

PIZZA HUT SINGLE TENANT NET LEASE

400 South Hermitage Road, Hermitage, PA 16148 • Free-Standing Pizza Hut NNN / Sale Leaseback



FREE-STANDING PIZZA HUT NNN / SALE LEASEBACK: DETAILS

400 South Hermitage Road, Hermitage, PA 16148 • Free-Standing Pizza Hut NNN / Sale Leaseback

Benefits



- Free-Standing Pizza Hut NNN / Sale Leaseback
- Corner location on an outparcel of Kohl's
- Adjacent to new Buffalo Wild Wings and Sheetz C-Store
- Brand-new 15 year lease with 3-5 year options
- 2.5% bumps every five years
- Proven 20-year track record at this location.
- Complete Scrape-Rebuild done in 2013
- Lease guaranteed by 27 unit operator

More Info



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PROPERTY SUMMARY

Sale Price:	\$1,600,000
Property Type:	Retail
Cap Rate:	5.0%
NOI:	\$80,000
Lot Size:	1.28 Acres
Building Size:	3,064 SF
Year Built:	1995
Renovated:	2013
Zoning:	Highway Commercial
Market:	Pittsburgh, Pa.
Sub Market:	Hermitage, Pa.

PROPERTY OVERVIEW

Free-Standing Pizza Hut NNN / Sale Leaseback For Sale in Hermitage, PA. Multi-Unit operator. 15 year Primary Term with three (3) five (5) year renewal options.

Years 1 - 15 \$80,000/year NNN

Opt #1: Years 16 - 20 \$82,000.00/ year NNN

Opt #2: Years 21 - 25 \$84,050.00/ year NNN

Opt #3: Years 26 - 30 \$86,151.25.00/ year NNN

PROPERTY HIGHLIGHTS

- Free-Standing Pizza Hut NNN / Sale Leaseback
- Corner location on an outparcel of Kohl's
- Adjacent to new Buffalo Wild Wings and Sheetz C-Store
- Brand new 15 year lease with three 5 year renewal options
- 2.5% rent increase in each five year option
- Proven 20-year track record at this location
- Complete Scrape-Rebuild done in 2013
- Lease guaranteed by 27 unit operator

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	938	26,098	43,567
Total Population:	2,041	58,921	100,853
Average HH Income:	\$65,015	\$50,842	\$51,519

Demographics



Population

1 Mile	5 Miles	10 Miles
2,041	58,921	100,853

Daytime Population

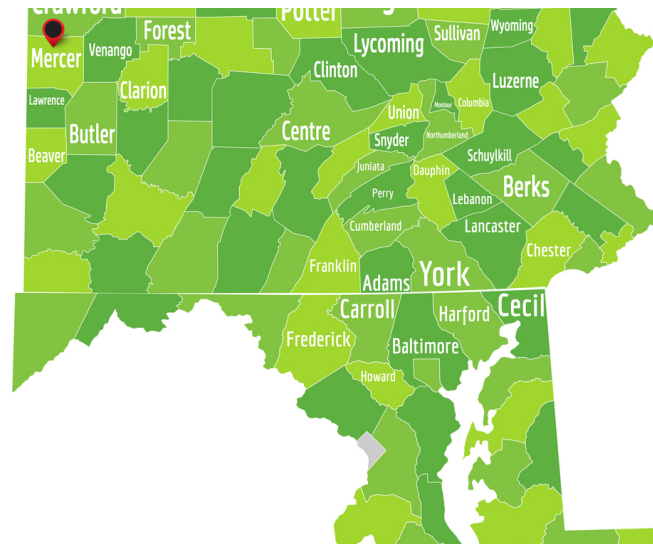
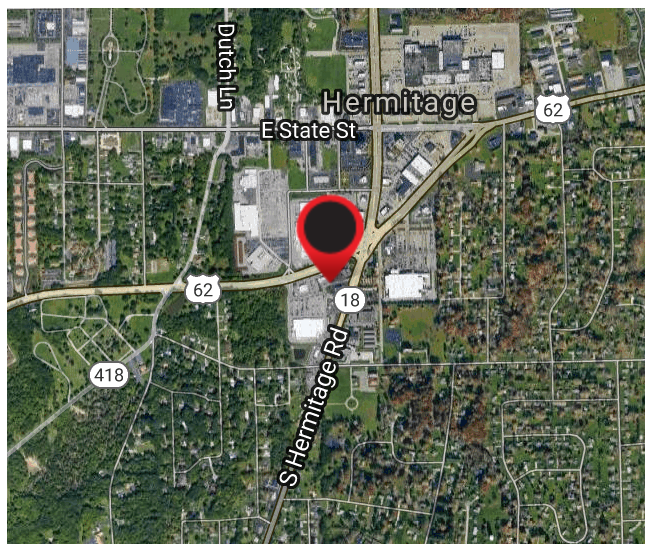
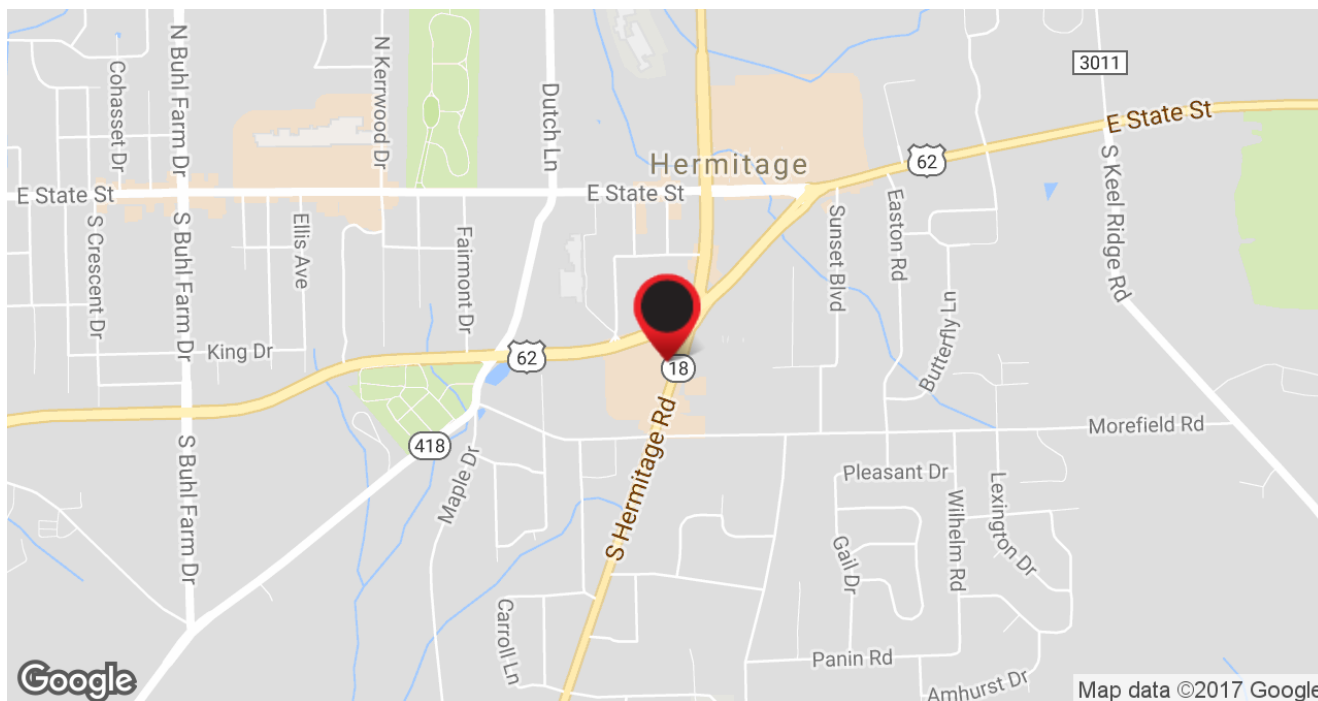
1 Mile	5 Miles	10 Miles
3,693	28,884	41,232

Average Household Income

1 Mile	5 Miles	10 Miles
\$65,015	\$50,842	\$51,519

Number of Households

1 Mile	5 Miles	10 Miles
938	26,098	43,567



Traffic Counts



S. Hermitage Rd
20,000 CPD

FREE-STANDING PIZZA HUT NNN / SALE LEASEBACK: MARKET OVERVIEW

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FREE-STANDING PIZZA HUT NNN / SALE LEASEBACK: AERIAL MAP

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