

# FREE STANDING PIZZA HUT / SALE LEASEBACK

152 S Antrim Way, Greencastle, PA 17225 • Free Standing Pizza Hut / Sale Leaseback



## Benefits



- Free-Standing Pizza Hut NNN / Sale Leaseback
- Excellent visibility along Route 11
- Easy access to and from I-81
- 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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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	2,055	4,484	8,532
<b>Total Population:</b>	4,475	10,688	21,391
<b>Average HH Income:</b>	\$80,011	\$76,737	\$74,887

### PROPERTY SUMMARY

<b>Sale Price:</b>	\$850,000
<b>Property Type:</b>	Retail
<b>Cap Rate:</b>	6.0%
<b>NOI:</b>	\$51,000
<b>Lot Size:</b>	0.65 Acres
<b>Building Size:</b>	2,170 SF
<b>Zoning:</b>	Commercial

### PROPERTY OVERVIEW

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

Years 1 - 10 \$51,000.00/year NNN

Opt #1: Years 11 - 15 \$53,550.00/year NNN

Opt #2: Years 16 - 20 \$56,227.50/year NNN

Opt #3: Years 21 - 25 \$59,038.88/year NNN

### PROPERTY HIGHLIGHTS

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- 5% rent increase in each renewal option
- Lease guaranteed by 27 unit operator

### Demographics



#### Population

1 Mile	3 Miles	5 Miles
4,475	10,688	21,391

#### Daytime Population

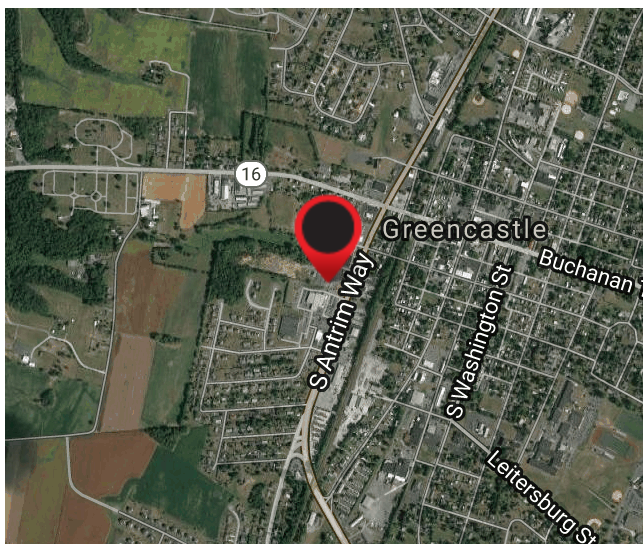
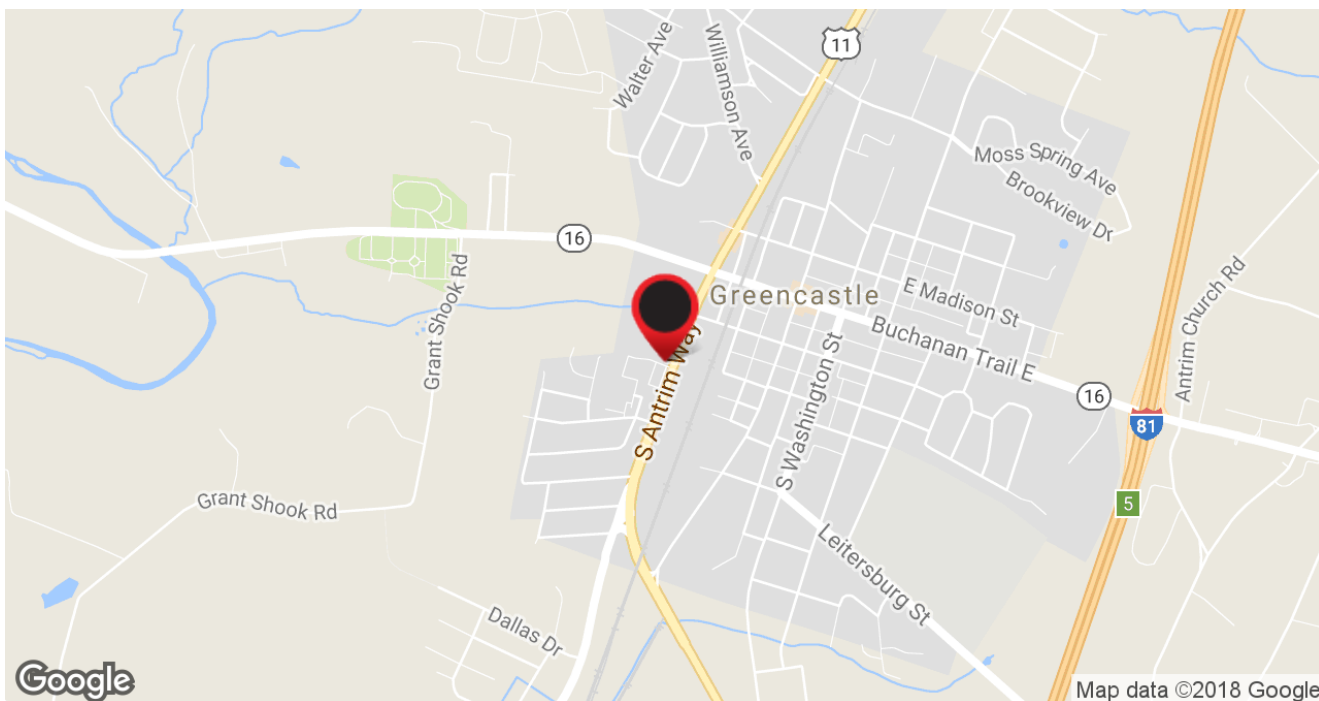
1 Mile	3 Miles	5 Miles
1,911	3,670	8,993

#### Average Household Income

1 Mile	3 Miles	5 Miles
\$80,011	\$76,737	\$74,887

#### Number of Households

1 Mile	3 Miles	5 Miles
2,055	4,484	8,532



### Traffic Counts



Antrim Way  
12,000 CPD



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