

FREE STANDING PIZZA HUT / SALE LEASEBACK

2007 E 38th St, Erie, PA 16510 • Free Standing Pizza Hut / Sale Leaseback



For More Information: 717-843-5555 • www.BennettWilliams.com



FREE STANDING PIZZA HUT / SALE LEASEBACK: DETAILS

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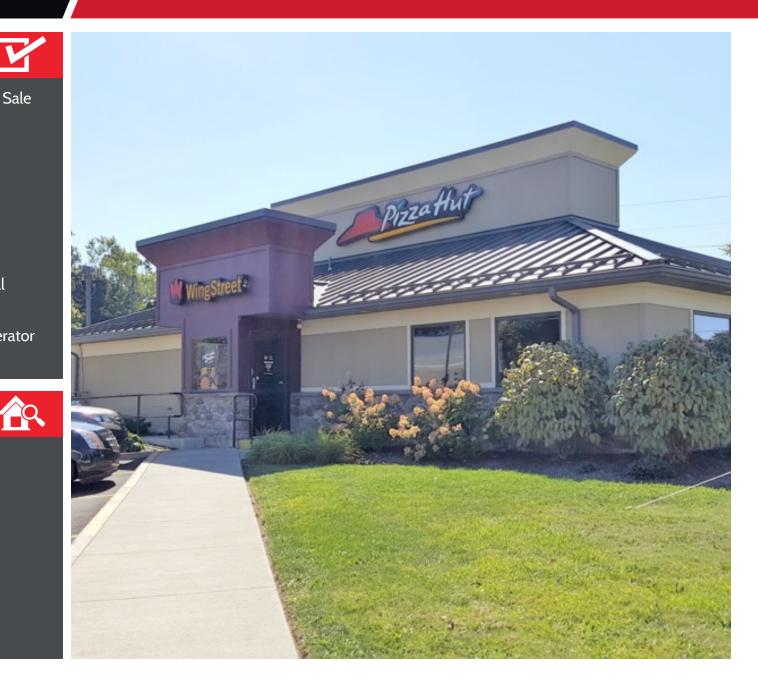
Benefits

- Free-Standing Pizza Hut NNN / Sale Leaseback
- Corner property at a signalized intersection
- Adjacent to Dollar General
- 10 year lease with three 5 year renewal options
- 5% rent increase in each renewal option
- Lease guaranteed by 27 unit operator

More Info

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FREE STANDING PIZZA HUT / SALE LEASEBACK: EXECUTIVE SUMMARY

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PROPERTY SUMMARY

Sale Price:	\$700,000
Property Type:	Retail
Cap Rate:	6.0%
NOI:	\$42,000
Lot Size:	0.86 Acres
Building Size:	2,170 SF
Year Built:	1978
Renovated:	2010
Zoning:	Commercial

PROPERTY OVERVIEW

Free-Standing Pizza Hut NNN / Sale Leaseback available for sale in Erie, PA. Multi-Unit operator. 10 year Primary Term with three (3) five (5) year renewal options.

Years 1 - 10 \$42,000/year NNN

Opt #1: Years 11 - 15 \$44,100.00/year NNN Opt #2: Years 16 - 20 \$46,305.00/year NNN Opt #3: Years 21 - 25 \$48,620.00/year NNN

PROPERTY HIGHLIGHTS

- Free-Standing Pizza Hut NNN / Sale Leaseback
- Corner property at a signalized intersection
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- 5% rent increase in each renewal option
 - Lease guaranteed by 27 unit operator

DEMOGRAPHICS

Total Households: Total Population: Average HH Income:

1 Mile	3 Miles	5 Miles
4,455	27,437	53,346
10,712	74,828	139,213
\$50,564	\$50,258	\$48,914

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.



FREE STANDING PIZZA HUT / SALE LEASEBACK: DEMOGRAPHICS

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E 20th St Rd Buffalo Rd Broad St **Demographics** E 30th St E 26th St E 33rd St Population (290) (290) 1 Mile 3 Miles 5 Miles Brande E28th St 10.712 74,828 139,213 30th St Acclelland Ave 31st St 32nd St 33rd St **Daytime Population** Zimmerman Rd 34th St E31stSt E 35th St E 38th St Longvi 36th St 1 Mile 3 Miles 5 Miles E 32nd St 37th St E 41st St E A2nd St 2.911 34.603 83.759 Average Household Income E 41st E 38th St Burton Av 1 Mile 3 Miles 5 Miles Google \$50,258 \$48,914 \$50,564

290 290 E 3810.51



E 38th St

Shannon Rd

lorcross Rd

Map data ©2017 Google

290

43rd St

E Grandview Blvd

Brooksboro Dr

E 44th St

Pepper Tree Dr

Norcross Rd

Rice AL

E Gore Rd

Bird Di

Number of Households

1 Mile	3 Miles	5 Miles
4,455	27,437	53,346

Traffic Counts

38th St

18,000 CPD



FREE STANDING PIZZA HUT / SALE LEASEBACK: MARKET OVERVIEW

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