

FREE STANDING PIZZA HUT / SALE LEASEBACK

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



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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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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- 10 year lease with three 5 year renewal options
- 5% rent increase in each renewal option
- Lease guaranteed by 27 unit operator

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,455	27,437	53,346
Total Population:	10,712	74,828	139,213
Average HH Income:	\$50,564	\$50,258	\$48,914

Demographics



Population

1 Mile	3 Miles	5 Miles
10,712	74,828	139,213

Daytime Population

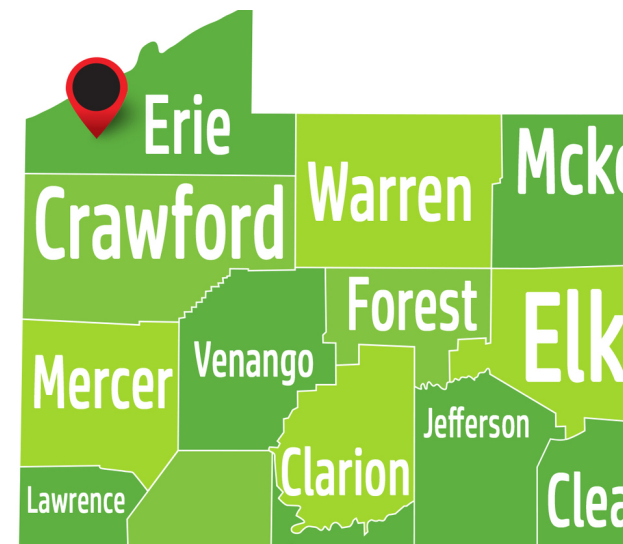
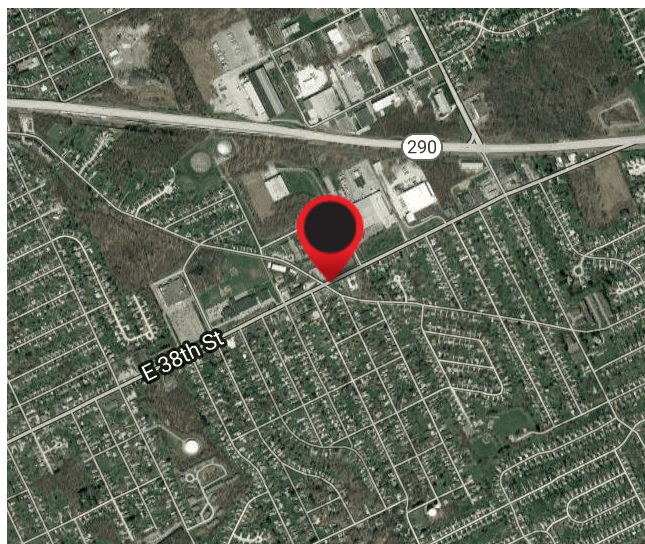
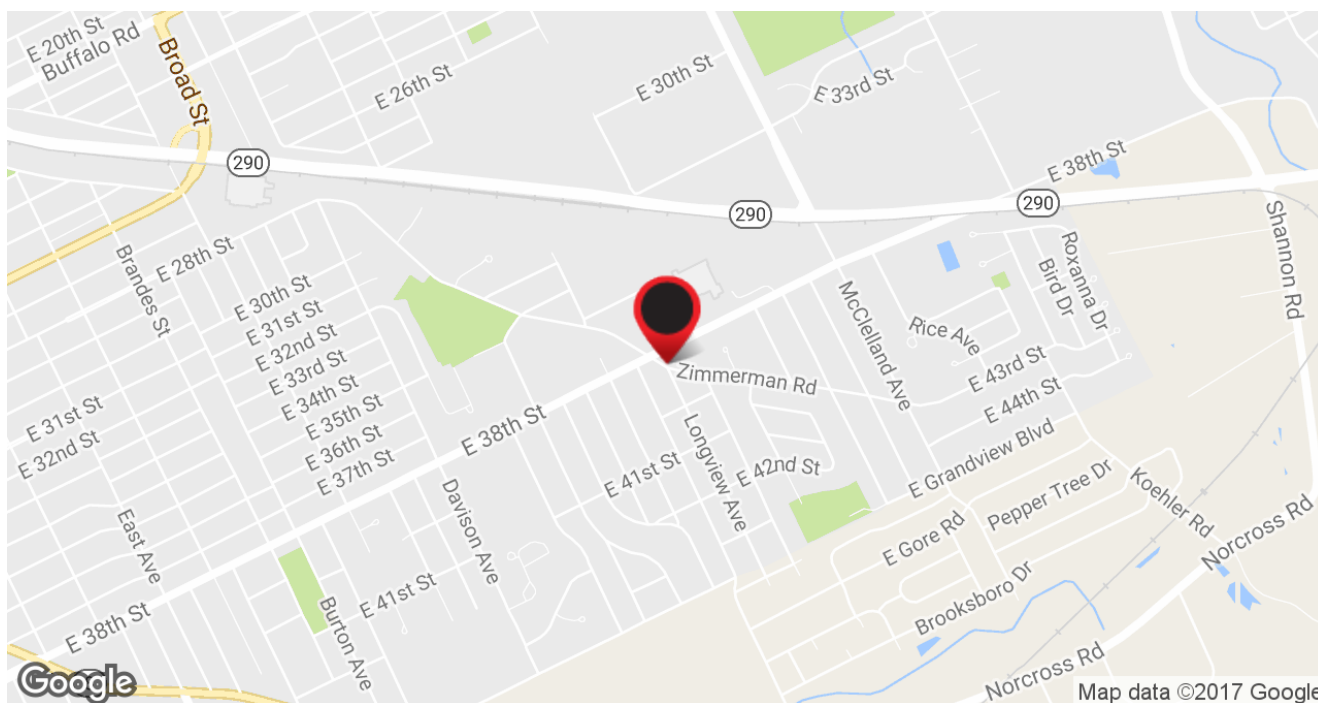
1 Mile	3 Miles	5 Miles
2,911	34,603	83,759

Average Household Income

1 Mile	3 Miles	5 Miles
\$50,564	\$50,258	\$48,914

Number of Households

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



Traffic Counts



38th St
18,000 CPD

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