



Marcus & Millichap

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**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