

PIZZA HUT SINGLE TENANT NET LEASE

25 Pennsylvania Ave E, Warren, PA 16365 • Pizza Hut Single Tenant Net Lease



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bennett Williams Commercial in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION, PLEASE CONTACT:

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SECTION: 1
PROPERTY INFORMATION

PIZZA HUT SINGLE TENANT NET LEASE: EXECUTIVE SUMMARY

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PROPERTY SUMMARY

Sale Price:	\$1,600,000
Property Type:	Retail
Cap Rate:	5.6%
NOI:	\$90,000
Lot Size:	1.29 Acres
Building Size:	3,226 SF
Year Built:	2008
Zoning:	Commercial

PROPERTY OVERVIEW

Free-Standing Pizza Hut STNL / Sale Leaseback For Sale. Lease guaranteed by 27 unit operator.

10 year Primary Term with (4) Five Year Options to renew

Yrs 1-5 \$90,000/year NNN

Yrs 6-10 \$92,250/year NNN

Opt #1 11-15 \$94,556.25/year NNN

Opt #2 16-20 \$96,920.15/year NNN

Opt #3 21-25 \$99,343.15/year NNN

Opt #4 26-30 \$101,826.72/year NNN

DEMOGRAPHICS

	5 Miles	7 Miles	10 Miles
Total Households:	7,812	9,381	12,130
Total Population:	17,558	21,291	27,915
Average HH Income:	\$48,583	\$50,363	\$52,811

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

PIZZA HUT SINGLE TENANT NET LEASE: COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Free-Standing Pizza Hut STNL / Sale Leaseback with lease fully guaranteed by 27 unit operator
- Corner location adjacent to Wendy's and Tim Horton's
- Brand-new 10 year lease with four (4) five (5) year options
- 2.5% rent bumps every five years
- High volume store
- Ground up new construction completed in 2008

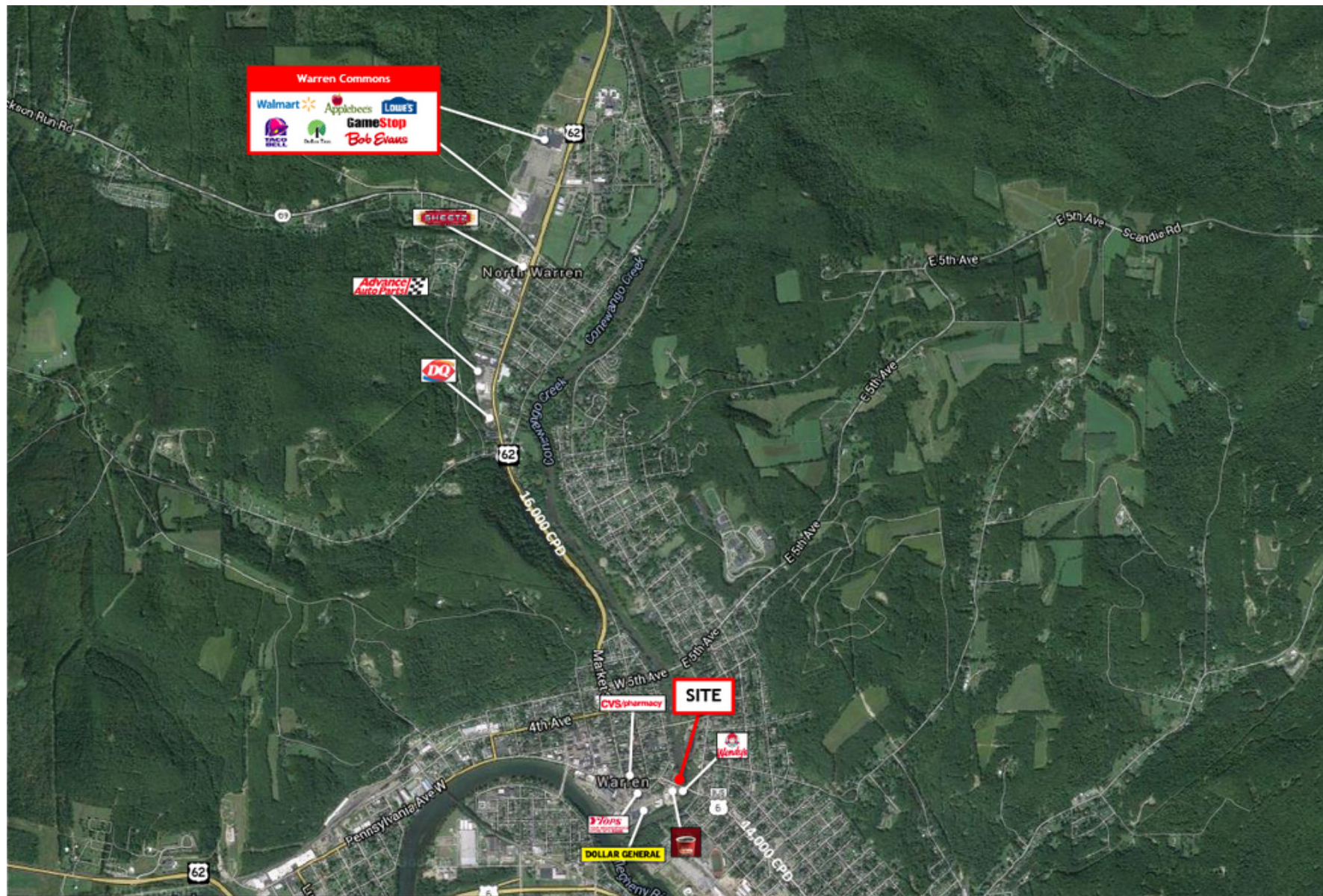


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SECTION: 2 LOCATION INFORMATION

PIZZA HUT SINGLE TENANT NET LEASE: MARKET OVERVIEW

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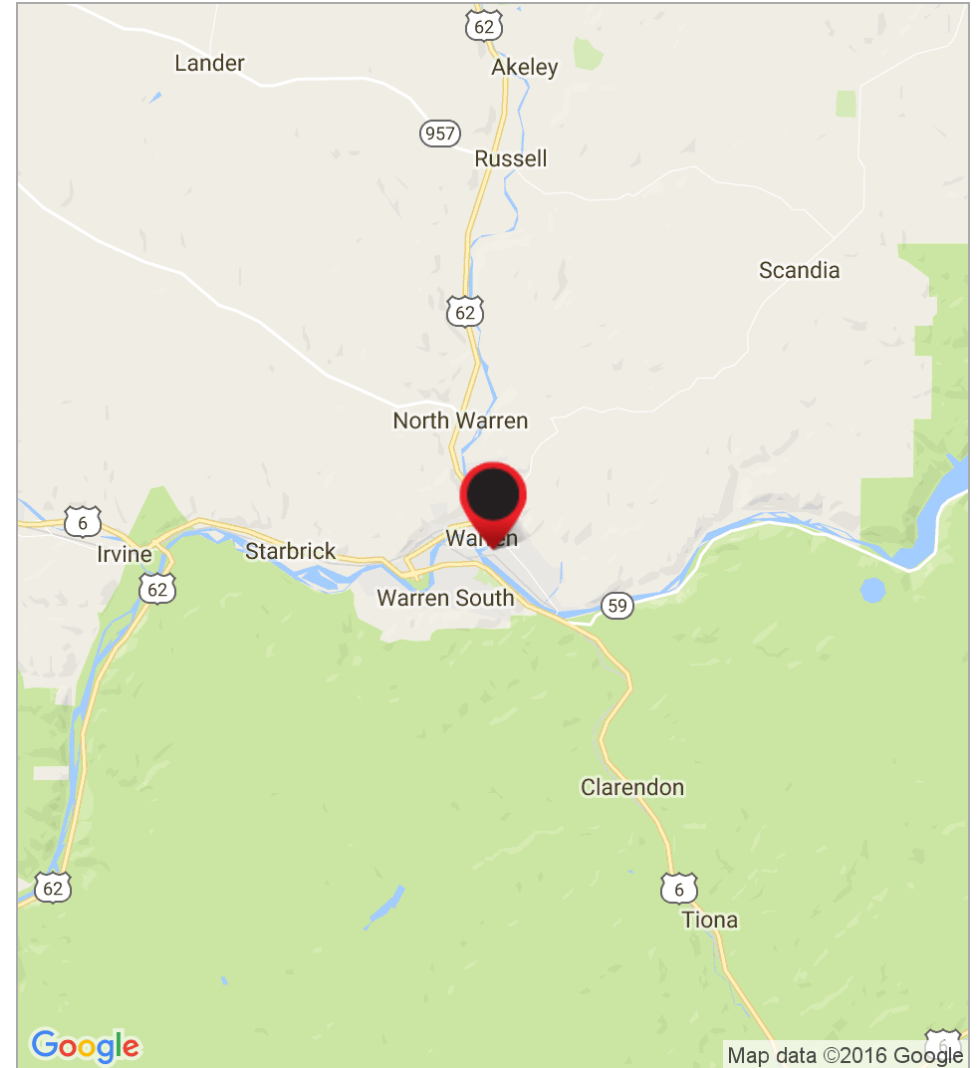
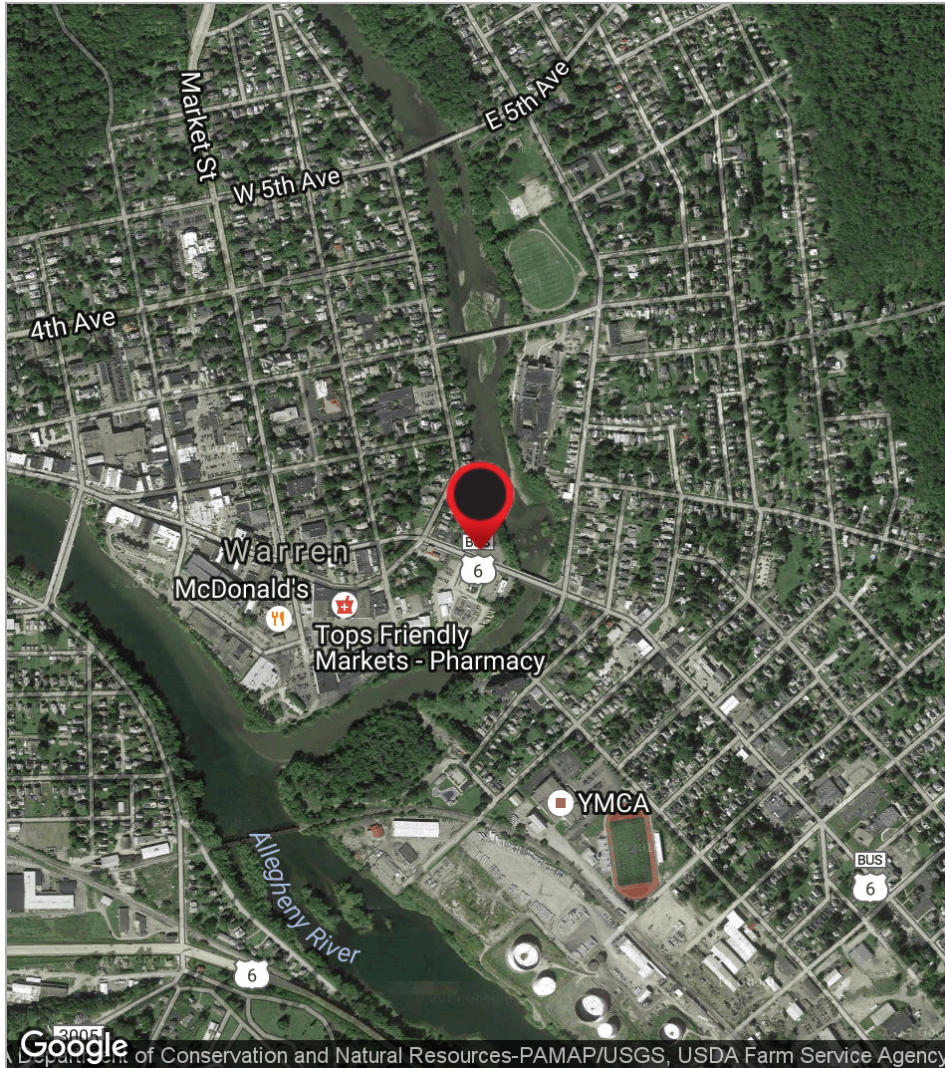
PIZZA HUT SINGLE TENANT NET LEASE: REGIONAL MAP

25 Pennsylvania Ave E, Warren, PA 16365 • Pizza Hut Single Tenant Net Lease



PIZZA HUT SINGLE TENANT NET LEASE: LOCATION MAPS

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SECTION: 3 DEMOGRAPHICS

PIZZA HUT SINGLE TENANT NET LEASE: DEMOGRAPHICS REPORT

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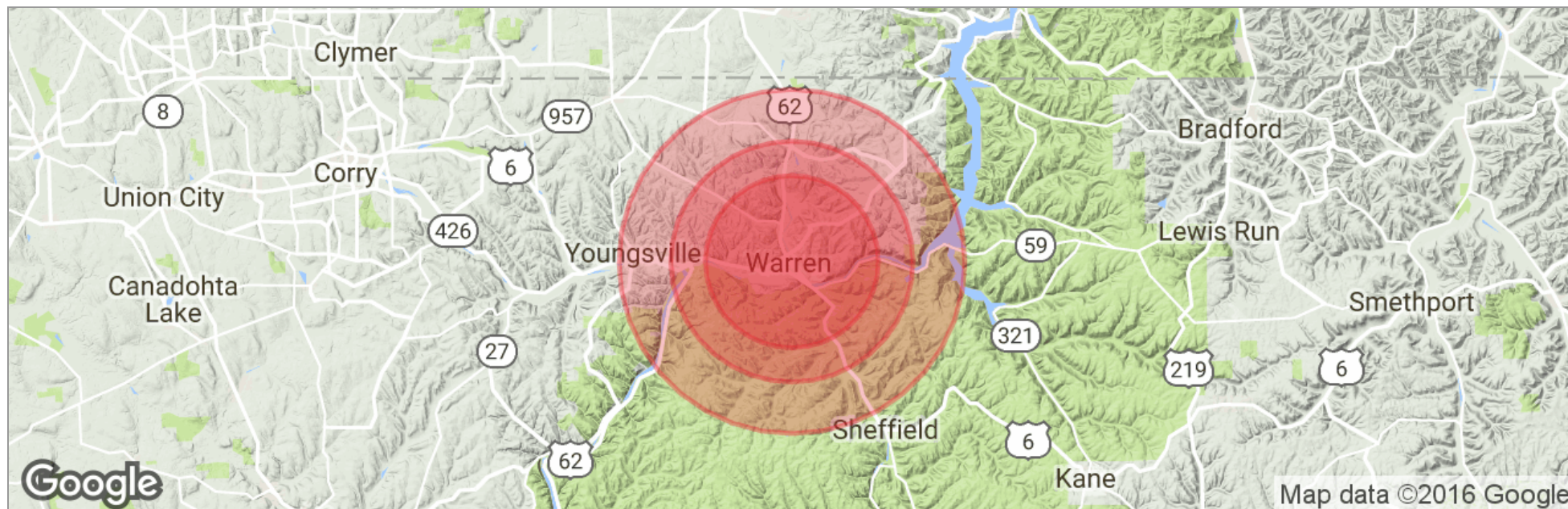
	5 MILES	7 MILES	10 MILES
Total households	7,812	9,381	12,130
Total persons per hh	2.2	2.3	2.3
Average hh income	\$48,583	\$50,363	\$52,811
Average house value	\$107,460	\$106,695	\$107,287

	5 MILES	7 MILES	10 MILES
Total population	17,558	21,291	27,915
Median age	41.1	42.1	43.3
Median age (male)	39.6	40.7	42.1
Median age (female)	43.4	44.2	44.9

	5 MILES	7 MILES	10 MILES
Total population - White / % White	17,382 / 99.0%	21,039 / 98.8%	27,539 / 98.7%
Total population - Black / % Black	14 / 0.1%	25 / 0.1%	47 / 0.2%
Total population - Asian / % Asian	30 / 0.2%	53 / 0.2%	95 / 0.3%
Total population - Hawaiian / % Hawaiian	8 / 0.0%	7 / 0.0%	8 / 0.0%
Total population - Indian / % Indian	28 / 0.2%	31 / 0.1%	38 / 0.1%
Total population - Other / % Other	33 / 0.2%	35 / 0.2%	36 / 0.1%

	5 MILES	7 MILES	10 MILES
Total population - Hispanic	100 / 0.6%	117 / 0.5%	142 / 0.5%

* Demographic data derived from 2010 US Census



	5 Miles	7 Miles	10 Miles
Total Population	17,558	21,291	27,915
Population Density	224	138	89
Median Age	41.1	42.1	43.3
Median Age (Male)	39.6	40.7	42.1
Median Age (Female)	43.4	44.2	44.9
Total Households	7,812	9,381	12,130
# of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$48,583	\$50,363	\$52,811
Average House Value	\$107,460	\$106,695	\$107,287

* Demographic data derived from 2010 US Census



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SECTION: 4
ADVISOR BIOS

CHAD STINE**President/ CEO**3528 Concord Road
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PA #RS223258L**Professional Background**

Chad A. Stine, President & CEO and a Principal of the firm, joined Bennett Williams in 1999 after graduating from Penn State University. He started as a retail leasing agent, was made a partner and promoted to Vice President in 2008. Chad was promoted to President & CEO of the company in 2012.

Chad specializes in investment property sales and acquisitions as well as tenant and landlord representation. Chad currently represents over eight million square feet of retail space for sale or lease across Pennsylvania. His primary focus is new construction development and leasing, as well as site selection for national tenants such as Five Guys Burgers & Fries, Aldi, AT&T, Advance Auto, Dunkin Donuts, The Greene Turtle, and Little Caesars, just to name a few.

Some of Chad's notable transactions include the sales of Gateway Shopping Center, Clearview Shopping Center, Lincolnway East Shopping Center, Kingston Square Shopping Center, Perryville Medical Center, Randolph Park Shopping Center, Newberry Pointe Shopping Center, Shippensburg Shopping Center, Supercenter Plaza, DJ Plaza, and Stonybrook Shopping Center.

Chad has been named as one of the top listing agents of the year from 2004 through 2015 by Bennett Williams. He has also been awarded the CoStar Power Broker Award for "Top Retail Leasing Brokers for the Philadelphia Region" from 2006 - 2015.

Chad is an active member of the Capital Markets Real Estate Network and of ICSC. He attends all northeast ICSC conventions and the national ICSC convention in Las Vegas every year.

Memberships & AffiliationsICSC
CMRE Network**Education**

Penn State University

BRADLEY ROHRBAUGH**Vice President- Retail Sales & Leasing**

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Professional Background

Bradley A. Rohrbaugh, Vice President of Retail and a Principal of the firm, joined Bennett Williams Commercial in 1999. Brad's areas of expertise and his primary focus is retail sales and leasing, which allows him to efficiently work with Buyers/Sellers and Landlords/Tenants alike throughout all of Central Pennsylvania.

Presently, Brad represents close to eight million square feet of retail space both anchored and unanchored across all of Central Pennsylvania for clients including KIMCO, RIOCAN, and VEREIT.

Brad also works on an exclusive basis with numerous national retailers in Central Pennsylvania such as Aldi Foods, AT&T Wireless, Five Guys, Advance Auto, Dollar General, Dunkin Donuts, Jimmy John's, Tropical Smoothie Café, Little Caesars and Dickey's BBQ.

Some of Brad's notable transactions include the sales of Gateway Shopping Center, Clearview Shopping Center, Lincolnway East Shopping Center, Kingston Square Shopping Center, Perryville Medical Center, Randolph Park Shopping Center, Newberry Pointe Shopping Center, Shippensburg Shopping Center, Supercenter Plaza, DJ Plaza, and Stonybrook Shopping Center, as well as over 2,000,000 SF of retail leases through his Tenant & Landlord representation work.

Brad has been awarded the CoStar Power Broker Award for "Top Retail Leasing Brokers in the Philadelphia Region" from 2007 through 2015. From 2006-2015, he was nominated as one of the top listing agents at Bennett Williams Commercial.

Brad is an active member of the Capital Markets Real Estate Network and ICSC for which he attends all northeast and national conventions every year.

In his free time, Brad is a jeep enthusiast with a passion for photography. He also enjoys spending quality time with his wife, daughter, and two family pets.

Memberships & Affiliations

CMRE, ICSC