

PIZZA HUT SINGLE TENANT NET LEASE

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



PIZZA HUT SINGLE TENANT NET LEASE: DETAILS

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

Benefits



- Free-Standing Pizza Hut STNL / Sale Leaseback
- Corner location adjacent to Wendy's and Tim Horton's
- 10 year lease with four (4) five (5) year renewal options
- 2.5% rent bump in Year 6 and 5% rent bumps during each renewal period
- High volume store
- Ground up new construction completed in 2008
- Lease guaranteed by 27 unit operator

More Info



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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 four (4) five (5) year renewal options.

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

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

Opt #1: Year 11 - 15 \$96,862.50/year NNN

Opt #2: Year 16 - 20 \$101,705.63/year NNN

Opt #3: Year 21 - 25 \$106,790.91/year NNN

PROPERTY HIGHLIGHTS

- Free-Standing Pizza Hut STNL / Sale Leaseback
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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

Demographics



Population

5 Miles	7 Miles	10 Miles
17,558	21,291	27,915

Daytime Population

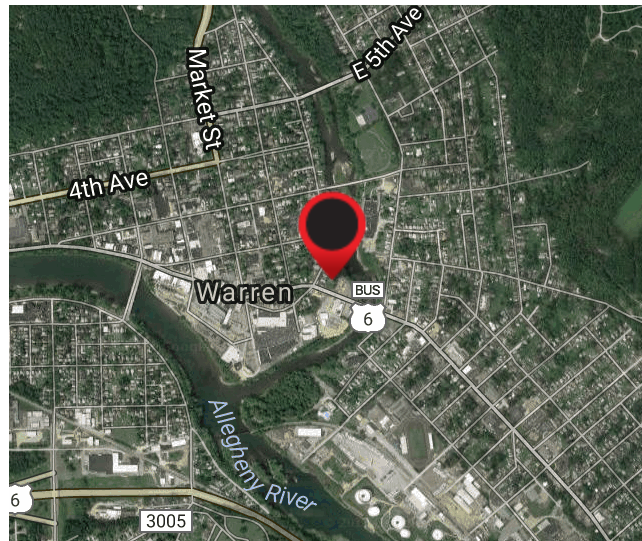
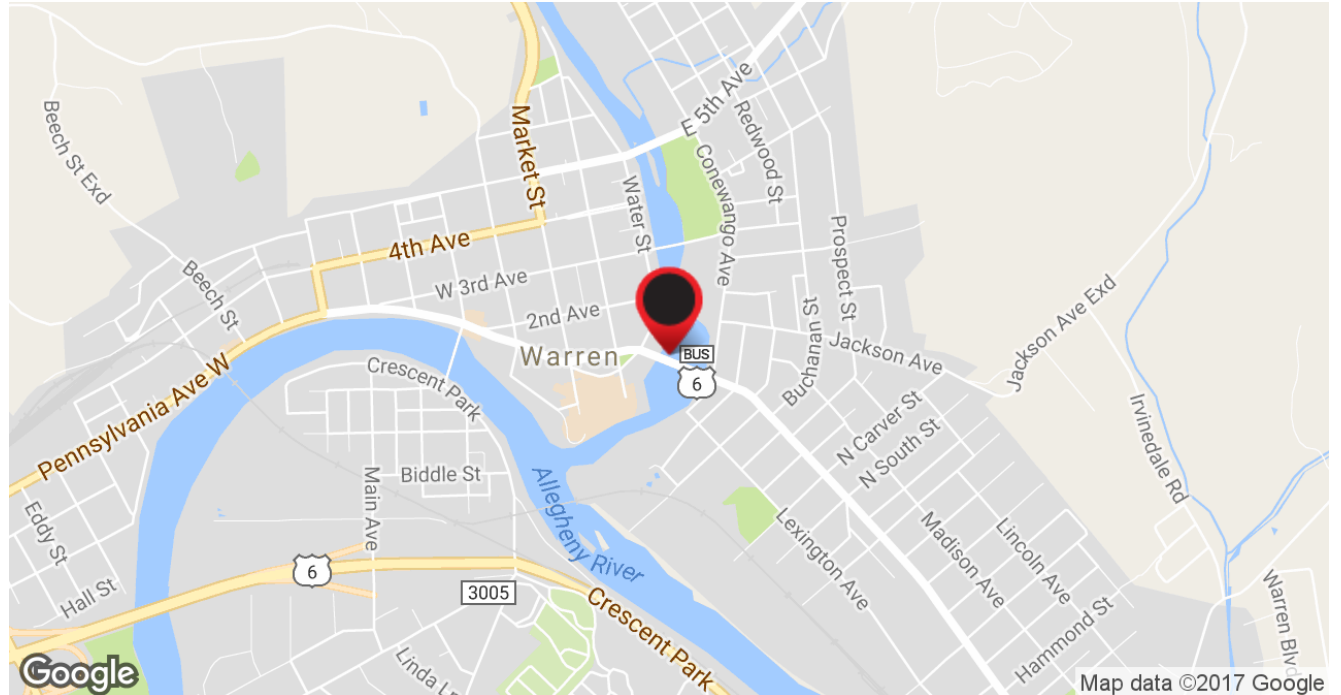
5 Miles	7 Miles	10 Miles
14,360	16,235	18,214

Average Household Income

5 Miles	7 Miles	10 Miles
\$48,583	\$50,363	\$52,811

Number of Households

5 Miles	7 Miles	10 Miles
7,812	9,381	12,130



Traffic Counts



Pennsylvania Ave
14,000 CPD

PIZZA HUT SINGLE TENANT NET LEASE: MARKET OVERVIEW

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