



Fully Equipped Facility

- 9950 Rochester Rd., Middleport, NY 14105 -

Extended Information Packet

Presented by:

Michael Schwartz

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FULLY EQUIPPED FACILITY

9950 Rochester Rd., Middleport, NY 14105

OVERVIEW SUMMARY



This family built, owned, 3 screen drive in has been in operation for 70+ years. 9950 Rochester Road features a free standing, fully equipped eat in and take out restaurant. Also included is a fully equipped ice cream stand, 3 Digital movie projectors and 3 radio transmitters. Sunset Drive-In Theatre has a 600+ car capacity on an 11.8 acre meticulously cared for facility.

- Price not disclosed -



344 Delaware Avenue, Suite 200, Buffalo, NY 14202

The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



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OVERVIEW SUMMARY



OFFERING SUMMARY

Price	Not Disclosed
Sale Type	Owner/User
Sale Includes	Equipment, Restaurant, Ice cream Stand
Property Type	Retail
Location	Suburban
Building Size	6,180 SF
Typical Floor	6,180 SF
No. Stories	1
Parking Ratio	10.00/1,000 SF

PROPERTY HIGHLIGHTS

- Family built, owned, 3 screen drive in operation for 70+ years.
- Free standing, fully equipped eat in and take out restaurant.
- Free standing, fully equipped ice cream stand
- 3 Digital movie projectors
- 3 Radio transmitters
- 600+ car capacity
- 11.8 acre meticulously cared for facility
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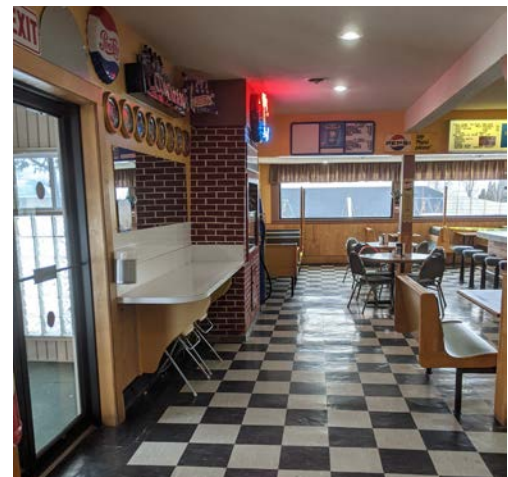
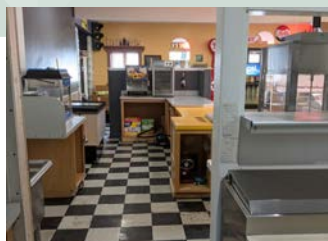
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ADDITIONAL PHOTOS



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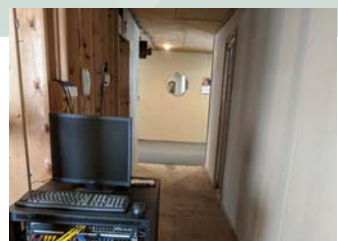
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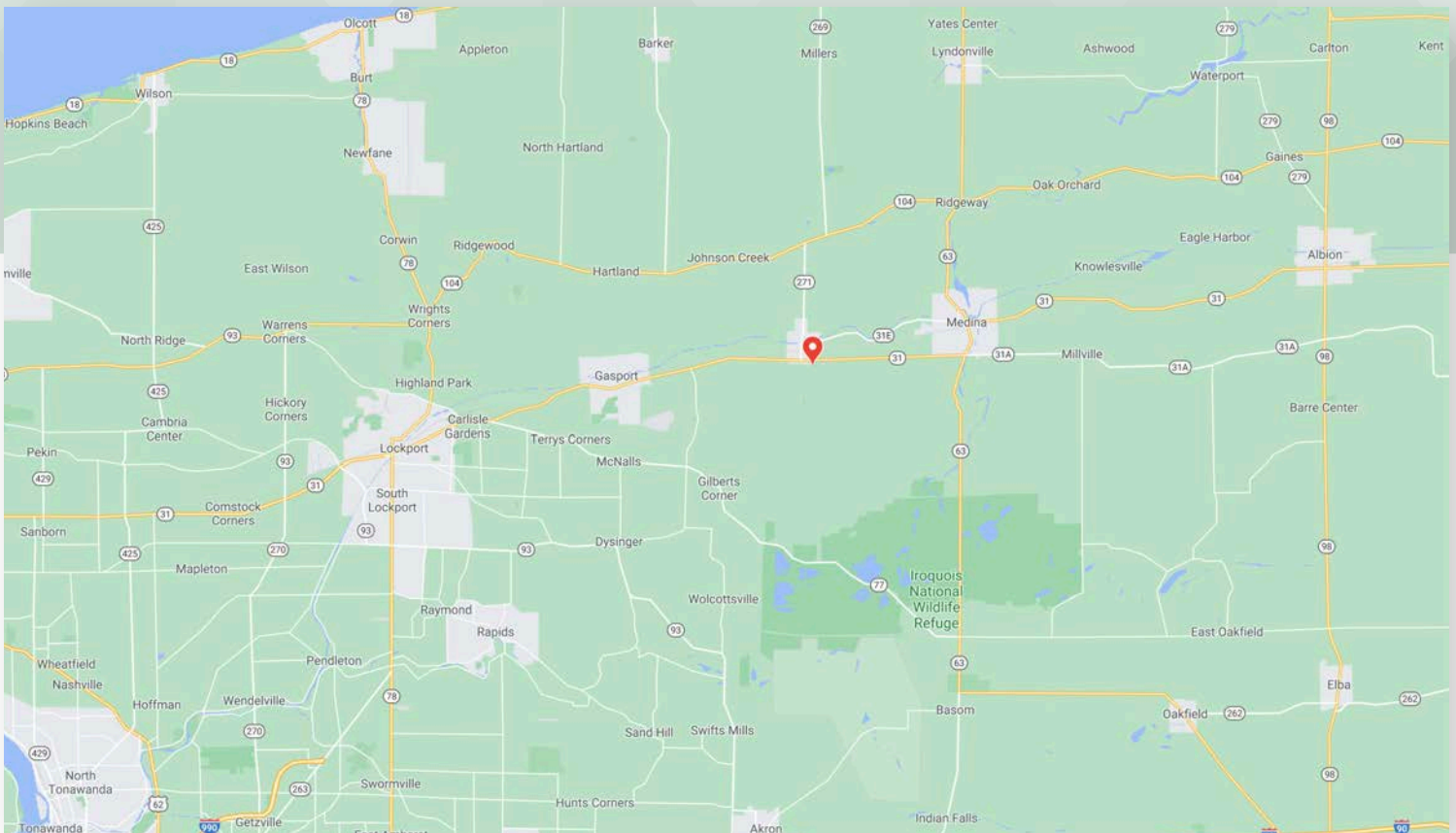
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MAPPING & LOCATION

9950 Rochester Rd. is located in Middleport, NY. It is positioned directly on Route 31 with close access to Gasport, Medina and Lockport. The Sunset Drive-IN Theatre is only 30 miles from the heart of Buffalo. Additionally, it is approximately a 45 minute drive to Niagara Falls, which is famous for its beautiful waterfalls and the Peace Bridge/Canadian Border. It is situated in the suburban outskirts of Middleport and the Iroquois National Wildlife Refuge.



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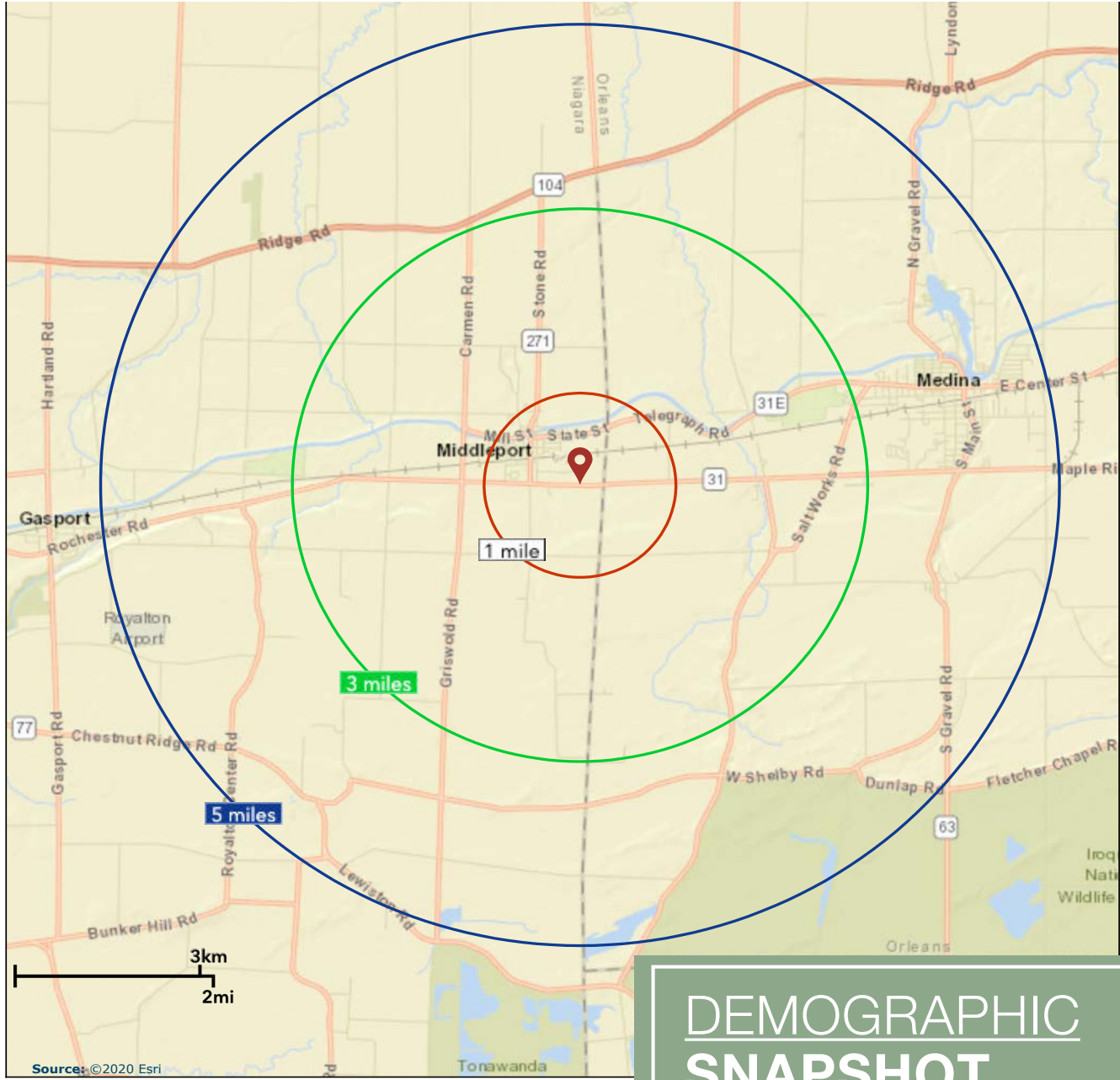
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ACQUISITION OPPORTUNITY

212-220 Grant St., Buffalo, NY 14213

1-3-5 MILE RADIUS MAP



DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Households	1,781	3,600	13,032
Median HH Income	\$53,828	\$57,482	\$51,294
Average HH Income	\$77,099	\$76,465	\$64,584



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 **Sunset Drive-In Theatre**
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Middleport, NY

AUTO REPAIR
PETE'S GARAGE

DARRELL'S
Place
RESTAURANT

BB
BBQ

Crosby's
Add a smile to your day

FMC
An Agricultural
Sciences Company

FULLY EQUIPPED FACILITY

9950 Rochester Rd., Middleport, NY 14105



Your Hanna Commercial Professionals



MICHAEL SCHWARTZ - *(Licensed Real Estate Salesperson)*

Michael Schwartz is a Licensed Real Estate Salesperson with Hanna Commercial Real Estate. He is ready, willing and able to provide a full range of real estate services, including but not limited to investment, development or redevelopment, tenant landlord representation and property management.

Mr. Schwartz has well over 30 years of business experience that includes business development and management for himself as well as corporate employers. His business experience has taken him from Palo Alto, California to Las Vegas, Nevada to New York's Lower Hudson Valley and now to Western New York.



MARGARET TUERK - *(Licensed Associate Real Estate Broker)*

Ms. Tuerk began her career with Hunt Commercial as an agent. She then moved to Nothnagle Realtors and its Commercial Division in 2016. Nothnagle Realtors was purchased by Howard Hanna Company in 2015. Ms. Tuerk provides a full range of real estate services, including but not limited to investment, development or redevelopment, tenant/landlord representation.

Ms. Tuerk spent over 20 years as a Corporate Controller in the manufacturing industry, working for large, international companies as well as small family owned businesses. She has experience and knowledge in understanding the financial impact of leasing, buying, developing, expanding and investing in real estate. She is dedicated, knowledgeable and hard working.