fundamentals:** Submarket asking rents up 5.1% YoY at this property vs. +1.3% for the broader market; submarket vacancy a tight 6.2% (0.0% at the subject).
- **Opportunity Zone:** Site sits in a designated Opportunity Zone — added capital-gains benefit on top of standard 1031 eligibility.
- **Small, Efficient Footprint:** 2,856 SF building on 0.68 AC — low land basis for a fuel/convenience use. Fee simple ownership, potentially eligible for bonus depreciation — consult CPA





Skyview Park Apartments
±84 Units



ROCHESTER REGIONAL HEALTH
General Hospital
±528 Beds | ±4,300 Employees



Rochester
±5 Miles Away



Ivan Green Primary School
±333 Students



King's Court Manor Apartments
±184 Units



Bishop Kearney High School
±415 Students



Subject Property

Bouckhard Ave

Titus Ave ± 11,150 VPD



Titus Ave ± 11,150 VPD



Bouckhard Ave



1581 Titus Ave
Irondequoit, NY 14622

±2,856 SF
GLA

2000
Year Built

±11,150 VPD
Titus Ave

NNN
Lease Type

±0.68 AC
Lot Size



Property Photos



Financial Overview



1581 Titus Ave
Irondequoit, NY 14622



Financial Summary

\$1,738,038

List Price

5.25%

Cap Rate

\$91,247

NOI

±5 Years

Lease Term Remaining

Property Details

Tenant Trade Name	7-Eleven
Lease Guarantor	Corporate
Lease Type	NNN
Original Lease Term	15
Rent Commencement Date	7/14/2025
Lease Expiration Date	7/13/2030
Term Remaining on Lease	±5 Years
Increases	5% Every 5 years & in Options
Options	Three 5-Year Options & One 4-Year Option

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current	\$7,603	\$91,247	5.25%



Rent Roll

2
Tenants

2,856 SF
GLA

\$91,247
NOI

Tenant	SUITE	GLA (SF)	GLA (%)	Expire Date	Amount	Terms	Lease Type
7-Eleven	1	2,856	100%	7/13/2030	\$84,617	5% Every 5 years Three 5-Year Options & One 4-Year Option	NNN
SUNOCO	2	0	0.0%	Month-to-Month	\$6,630	-	Fuel Commission
Total		2,856	100%		\$91,247		

[1] 7-Eleven is responsible for 100% of Taxes and Insurance, as well as Utilities, Repairs/Maintenance

[2] Sunoco income reflects a fuel commission of \$0.01 per gallon payable to Landlord under a 1999 agreement, currently in holdover. Amount shown is calendar 2025 actual.

Tenant Overview

Year Founded
1927

Headquarters
Irving, TX

Ownership
Seven & I Holdings

Employees
±152,000

Locations
±85,000

Credit Rating
A- (S&P)

Status
Public Company



Tenant Overview

7-Eleven, Inc. stands as a globally recognized leader in the convenience-retailing sector, operating an expansive network of stores that define its robust market presence and brand strength. As a wholly owned subsidiary of Seven-Eleven Japan (part of Seven & I Holdings), the company benefits from strong financial backing and strategic global integration. With a reputation for innovation—from proprietary loyalty platforms to rapid delivery offerings—7-Eleven continues to set the standard in customer convenience and retail adaptability.

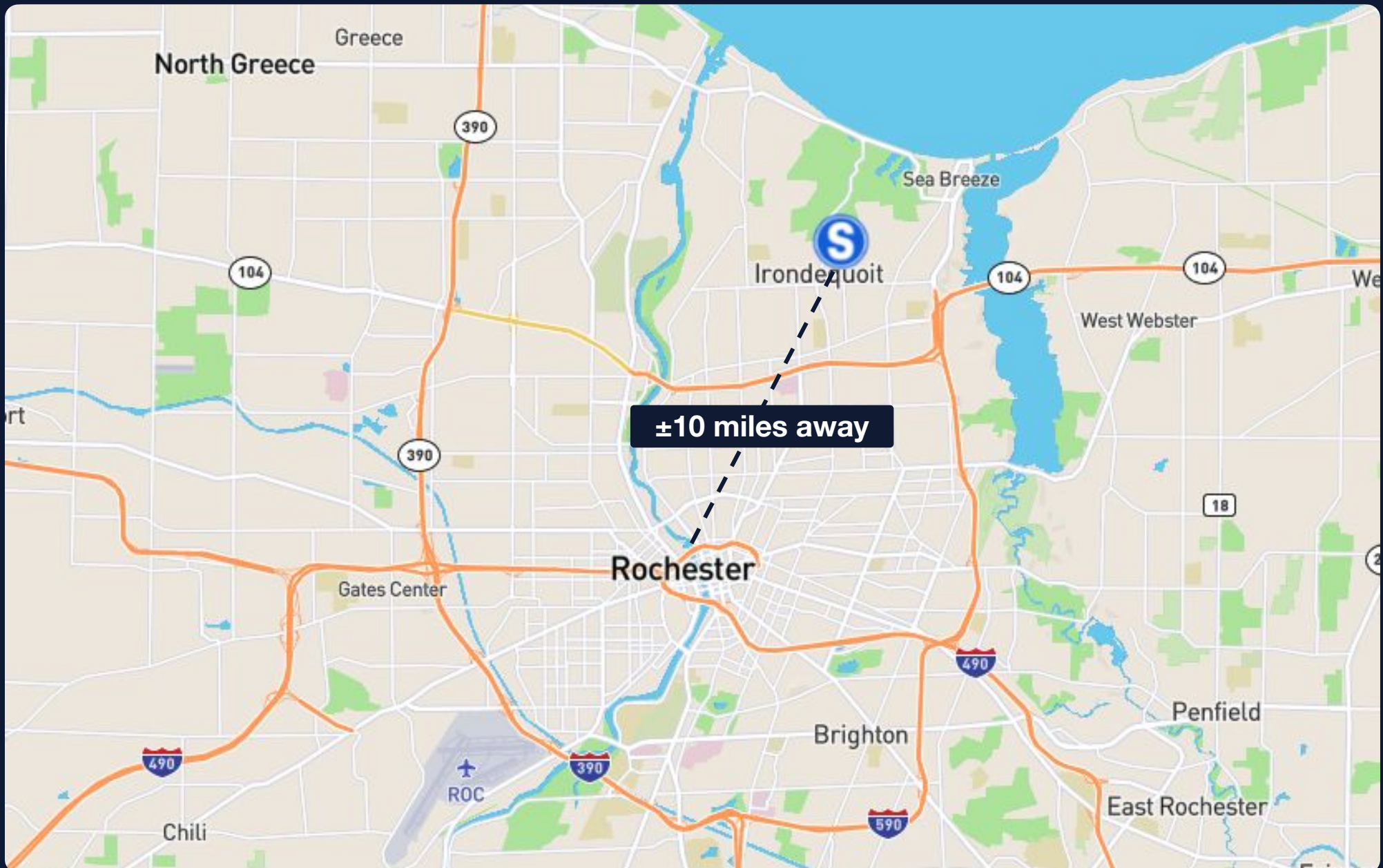
Why Invest in 7-Eleven?

- **Extensive Global Footprint:** Operates approximately 85,000 locations across 20 countries, including nearly 13,000 stores in North America—making it the world’s largest convenience retailer by store count.
- **Strong Parent Company Backing:** Fully owned by Seven & I Holdings Co., Ltd., a Tokyo-based retail conglomerate with significant capital resources and a long-term commitment to international growth.
- **Growth Through Strategic Acquisitions:** Demonstrated expansion strategy through major acquisitions such as Speedway and Stripes, solidifying market leadership in high-traffic, high-growth U.S. regions.
- **Loyalty and Digital Innovation:** Drives repeat customer engagement through proprietary platforms like 7Rewards and 7NOW, aligning with evolving consumer expectations around convenience and mobile access.
- **Diversified Retail Format:** Offers a wide array of essential products and services—including fuel, grocery staples, hot food, and parcel lockers—supporting stable, recurring revenue in both urban and suburban markets.

Market Overview



1581 Titus Ave
Irondequoit, NY 14622



Irondequoit, NY

50,180

Total Population

64.9%

Employed Population

\$77.4 Billion

Regional GDP

6.3%

Retail Vacancy

Local Market Overview

Irondequoit is an established Rochester suburb bordered by Lake Ontario, the Genesee River, and Irondequoit Bay. The community offers retailers a stable residential customer base supported by strong homeownership, attractive household incomes, and convenient access to major employment centers throughout the Rochester metro. Its mature neighborhoods and waterfront setting support consistent demand for dining, services, and everyday retail.

Retail activity is concentrated along established corridors including East Ridge Road and Titus Avenue, where national and local businesses serve surrounding neighborhoods. Proximity to Rochester expands the area's customer and employment base, while ongoing redevelopment and public investment are enhancing commercial districts and supporting long-term retail demand.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,519	94,111	264,955
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,338	40,558	119,935
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$100,994	\$88,755	\$88,320

Rochester, NY | MSA

Local Market Overview

Rochester's retail market offers a stable and balanced environment for investment, supported by a resilient regional economy rooted in health care, education, and advanced manufacturing. Established retail corridors such as Greece, Henrietta, and Victor continue to anchor consumer activity and sustain strong tenant demand. Limited new construction and steady occupancy levels have kept competition moderate, while redevelopment and adaptive reuse projects are helping modernize the city's retail landscape and attract a broader mix of experiential and service-oriented tenants.

Investor sentiment remains positive as Rochester's metro area benefits from consistent population stability and consumer spending. The shift toward convenience, dining, and entertainment uses is driving a healthy evolution of traditional retail formats, supporting both value-add and core-plus strategies. With predictable cash flows, modest vacancy risk, and a maturing retail base, the market presents a compelling opportunity for investors seeking reliable performance within a stable and diversified regional economy.

Market Demographics

211,328

Total Population

\$126,900

Median Property Value

96,000

Employed Population

34

Median Age



Economic Drivers



Economy

Rochester's economy reflects both a legacy of advanced manufacturing and a contemporary shift toward knowledge-based sectors. Historically anchored by giants such as Eastman Kodak, Xerox, and Bausch & Lomb, the region has seen a significant contraction in manufacturing employment since the 1980s. Today, major employment sectors include health care, education, and retail trade, each employing tens of thousands of residents. Despite ongoing economic transition, Rochester offers a comparatively affordable cost of living and convenient access to larger metropolitan markets—its location places it within 500 miles of one-third of the U.S. and Canadian population. While job growth remains modest and employment recovery has been slower than in some peer metros, Rochester's combination of institutional assets, geographic positioning, and affordability continue to support a diverse and resilient local economy.

Attractions

Rochester holds an array of cultural, historical, and outdoor attractions that appeal to a wide range of interests. The Strong National Museum of Play stands out as one of the most unique family-friendly destinations in the country, featuring immersive exhibits focused on the history of play, toys, and games. The George Eastman Museum, located on the founder of Kodak's original estate, offers a fascinating look into the history of photography and film. In the heart of downtown, High Falls provides a dramatic natural feature—a 95-foot waterfall that speaks to the city's industrial heritage. Lake Ontario's shoreline is home to Ontario Beach Park, where visitors can enjoy sandy beaches, trails, and waterfront recreation. Highland Park, celebrated for its extensive arboretum and renowned lilac collection, offers a peaceful escape and is the site of the annual Lilac Festival, drawing visitors from across the region.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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