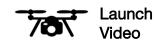


Marcus & Millichap

JASON PETRICK (O) 201.742.6152

## MAVIS DISCOUNT TIRE 1155 State Route 34 • Aberdeen, NJ 07747

## **INVESTMENT HIGHLIGHTS**



- ASSET Brand New, Fully Approved, Freestanding, Mavis Discount Tire in Aberdeen, Monmouth County, New Jersey to be delivered in early 2019.
- LOCATION This 0.80 acre site is situated on a hard corner at the four way traffic light intersection of State Route 34 and Lloyd Avenue which sees an average vehicles per day of 32,145(+/-).
- NNN LEASE The NNN lease structure combined with brand new construction provides an investor with peace of mind due to no landlord maintenance responsibilities.
- 20 YEAR LEASE WITH INCREASES The twenty year base term has seven percent (7.0%) increases every five years. In addition, each of the four – 5 year option renewal periods include a seven percent (7.0%) annual rent increase and is corporate guaranteed.
- DEMOGRAPHICS A strong five mile population of 138,636 with an AHHI of \$134,790

SUMMARY	
Property	Mavis Discount Tire
Price	\$2,363,636
Capitalization Rate	Contact Jason Petrick
Current Rent	Contact Jason Petrick
LEASE SUMMARY	
Guarantor	Corporate Guarantee
Ownership	Fee Simple
Lease Type	Triple Net
Lease Term	20 Year Base Term
Lease Increases	7.0% Every 5 Years
Renewal Options	Four - 5 Year Options
Landlord Responsibility	No Responsibility
Tenant Responsibility	Tax, Insurance, Roof, Structure, Parking