



O F F E R I N G M E M O R A N D U M

EXTRA SPACE STORAGE

1460 FRENCH RD,
DEPEW, NY 14043



PRESENTED BY
GRANDSTONE
INVESTMENT
SALES

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S E C T I O N 1

INVESTMENT OVERVIEW

EXTRA SPACE STORAGE



OFFERING SUMMARY

EXTRA SPACE STORAGE | 1460 FRENCH RD, DEPEW, NY 14043

PURCHASE PRICE UNRPCED

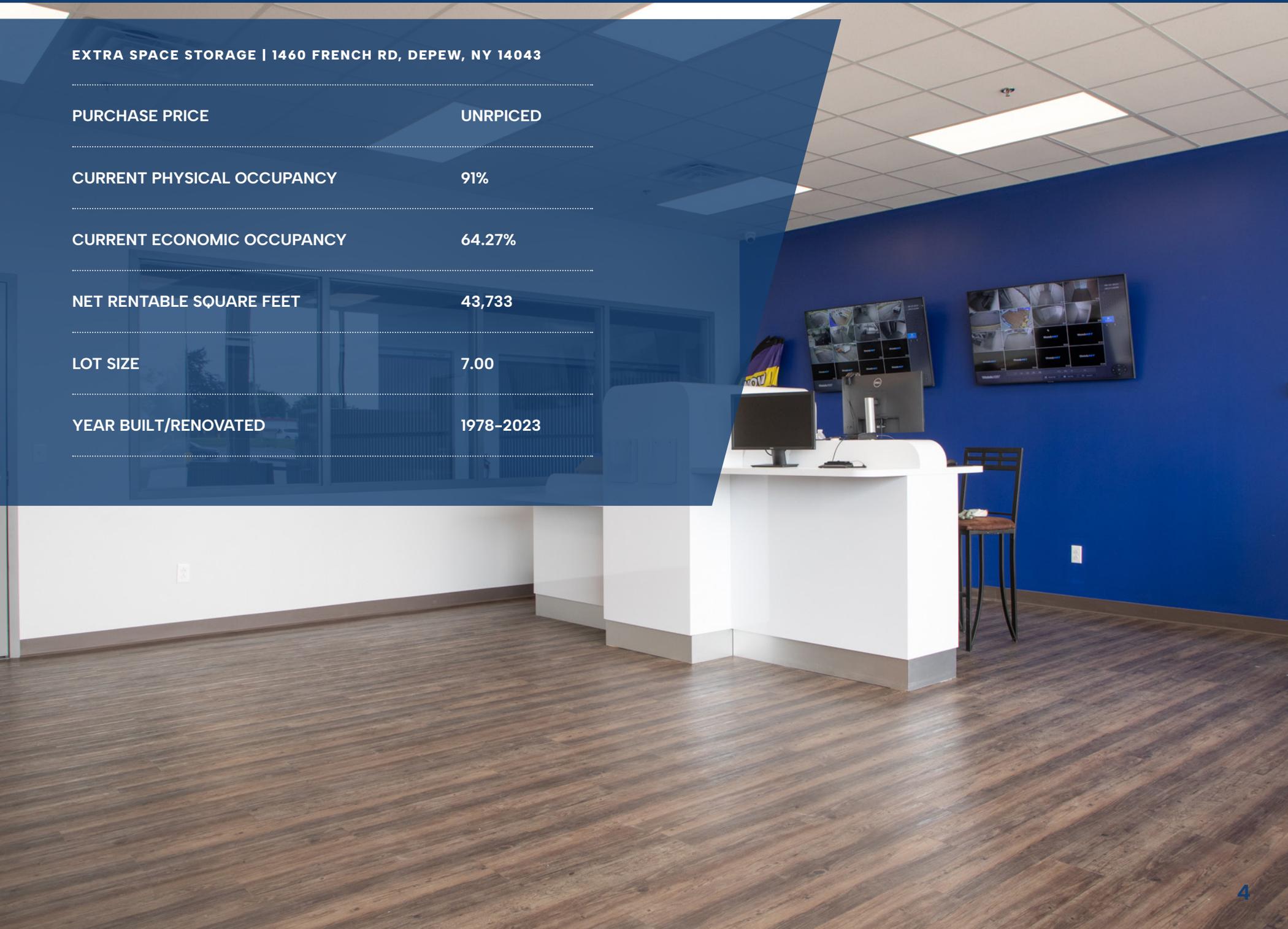
CURRENT PHYSICAL OCCUPANCY 91%

CURRENT ECONOMIC OCCUPANCY 64.27%

NET RENTABLE SQUARE FEET 43,733

LOT SIZE 7.00

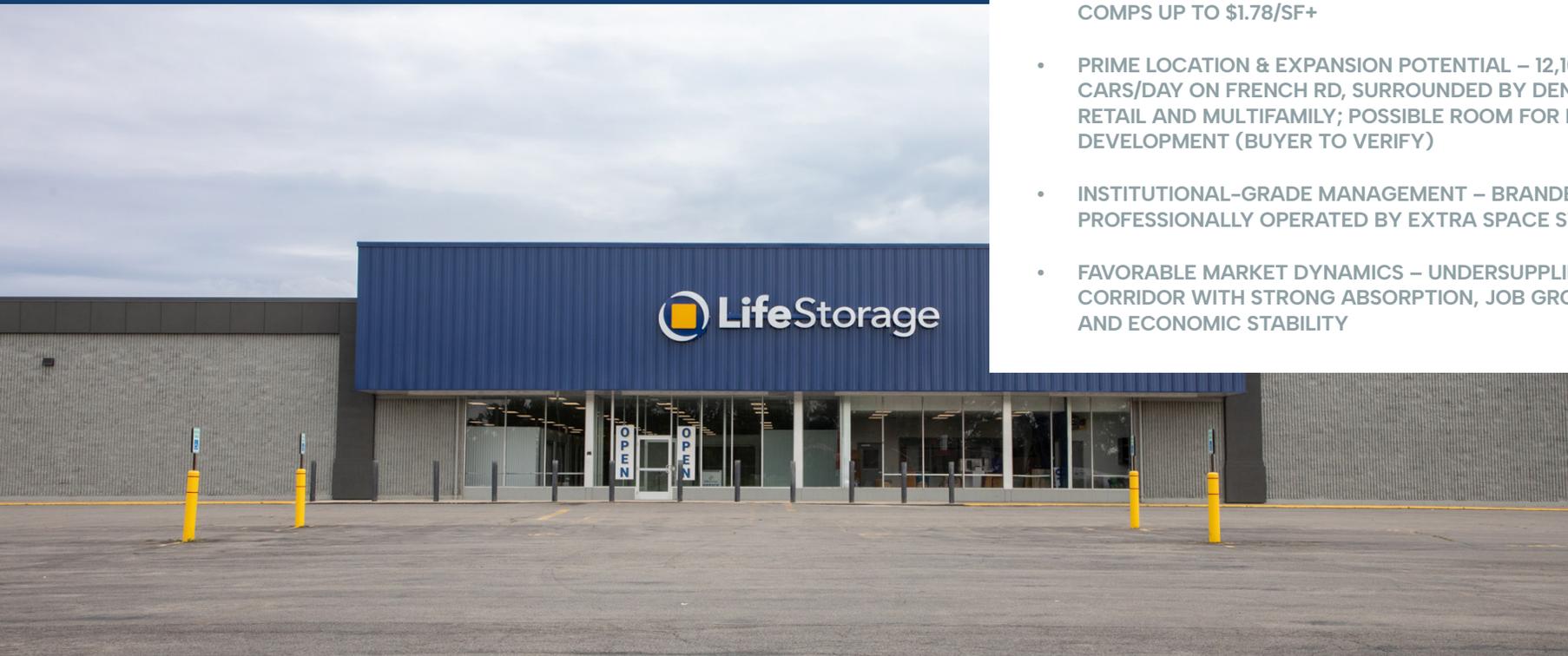
YEAR BUILT/RENOVATED 1978-2023



Grandstone Investment Sales is pleased to exclusively present for sale Extra Space Storage, a newly converted, Class-A self-storage facility located in Depew, NY—a dense and high-income suburb of Buffalo. The property features 43,733 NRSF across 394 fully climate-controlled units and is currently 91% physically occupied, reflecting strong lease-up momentum. In addition to storage income, the asset includes a retail lease to Goodwill, a national credit tenant offering stable, long-term cash flow. The facility benefits from exceptional demographics, with over 139,000 residents and an average household income of \$93,000 within a five-mile radius. In-place rents average \$1.45/SF, while market comparables support rates closer to \$1.78/SF, presenting a clear opportunity for rental growth. Located along French Road with over 12,000 vehicles per day and surrounded by major retail and new multifamily development, the property offers high visibility and potential for future expansion. Branded and managed by Extra Space Storage, one of the industry’s most trusted operators, the asset is strategically positioned in an undersupplied corridor with strong absorption and favorable economic drivers.

INVESTMENT HIGHLIGHTS

- CLASS-A, CLIMATE-CONTROLLED FACILITY IN GROWING BUFFALO SUBMARKET
- NEW CONVERSION (2023) – IMMACULATE CLASS-A FACILITY WITH ALL CLIMATE-CONTROLLED UNITS
- 43,733 NRSF ACROSS 394 UNITS – RANGING IN SIZE FROM 5X5 TO 13X20
- CURRENTLY 91% OCCUPIED – STRONG LEASE-UP VELOCITY WITH ADDITIONAL UPSIDE IN RENTS
- GOODWILL RETAIL LEASE – INCOME FROM A NATIONAL CREDIT TENANT PROVIDES ADDITIONAL STABILITY AND DIVERSIFICATION
- STRONG DEMOGRAPHICS & RENT GROWTH – \$93K AVERAGE HOUSEHOLD INCOME AND 139K RESIDENTS WITHIN 5 MILES; RENTS AVERAGING \$1.45/SF WITH COMPS UP TO \$1.78/SF+
- PRIME LOCATION & EXPANSION POTENTIAL – 12,100+ CARS/DAY ON FRENCH RD, SURROUNDED BY DENSE RETAIL AND MULTIFAMILY; POSSIBLE ROOM FOR FUTURE DEVELOPMENT (BUYER TO VERIFY)
- INSTITUTIONAL-GRADE MANAGEMENT – BRANDED AND PROFESSIONALLY OPERATED BY EXTRA SPACE STORAGE
- FAVORABLE MARKET DYNAMICS – UNDERSUPPLIED CORRIDOR WITH STRONG ABSORPTION, JOB GROWTH, AND ECONOMIC STABILITY



S I T E D E S C R I P T I O N

TRAFFIC COUNT	12,100 DAILY
COUNTY	ERIE
NON CLIMATE UNITS	0
CLIMATE CONTROLLED UNITS	394
TOTAL NUMBER OF UNITS	394
UNCOVERED PARKING SPACES	0
UNIT SIZES	5X5 - 13X20
NRSF	43,733
ONSITE MANAGERS APARTMENT	NO
# OF ACRES	7.00
# OF BUILDINGS	1
YEAR BUILT	2023
ZONING	C
PARCEL NUMBER(S)	126.09-1-7
# OF STORIES	2
# OF ELEVATORS / STAIRWELLS / ETC.	1 ELEVATOR/ 2 STAIRWELLS
FOUNDATION	CONCRETE
FRAMING	BLOCK
EXTERIOR	BLOCK
ROOF TYPE	RUBBER ROOF
FENCING TYPE	NONE
# OF ENTRIES	3
TYPE OF GATE	NONE
MANAGEMENT SOFTWARE	EXTRASPACE
SECURITY SYSTEMS	CAMERAS, ALARM
SIGNAGE	POST SIGN



TOTAL NUMBER OF UNITS

394

NET RENTABLE SQUARE FEET

43,733

UNIT SIZES

5x5 -
13x20

EXTRA SPACE STORAGE | 1460 FRENCH RD, DEPEW, NY 14043

FACILITY NAME	ADDRESS	DISTANCE	CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILE	NRSF 5-MILE	
Extra Space Storage	1460 French Rd, Depew, NY 14043	★	Yes	43,733	-	-	
U-Haul Moving & Storage of West Seneca	2970 Transit Rd, West Seneca, NY 14224	1.45	Yes	-	76,602	-	
Extra Space	2802 Transit Rd, West Seneca, NY 14224	1.75	Yes	-	66,865	-	
Colonial Mini-Storage Inc	45 Gardenville Pkwy W, West Seneca, NY 14224	2.88	Yes	-	64,173	-	
West Seneca Self Storage Expansion	1711 Union Rd, West Seneca, NY 14224	3.06	No	-	-	9,675	
Advantage Self Storage	2938 Walden Ave, Depew, NY 14043	3.15	Yes	-	-	128,957	
Ikon Self Storage	1777 Union Rd, West Seneca, NY 14224	3.15	Yes	-	-	90,180	
West Seneca Self Storage	1711 Union Rd, West Seneca, NY 14224	3.25	No	-	-	17,260	
Extra Space Storage	3154 Union Rd, Cheektowaga, NY 14227	3.57	Yes	-	-	101,403	
U-Haul Moving & Storage at Transit Rd	6161 Transit Rd, Depew, NY 14043	3.75	Yes	-	-	30,518	
Public Storage	2733 William St, Buffalo, NY 14227	3.76	Yes	-	-	71,128	
3135 Broadway Street Outdoor Storage Facility	3135 Broadway St, Cheektowaga, NY 14227	3.81	No	-	-	13,125	
U-Haul Moving & Storage of Cheektowaga	565 Ludwig Ave, Cheektowaga, NY 14227	4.03	Yes	-	-	44,546	
Public Storage	1160 Southwestern Blvd, West Seneca, NY 14224	4.09	Yes	-	-	59,155	
Public Storage	3953 Walden Ave, Lancaster, NY 14086	4.40	Yes	-	-	63,288	
U-crest Fire District Storage Building	234 Clover Pl, Buffalo, NY 14225 4.75	No	-	-	1,920		
Extra Space Storage	40 Leo Pl, Cheektowaga, NY 14225	4.98	Yes	-	-	88,495	
Lancaster Self Storage	6509 Transit Rd, Bowmansville, NY 14026	5.00	Yes	-	-	41,815	
TOTAL EXISTING SUPPLY				43,733	251,373	1,012,838	
2023 POPULATION 1-MILE 9,310 3-MILE 57,556 5-MILE 138,678				SQ FT PER PERSON	4.70	4.37	7.30

5 MILE MULTIFAMILY DEVELOPMENT PIPELINE

FACILITY NAME	ADDRESS	CITY	# OF UNITS	COST	PROJECT STAGE	DISTANCE
Town Center Apartments	4800 Transit Rd	Depew	70	\$20,000,000	Award	0.09
Forestview Multi-Use Building	4781 Transit Rd	Depew	14	\$5,300,000	Award	0.12
Transit Road Mixed-Use Development	5050 Transit Rd	Depew	58	\$14,000,000	Under Construction	1.38
Springs of West Seneca	2852 Transit Rd	Buffalo	55	\$15,000,000	Pre-Construction/Negotiated	1.66
Theo's Place Townhomes	5153 Transit Rd	Depew	13	\$4,900,000	Pre-Construction/Negotiated	1.76
Lancaster Village Center Phase 2	11 W Main St	Lancaster	18	\$5,700,000	Design	2.59
Valvoline Oil Change / Lancaster	4839 Transit Rd	Lancaster		\$700,000	Design	2.60
Lancaster Central School District (CSD) Renovations 2018 409 – Carpentry	Multiple Locations	Lancaster		\$600,000	Sub-Bidding	2.60
Lancaster Central School District (CSD) Renovations 2018 410 – Flooring	Multiple Locations	Lancaster		\$40,000	Sub-Bidding	2.60
Lancaster CSD Renovations 2018 423 – HVAC	Multiple Locations	Lancaster		\$200,000	Sub-Bidding	2.60
Lancaster Central School District (CSD) Renovations 2018 403 – General Trades	Multiple Locations	Lancaster		\$1,250,000	GC Bidding	2.60
Lancaster Village Center	11 W Main St	Lancaster	49	\$12,000,000	Occupancy	2.63
Elderwood Assisted Living at Cheektowaga Addition	229 Bennett Rd	Cheektowaga		\$4,000,000	Pre-Construction/Negotiated	2.80
Plumb Creek Apartments	5680 Broadway	Lancaster	10	\$2,100,000	Under Construction	2.88
Old Union Road Assisted Living Addition	2248 Old Union Rd	Cheektowaga		\$600,000	Conceptual	2.96
Brunck Road Residential Subdivision	Brunck Rd & Didion Rd	Lancaster	150	\$56,500,000	Conceptual	3.09
Ebenezer Landing	4592 Seneca St	Buffalo	36	\$12,000,000	Under Construction	3.17
Park Lane Villas North	965 Center Rd	Buffalo	28	\$12,000,000	Occupancy	3.24
Park Lane Villas North Addition	945 Center Rd	Buffalo	16	\$5,000,000	Occupancy	3.29
Broadway Apartments	5827 Broadway	Lancaster	8	\$2,900,000	Award	3.34
Seneca Street Mixed-Use Development	6170 Seneca St	Elma		\$1,000,000	Pre-Construction/Negotiated	3.39
Leydecker Road Apartments	299 Leydecker Rd	Buffalo	74	\$30,000,000	Under Construction	3.44
Aebly and Associates Insurance Office	1465 Union Rd	West Seneca		\$2,000,000	Post-Bid	3.46
Queens Landing Phase 4	To Be Determined	West Seneca	14	\$5,300,000	Occupancy	3.63
Fieldstream Subdivision	6061 Broadway	Lancaster	52	\$20,000,000	Conceptual	3.95
Fox Trace East Apartments	1220 Southwestern Blvd	West Seneca	24	\$10,000,000	Occupancy	4.05
Indian Church Road Battery Storage Energy Complex	799 Indian Church Rd	Buffalo		\$600,000	Conceptual	4.10
Edgewater East	6026 Broadway	Lancaster	50	\$17,000,000	Pre-Construction/Negotiated	4.18
Clinton Street Apartments & Townhomes Development	2544 Clinton St	Buffalo	88	\$30,000,000	Conceptual	4.20
McKesson Parkway Apartments	110 McKesson Pkwy	Cheektowaga	340	\$75,000,000	Pre-Construction/Negotiated	4.34
Midtown Apartments	6386 Transit Rd	Depew	360	\$75,000,000	Under Construction	4.38
Marrano Townhomes	6386 Transit Rd	Depew	37	\$14,000,000	Pre-Construction/Negotiated	4.38
Harlem Road Mixed-Use / Buffalo	1111 Harlem Rd	Buffalo	93	\$35,190,000	Pre-Construction/Negotiated	4.44
Harlem Road Multi-Residential Development	711 Harlem Rd	Buffalo	5	\$5,000,000	Design	4.51
Stutzman Road Subdivision	Stutzman Rd	Bowmansville	24	\$9,000,000	Pre-Construction/Negotiated	4.70
Stutzman Road Residential Subdivision	Stutzman Rd	Bowmansville	25	\$9,400,000	Under Construction	4.71
Genesee Street Multi Residential	5030 Genesee St	Buffalo	20	\$8,000,000	Final Planning	4.74
Funk Lawn Care Redevelopment / the Ridge Brewery & Restaurant	555 Orchard Park Rd	Buffalo		\$5,000,000	Occupancy	4.84
Seneca Street Residential Subdivision	7801 Seneca St	Elma		\$500,000	Pre-Construction/Negotiated	4.97

TOTAL NUMBER OF UNITS 1,731

S E C T I O N 2

FINANCIAL ANALYSIS

EXTRA SPACE STORAGE

Please
return carts
here



CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
5.0 x 5.0	1	25	25	\$51.00	\$51	\$612	\$64.40	\$773
5.0 x 5.0	19	25	475	\$54.00	\$1,026	\$12,312	\$68.19	\$15,547
6.0 x 5.0	1	30	30	\$58.00	\$58	\$696	\$73.24	\$879
6.0 x 5.0	2	30	60	\$67.00	\$134	\$1,608	\$84.61	\$2,031
5.0 x 8.0	9	40	360	\$80.00	\$720	\$8,640	\$101.02	\$10,910
9.0 x 5.0	1	45	45	\$87.00	\$87	\$1,044	\$109.86	\$1,318
8.0 x 6.0	1	48	48	\$90.00	\$90	\$1,080	\$113.65	\$1,364
7.0 x 7.0	2	49	98	\$78.00	\$156	\$1,872	\$98.50	\$2,364
5.0 x 10.0	1	50	50	\$89.00	\$89	\$1,068	\$112.39	\$1,349
5.0 x 10.0	30	50	1,500	\$93.00	\$2,790	\$33,480	\$117.44	\$42,278
10.0 x 5.0	14	50	700	\$79.00	\$1,106	\$13,272	\$99.76	\$16,760
11.0 x 5.0	1	55	55	\$99.00	\$99	\$1,188	\$125.02	\$1,500
8.0 x 7.0	7	56	392	\$86.00	\$602	\$7,224	\$108.60	\$9,122
7.0 x 9.0	1	63	63	\$107.00	\$107	\$1,284	\$135.12	\$1,621
8.0 x 8.0	9	64	576	\$108.00	\$972	\$11,664	\$136.38	\$14,729
10.0 x 7.0	1	70	70	\$115.00	\$115	\$1,380	\$145.22	\$1,743
10.0 x 7.0	1	70	70	\$98.00	\$98	\$1,176	\$123.75	\$1,485
10.0 x 7.0	15	70	1,050	\$99.00	\$1,485	\$17,820	\$125.02	\$22,503
8.0 x 9.0	1	72	72	\$117.00	\$117	\$1,404	\$147.75	\$1,773
9.0 x 8.0	2	72	144	\$101.00	\$202	\$2,424	\$127.54	\$3,061
5.0 x 15.0	1	75	75	\$115.00	\$115	\$1,380	\$145.22	\$1,743
5.0 x 15.0	5	75	375	\$120.00	\$600	\$7,200	\$151.53	\$9,092
15.0 x 5.0	1	75	75	\$103.00	\$103	\$1,236	\$130.07	\$1,561
10.0 x 8.0	23	80	1,840	\$125.00	\$2,875	\$34,500	\$157.85	\$43,566
9.0 x 9.0	1	81	81	\$131.00	\$131	\$1,572	\$165.42	\$1,985
12.0 x 7.0	1	84	84	\$111.00	\$111	\$1,332	\$140.17	\$1,682
5.0 x 18.0	1	90	90	\$141.00	\$141	\$1,692	\$178.05	\$2,137
6.0 x 15.0	2	90	180	\$141.00	\$282	\$3,384	\$178.05	\$4,273
10.0 x 9.0	3	90	270	\$141.00	\$423	\$5,076	\$178.05	\$6,410
10.0 x 9.0	13	90	1,170	\$116.00	\$1,508	\$18,096	\$146.48	\$22,851
8.0 x 12.0	1	96	96	\$147.00	\$147	\$1,764	\$185.63	\$2,228
10.0 x 10.0	3	100	300	\$144.00	\$432	\$5,184	\$181.84	\$6,546
10.0 x 10.0	71	100	7,100	\$151.00	\$10,721	\$128,652	\$190.68	\$162,460

UNIT MIX

CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME	YEAR 5 PROJ. MO. RENT/UNIT	YEAR 5 PROJ. ANNUAL INCOME
10.0 x 10.0	12	100	1,200	\$124.00	\$1,488	\$17,856	\$156.59	\$22,548
8.0 x 13.0	1	104	104	\$152.00	\$152	\$1,824	\$191.94	\$2,303
9.0 x 12.0	4	108	432	\$152.00	\$608	\$7,296	\$191.94	\$9,213
12.0 x 9.0	1	108	108	\$130.00	\$130	\$1,560	\$164.16	\$1,970
10.0 x 11.0	6	110	660	\$153.00	\$918	\$11,016	\$193.21	\$13,911
9.0 x 13.0	3	117	351	\$160.00	\$480	\$5,760	\$202.05	\$7,274
10.0 x 12.0	5	120	600	\$162.00	\$810	\$9,720	\$204.57	\$12,274
11.0 x 11.0	1	121	121	\$162.00	\$162	\$1,944	\$204.57	\$2,455
10.0 x 13.0	3	130	390	\$171.00	\$513	\$6,156	\$215.94	\$7,774
12.0 x 11.0	1	132	132	\$172.00	\$172	\$2,064	\$217.20	\$2,606
8.0 x 18.0	2	144	288	\$182.00	\$364	\$4,368	\$229.83	\$5,516
10.0 x 15.0	1	150	150	\$178.00	\$178	\$2,136	\$224.78	\$2,697
10.0 x 15.0	9	150	1,350	\$187.00	\$1,683	\$20,196	\$236.14	\$25,503
10.0 x 15.0	1	150	150	\$160.00	\$160	\$1,920	\$202.05	\$2,425
12.0 x 13.0	1	156	156	\$191.00	\$191	\$2,292	\$241.19	\$2,894
8.0 x 20.0	1	160	160	\$204.00	\$204	\$2,448	\$257.61	\$3,091
16.0 x 10.0	1	160	160	\$204.00	\$204	\$2,448	\$257.61	\$3,091
9.0 x 18.0	1	162	162	\$206.00	\$206	\$2,472	\$260.13	\$3,122
10.0 x 18.0	6	180	1,080	\$220.00	\$1,320	\$15,840	\$277.81	\$20,002
12.0 x 15.0	1	180	180	\$220.00	\$220	\$2,640	\$277.81	\$3,334
10.0 x 20.0	11	200	2,200	\$225.00	\$2,475	\$29,700	\$284.13	\$37,505
10.0 x 20.0	62	200	12,400	\$235.00	\$14,570	\$174,840	\$296.75	\$220,785
15.0 x 14.0	1	210	210	\$243.00	\$243	\$2,916	\$306.86	\$3,682
11.0 x 20.0	1	220	220	\$250.00	\$250	\$3,000	\$315.70	\$3,788
9.0 x 25.0	1	225	225	\$254.00	\$254	\$3,048	\$320.75	\$3,849
15.0 x 15.0	1	225	225	\$254.00	\$254	\$3,048	\$320.75	\$3,849
12.0 x 20.0	6	240	1,440	\$264.00	\$1,584	\$19,008	\$333.37	\$24,003
10.0 x 25.0	4	250	1,000	\$271.00	\$1,084	\$13,008	\$342.21	\$16,426
13.0 x 20.0	1	260	260	\$266.00	\$266	\$3,192	\$335.90	\$4,031
TOTAL CC:	394	111	43,733	\$149.33	\$58,836	\$706,032	\$188.57	\$891,565

GRAND TOTAL 394 111 43,733 \$149.33 \$58,836 \$706,032 \$188.57 \$891,565

I N C O M E & E X P E N S E S

	ACTUALS CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
GROSS POTENTIAL RENT	\$706,032		\$758,984		\$815,908		\$840,385		\$865,597		\$891,565	
PHYSICAL VACANCY	(126,380)	17.9%	(41,744)	5.5%	(44,875)	5.5%	(46,221)	5.5%	(47,608)	5.5%	(49,036)	5.5%
ECONOMIC VACANCY	(125,864)	17.8%	(56,924)	7.5%	(61,193)	7.5%	(63,029)	7.5%	(64,920)	7.5%	(66,867)	7.5%
TOTAL VACANCY	(252,244)		(98,668)		(106,068)		(109,250)		(112,528)		(115,903)	
VACANCY %	35.7%		13.0%		13.0%		13.0%		13.0%		13.0%	
EFFECTIVE RENTAL INCOME	\$453,788		\$660,316		\$709,840		\$731,135		\$753,069		\$775,662	
LATE, LETTER, & NSF FEES	10,936		15,913		17,107		17,620		18,148		18,693	
ADMINISTRATION FEES	9,164		9,347		9,534		9,725		9,919		10,118	
TENANT INSURANCE	0		4,356		8,713		13,069		17,425		20,329	
MERCHANDISE SALES, NET	4,602		4,694		4,788		4,884		4,981		5,081	
GOODWILL LEASE INCOME	161,568		164,799		168,095		171,457		174,886		178,384	
TOTAL OTHER INCOME	\$186,270		\$199,110		\$208,237		\$216,755		\$225,361		\$232,605	
EFFECTIVE GROSS INCOME (EGI)	\$640,058		\$859,427		\$918,077		\$947,890		\$978,430		\$1,008,267	
PROPERTY TAXES	79,441		79,441		81,030		82,650		84,303		85,989	
INSURANCE	9,500		9,690		9,884		10,081		10,283		10,489	
UTILITIES & TRASH	8,500		8,670		8,843		9,020		9,201		9,385	
REPAIRS & MAINTENANCE	4,513		4,603		4,695		4,789		4,885		4,983	
ADVERTISING	28,858		20,000		20,400		20,808		21,224		21,649	
SALARIES, TAXES, & BENEFITS	74,390		75,878		77,395		78,943		80,522		82,133	
MANAGEMENT FEE	30,000		42,971		45,904		47,394		48,922		50,413	
OFFICE SUPPLIES & POSTAGE	8,451		8,620		8,792		8,968		9,148		9,331	
BANK & CREDIT CARD FEES	6,223		13,751		14,689		15,166		15,655		16,132	
TELEPHONE & INTERNET	3,255		3,320		3,387		3,454		3,523		3,594	
LANDSCAPING & SNOW REMOVAL	5,000		5,100		5,202		5,306		5,412		5,520	
TOTAL EXPENSES	\$258,131		\$272,044		\$280,222		\$286,582		\$293,078		\$299,617	
% OF EGI	40.3%		31.7%		30.5%		30.2%		30.0%		29.7%	
NET OPERATING INCOME (NOI)	\$381,927		\$587,382		\$637,855		\$661,308		\$685,352		\$708,649	
OPERATING MARGIN %	59.7%		68.3%		69.5%		69.8%		70.0%		70.3%	

1. RE Taxes are based on the current appraised value of \$2,400,000. 2. Income based on Q1 2025 annualized
3. Expenses based on T-12 actual; Insurance, Utilities, Landscaping based on industry standard
4. A management fee is added to expenses based on 5% of the gross income

SECTION 3

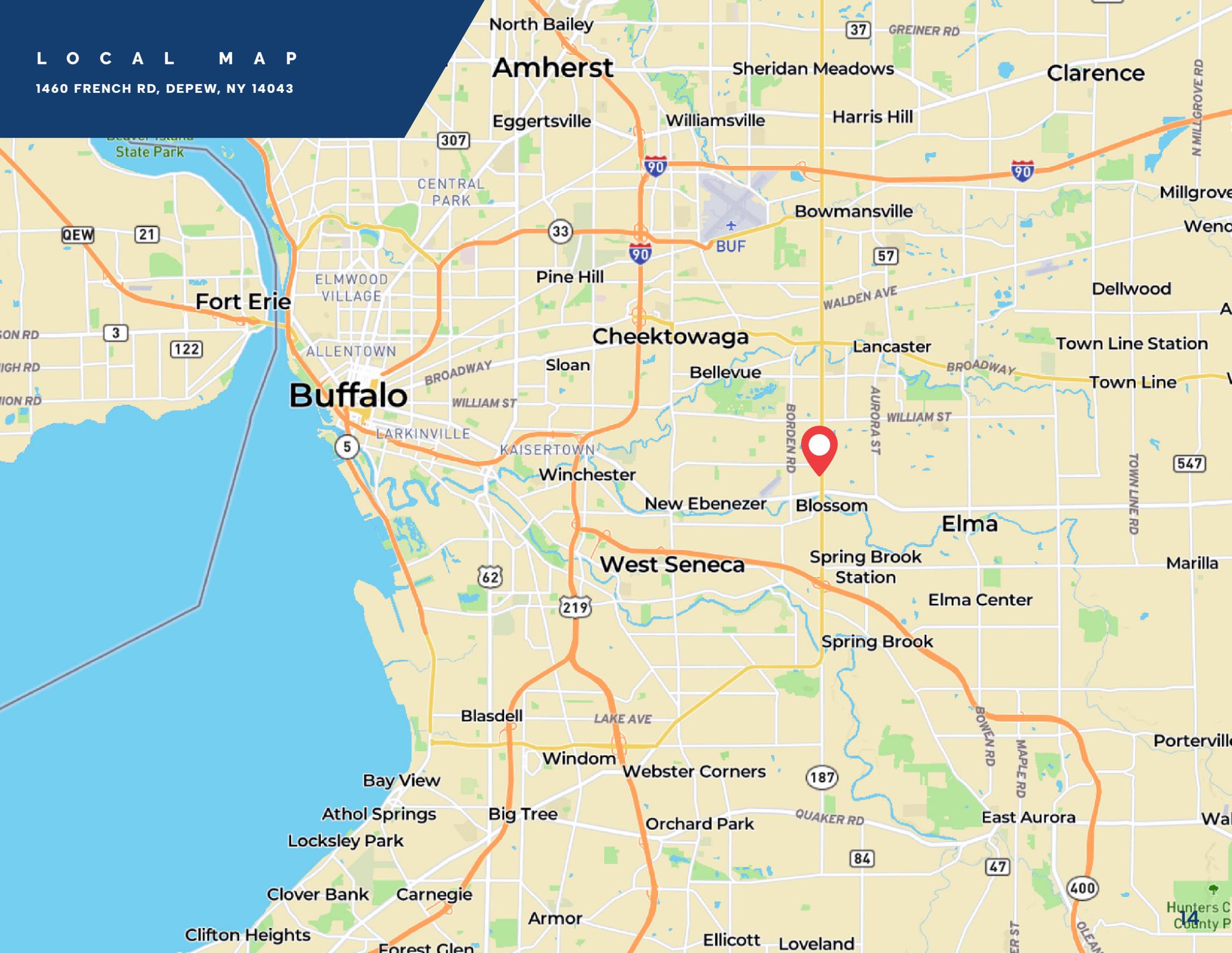
PROPERTY INFORMATION

EXTRA SPACE STORAGE



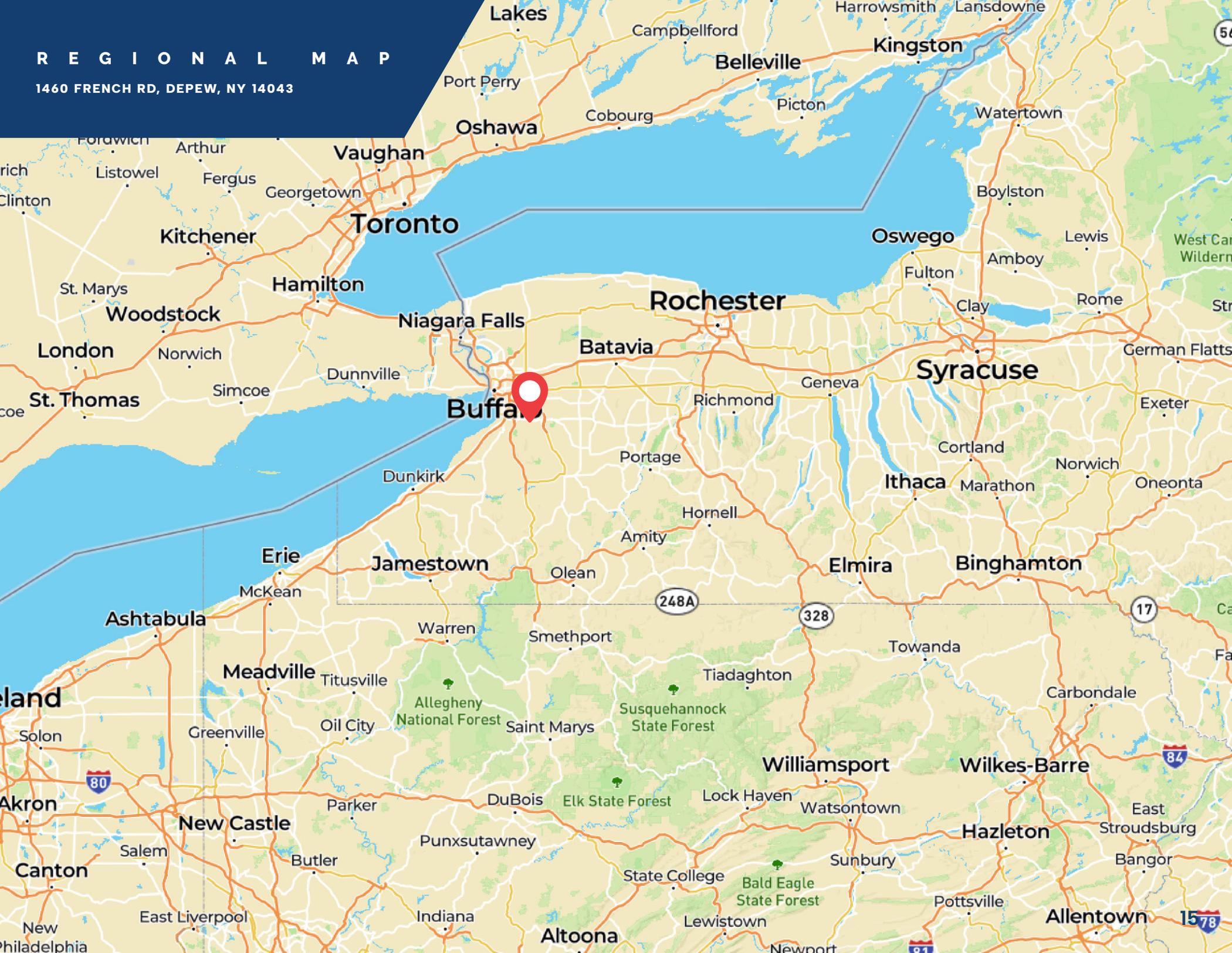
LOCAL MAP

1460 FRENCH RD, DEPEW, NY 14043



REGIONAL MAP

1460 FRENCH RD, DEPEW, NY 14043



P A R C E L O U T L I N E

1460 FRENCH RD, DEPEW, NY 14043



PRINCE DR

LOU DR

S PRINCE DR

20

20

20

20

20

321

321

20

Pizza Hut

Mighty Taco

Burger King

Forestview Restaurant

Tops

Delta Sonic

Delta Sonic

EXPANSION OPPORTUNITY

1460 FRENCH RD, DEPEW, NY 14043



EXPANSION
OPPORTUNITY
AVAILABLE

Pizza Hut

Mighty Taco

Burger King

Delta Sonic

Forestview
Restaurant

Tops

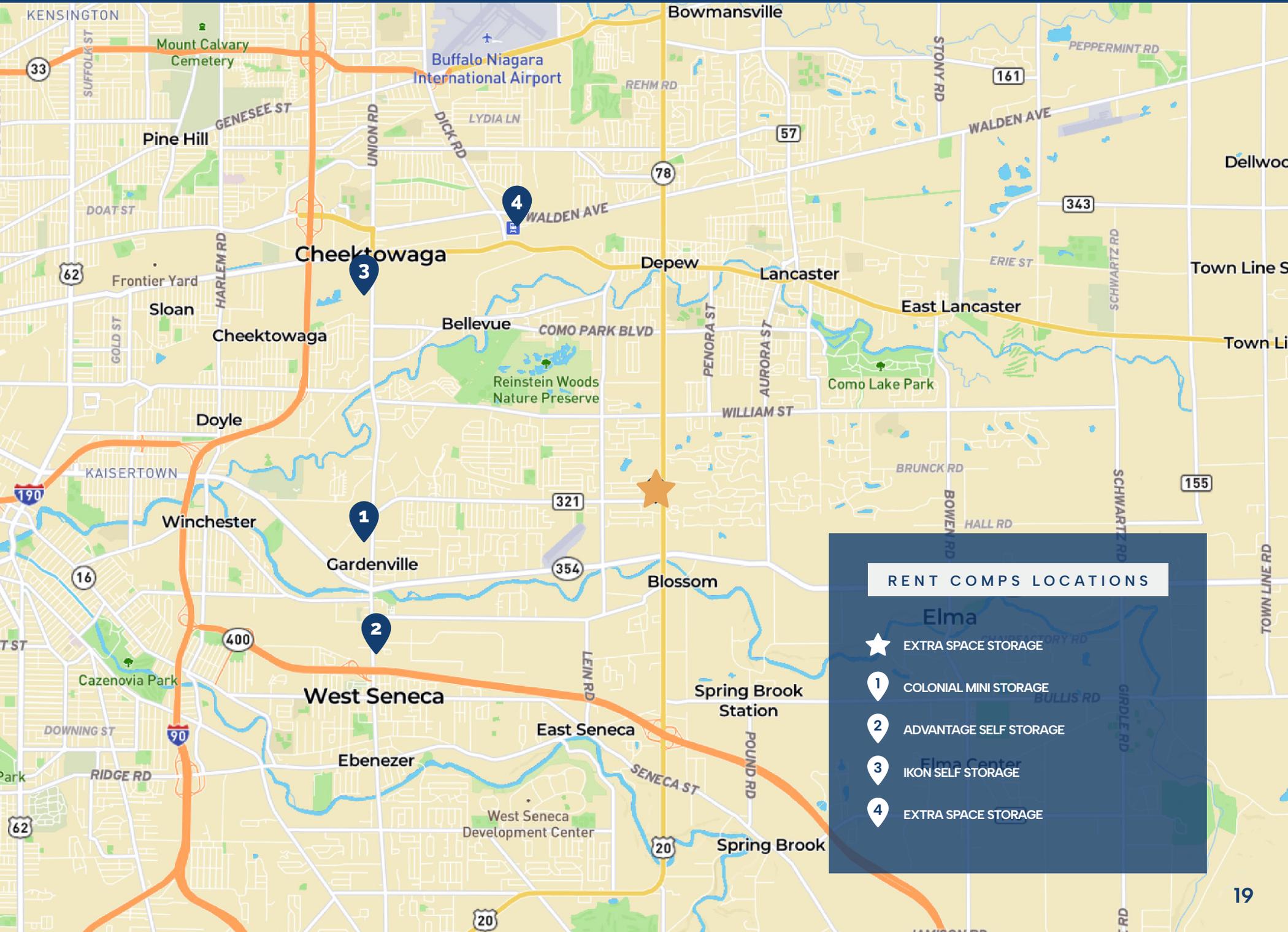
Delta Sonic

S E C T I O N 4

RENT COMPARABLES

EXTRA SPACE STORAGE





RENT COMPS LOCATIONS

- ★ EXTRA SPACE STORAGE
- 1 COLONIAL MINI STORAGE
- 2 ADVANTAGE SELF STORAGE
- 3 IKON SELF STORAGE
- 4 EXTRA SPACE STORAGE



Extra Space Storage

1460 French Rd,
Depew, NY 14043

NSRF 43,733
YEAR BUILT 1978-2023
DISTANCE ★

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$93	\$1.86
10X10 CC	\$151	\$1.51
10X15 CC	\$187	\$1.25
10X20 CC	\$235	\$1.18
AVERAGE:		\$1.45



Colonial Mini Storage

45 Gardenville Pkwy W,
West Seneca, NY 14224

NSRF 64,173
YEAR BUILT 1986
DISTANCE 2.9

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$96	\$1.92
10X10 CC	\$131	\$1.31
10X15 CC	\$166	\$1.11
10X20 CC	\$228	\$1.14
AVERAGE:		\$1.37



Advantage Self Storage

2938 Walden Avenue,
Depew, NY 14043

NSRF 128,957
YEAR BUILT 2013
DISTANCE 3.2

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$121	\$2.42
10X10 CC	\$189	\$1.89
10X15 CC	\$225	\$1.50
10X20 CC	\$289	\$1.45
AVERAGE:		\$1.81



Ikon Self Storage

1777 Union Rd,
West Seneca, NY 14224

NSRF 90,180
YEAR BUILT 2013-2015
DISTANCE 3.2

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$60	\$1.20
10X10 CC	\$121	\$1.21
10X14 CC	\$165	\$1.18
10X20 CC	\$220	\$1.10
AVERAGE:		\$1.17



Extra Space Storage

3154 Union Rd,
Cheektowaga, NY 14227

NSRF 101,403
YEAR BUILT 1998-2020
DISTANCE 3.6

UNIT TYPE	RENT/UNIT	AVG RENT/SF
5X10 CC	\$121	\$2.42
10X10 CC	\$201	\$2.01
10X15 CC	\$206	\$1.37
10X20 CC	\$263	\$1.32
AVERAGE:		\$1.78

S E C T I O N 5

DEMOGRAPHIC ANALYSIS

EXTRA SPACE STORAGE



WELCOME TO

Depew, NY



ECONOMIC DRIVERS



MANUFACTURING

Depew is home to several manufacturing companies, including Moog Inc., which specializes in aerospace and defense technologies. This sector provides numerous jobs and significantly contributes to the local economy.



SMALL BUSINESSES

The village supports a vibrant small business community, with numerous family-owned and independent enterprises. These businesses contribute to the local economy by providing unique goods and services, as well as employment opportunities for residents.



RETAIL

Depew hosts a variety of retail businesses, from large chain stores to small local shops. The retail sector not only meets the shopping needs of residents but also creates numerous jobs in sales, management, and customer service.



HEALTHCARE

The healthcare sector is a major economic driver, with facilities like Kaleida Health offering extensive medical services and employment opportunities. This sector ensures a steady demand for skilled professionals and support staff.



EDUCATION

The Depew Union Free School District is a significant employer, providing jobs for teachers, administrative staff, and support personnel. Education plays a vital role in the community, preparing future generations for success.



LOGISTICS AND DISTRIBUTION

Depew's strategic location near major highways and Buffalo makes it an ideal hub for logistics and distribution companies. This sector benefits from the village's accessibility and infrastructure, creating jobs in transportation, warehousing, and supply chain management.

Depew, NY, is a suburban village located in Erie County, just east of Buffalo. The area offers a variety of employment opportunities, particularly in manufacturing, retail, and healthcare sectors, with major employers like Moog Inc. and Kaleida Health. Its proximity to Buffalo allows residents to commute for additional job prospects in the city's diverse economic landscape. Additionally, local small businesses and the Depew Union Free School District provide further employment options for residents.

DEMOGRAPHIC ANALYSIS



2023 POPULATION

1-MILE	3-MILE	5-MILE
9,291	57,481	138,549



2023 HOUSEHOLDS

1-MILE	3-MILE	5-MILE
4,391	25,518	62,282



2023 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$85,157	\$94,509	\$92,910



2028 POPULATION

1-MILE	3-MILE	5-MILE
9,530	58,904	141,995



2023-2028 AVG. ANNUAL GROWTH

1-MILE	3-MILE	5-MILE
26.00	150.00	377.00



2028 AVERAGE INCOME

1-MILE	3-MILE	5-MILE
\$89,518	\$102,403	\$100,315



*DATA COLLECTED BY YARDI MATRIX & TRACTIQ. ALL DATA WITHIN 3-5 MILE RADIUS OF THE SUBJECT.

EXTRA SPACE STORAGE

EXCLUSIVELY LISTED BY:



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B

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GRANDSTONE
STORAGE INVESTMENT SALES

