



SOUTH BROOKLYN & STATEN ISLAND PORTFOLIO



RIPCO
INVESTMENT SALES



2955 CROPSEY AVE, BROOKLYN



5 FINGERBOARD RD, STATEN ISLAND

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PORTFOLIO OVERVIEW

RIPCO REAL ESTATE has been exclusively retained to sell **THE SUNOCO 14**, a net-leased portfolio of fourteen (14) gas stations spanning South Brooklyn and Staten Island. All fourteen properties are leased to Sunoco under a single unitary net lease. The sites occupy corner and blockfront positions on well-trafficked corridors including Cropsey Avenue, Avenue U, Hylan Boulevard, and Victory Boulevard, in infill submarkets where gas station investment properties rarely come to market. Contact the exclusive brokers for access to the full offering memorandum and comprehensive data room.

Two-Borough Footprint

The portfolio spans six (6) sites in South Brooklyn, and eight (8) sites in Staten Island, offering geographic diversification within two of New York City’s most densely populated boroughs.

Sunoco LP Corporate Guarantee

The lease is backed by a corporate guarantee from Sunoco LP (NYSE: SUN), a publicly traded company, with substantial term remaining plus a renewal option.

PORTFOLIO SUMMARY

Number of Properties	Fourteen (14)
Markets	South Brooklyn and Staten Island
Tenant	Sunoco Retail, LLC
Guarantor	Sunoco LP (NYSE: SUN)
Lease Structure	Unitary Net Lease
Lease Term	Long-Term Lease
Total Acreage / Lot SF	3.7 Acres / 160,000 SF (approx.)
Total Building SF	19,600 SF (approx.)



STATEN ISLAND

1. 6126 AMBOY ROAD

- Corner, Citgo Gas & Auto Repair

2. 5931 AMBOY ROAD

- Corner, Citgo Gas & Auto Repair

3. 4000 HYLAN BOULEVARD

- Corner, Mobil Gas, C-Store & Dunkin’ Donuts

4. 5 FINGERBOARD ROAD

- Corner, Mobil Gas & Auto Repair

5. 717 RICHMOND ROAD

- Corner, Mobil Gas, C-Store & Auto Repair

6. 1201 VICTORY BOULEVARD

- Corner, Citgo Gas, C-Store & Dunkin’ Donuts

7. 1125 RICHMOND TERRACE

- Corner, Mobil Gas, & C-Store

8. 1881 FOREST AVENUE

- Corner, Exxon Gas, & C-Store

BROOKLYN

9. 6423 7TH AVENUE

- Corner, Mobil Gas, & Autor Repair

10. 1780 CONEY ISLAND AVENUE

- Citgo Gas, C-Store, & Auto Repair

11. 2495 CROPSEY AVENUE

- Full City Block, Citgo Gas, & Auto Repair

12. 2955 CROPSEY AVENUE

- Corner, Citgo Gas, & C-Store

13. 2001 GRAVESEND NECK ROAD

- Corner, Citgo Gas, & Auto Repair

14. 3902 AVENUE U

- Blockfront, Citgo Gas, & Auto Repair



SOUTH BROOKLYN & STATEN ISLAND PORTFOLIO

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.