

For Sale
Mattress Firm
5670 William Flynn Highway
Gibsonia, PA 15044



Site Features

- 4,200 SF Mattress Firm located on State Route 8
- Existing Net lease through 7/31/24 (Three, 5 Year Renewal Options)
- Prime location in the North Hills Pittsburgh suburb along highly trafficked State Route 8 (24,000 ADT)
- Strong retail area directly across from Lowe's & Target anchored power center
- Additional nearby retailers include Giant Eagle, Dunham's, PNC, Verizon, Buffalo Wild Wings, Applebee's, Famous Footwear, GetGo, and Starbucks
- Excellent frontage
- 2 miles North of the PA Turnpike (I-76) and 16 miles North of Downtown Pittsburgh

For More Information, Please Contact:

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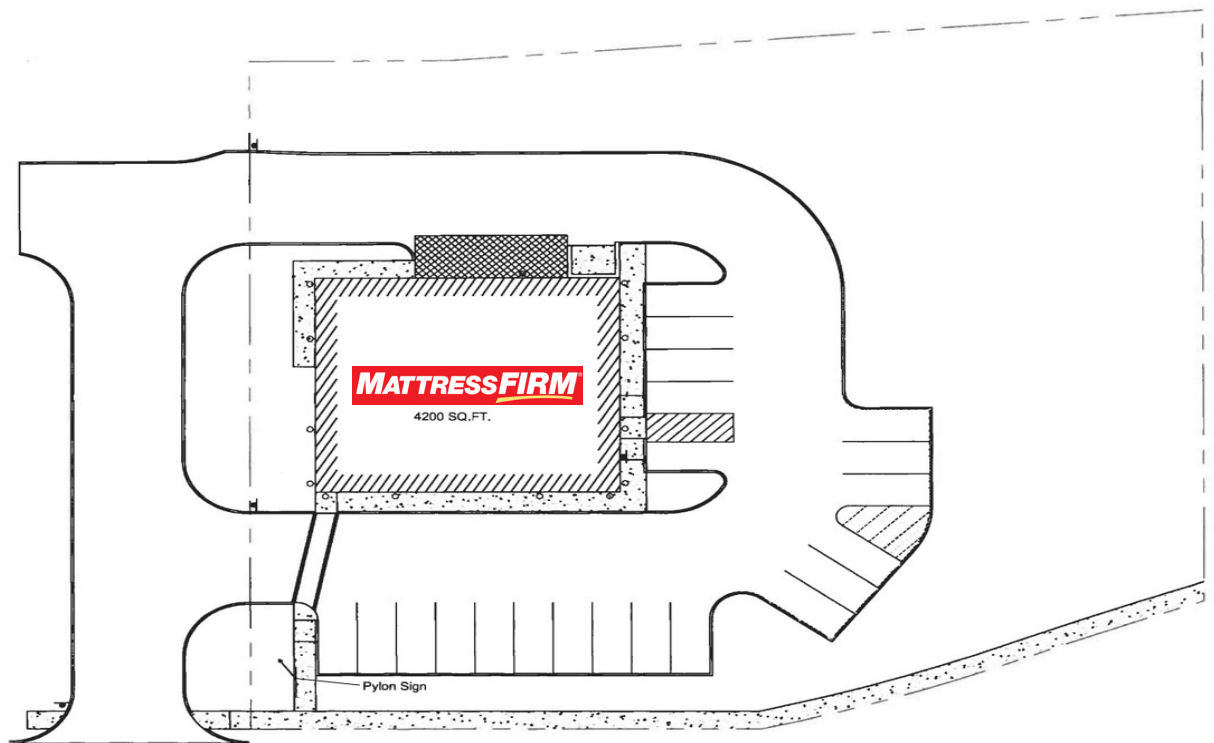
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Investment Summary

Address:	5670 William Flynn Highway, Gibsonsia, PA 15044
Existing Building Size:	4,200 SF
Land Size:	+/- 0.6 Acres
Offering Price:	\$2,407,000
Current NOI:	\$168,491.40
Cap Rate:	7.0%
Landlord Responsibility:	Roof & Structure
Lease Type:	NNN
Lease Term:	Eleven (11) Year Lease Term
Lease Expiration:	7/31/24
Renewal Terms:	Three (3) Five Year Options
Tenant:	Mattress Firm
Tenant Locations:	More than 3,500 Retail Locations in 49 States
Guarantor:	Mattress Firm, Inc.
Guarantor NASDAQ:	MFRM



William Flynn Highway

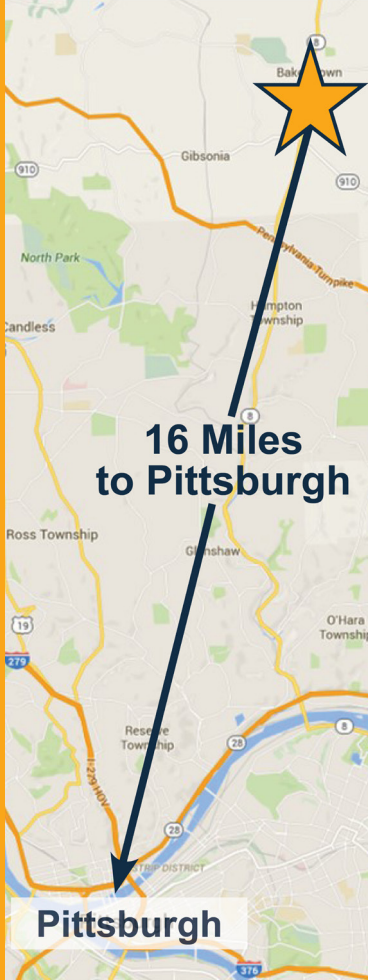
Ownership has provided the property information to the best of its knowledge, but Century Realty does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction.

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Location Overview

Gibsonia is situated in Richland Township with an estimated population of 2,733. Richland Mall & various retailers, including Walmart, Target, Lowe's, Applebee's, Buffalo Wild Wings, and Starbucks, offer a variety of shopping and dining options in Gibsonia. Route 8 is a main highway that runs directly through the city. Richland Township's estimated population is 11,100. The average household income for Richland Township is \$106,771 within 4,219 households and 4,434 housing units.

Gibsonia is located approximately 16 miles North of Pittsburgh. Pittsburgh with an estimated population of 305,704 is known as the 63rd largest city in the United States. It is also part of the Greater Pittsburgh/Tri-State region with estimated population of over 3 million. Pittsburgh sits on the Allegheny Plateau along major thoroughfares including Allegheny River, Monongahela River, Ohio River, Interstates 376/79/279/579, PA Route 28, and US Route 22. Pittsburgh is within close proximity to Ohio and West Virginia state lines (50 miles Northwest of Wheeling, WV and 160 miles West of Columbus, OH). Pittsburgh is home to regional hospitals (UPMC, Children's Hospital of Pittsburgh, Allegheny General Hospital, and West Penn Hospital) and well known universities (University of Pittsburgh, Duquesne University, Point Park University, Carnegie Mellon University, Carlow University, and Chatham University).



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