



PRICE CHOPPER

1510 SOUTH MAIN AVE | TAYLOR, PA | 8504

EXCLUSIVELY LISTED BY

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VIEW PROPERTY VIDEO





TENANT OVERVIEW

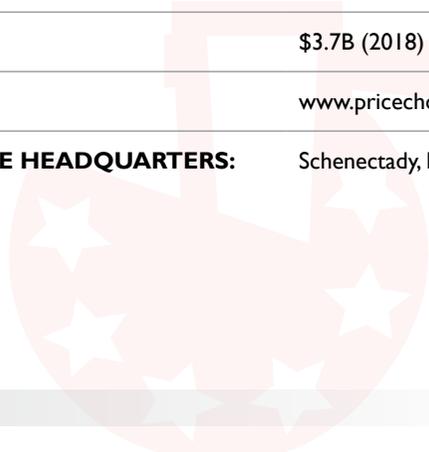




Based in Schenectady, NY, the Golub Corporation owns and operates 137 Price Chopper and Market 32 grocery stores in New York, Vermont, Connecticut, Pennsylvania, Massachusetts and New Hampshire. The American owned, family-managed company prides itself on longstanding traditions of innovative food merchandising, leadership in community service, and cooperative employee relations. Golub's 20,000 teammates collectively own more than 44% of the company's privately held stock, making it one of the nation's largest privately held corporations that is predominantly employee-owned.

PRICE CHOPPER CORPORATE OVERVIEW

TENANT TRADE NAME:	Price Chopper
TENANT OWNERSHIP STATUS:	Private
TENANT:	Corporate Store
LOCATIONS:	137
SALES:	\$3.7B (2018)
WEBSITE:	www.pricechopper.com
CORPORATE HEADQUARTERS:	Schenectady, NY





FINANCIAL OVERVIEW





LIST PRICE
\$9,645,160



CAP RATE
7.50%



TOTAL NOI
\$723,387

PROPERTY HIGHLIGHTS

ESTABLISHED & SUCCESSFUL TENANT

Price Chopper is an established and successful grocery store operator who has been in business in this location for approximately twenty years

PASSIVE INVESTMENT

The subject property is tied to a NNN lease with no landlord responsibilities or expenses making it a great 1031 exchange property that can be owned from anywhere

EASILY ACCESSIBLE

Taylor/Scranton is strategically located at the intersection of numerous major highways that include I-81, I-476, I-84, I-380, Rte-11 and Rte-6

DENSELY POPULATED MARKET

There are 10,534 people within 1 mile, 74,734 people within 3 miles and 118,238 people within 5 miles

MAIN THROUGHWAY LOCATION

Excellent access and visibility from Main Street with traffic counts exceeding 14,900 V.P.D.

TRAFFIC GENERATING COMPLIMENTARY USES

Price Chopper is located adjacent to Fine Wine & Good Spirits and Taylor Beverage both very strong traffic generators for this property

SURROUNDED BY NATIONAL TENANTS

Strong retail corridor location with nearby national tenants that include Walmart, Dollar Tree, Tractor Supply, Subway, GameStop, Mavis Discount Tire and Dunkin' Donuts to name a few

7+ ACRE PARCEL

Large 7+ acre parcel allows for numerous future development opportunities if necessary

COLLEGE TOWN LOCATION

Nearby universities include University of Scranton, Marywood University and Penn State Worthington-Scranton with a combined enrollment of over 10,800 students

FINANCIAL OVERVIEW



PRICE: \$9,645,160

CAP RATE: 7.50%

YEAR BUILT: 2000

BUILDING SQUARE FOOTAGE: 77,872

LOT SIZE: 7.82 Acres

TYPE OF OWNERSHIP: Fee Simple

TENANT: Price Chopper

LEASE GUARANTOR: The Golub Corporation

LEASE TYPE: NNN

INITIAL LEASE TERM: 25 Years

ROOF AND STRUCTURE: Tenant Responsible

LEASE COMMENCEMENT: 5/30/2000

LEASE EXPIRATION: 5/31/2025

TERM REMAINING ON LEASE: 5+Years

INCREASES: 4.75% in Year 21
4.50% in Option 1

OPTIONS: 1x4 Years 11 Months

PROPERTY ADDRESS:
1510 SOUTH MAIN AVE | TAYLOR, PA 18504

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current	\$723,387.00	\$60,282.25
Years 21-25	\$757,834.00	\$63,152.83
Option 1	\$792,281.00	\$66,023.42
NET OPERATING INCOME: \$723,387.00		

In addition to the fixed minimum rent and as part of the additional rent to be paid by Lessee to Lessor, Lessee agrees to pay Lessor as percentage rent for each 'sales year' within 60 days following the expiration of each 'sales year' during the term of this lease, 1% of the 'gross sales' made by Lessee or any other occupant in, on or from the demised premises during such sales year in excess of an amount which is determined by dividing the annual fixed minimum rent by 2%.

INVESTMENT OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this Price Chopper property located on S Main Ave in Taylor (Scranton), Pennsylvania. Price Chopper has been operating here since 2000 and currently has over 5 years remaining in its initial 25 year lease. There is an upcoming 4.75% rental increase in year 21, and a 4.50% rental increase in the option period. This is a NNN lease with zero landlord responsibilities or expenses, offering a truly passive investment. The lease is corporately guaranteed by The Golub Corporation, which owns and operates 137 Price Chopper and Market 32 grocery stores in New York, Vermont, Connecticut, Pennsylvania, Massachusetts and New Hampshire.

Price Chopper is ideally situated on a large 7+ acre parcel on S Main Street, a main thoroughway with traffic counts exceeding 14,900 vehicles per day. Price Chopper is located adjacent to Fine Wine and Good Spirits and Taylor Beverage, which adds to the shopper volume in this center. Additional surrounding tenants include Walmart, CVS Rite Aid, Dollar Tree, Tractor Supply, Subway, GameStop, Mavis Discount Tire and Dunkin' Donuts to name a few. This is also a densely populated market with 10,534 people within 1 mile, 74,734 people within 3 miles and 118,238 people within 5 miles. Price Chopper is also located just 2.5 miles from downtown Scranton. Taylor/Scranton is strategically located at the intersection of numerous major highways that include I-81, I-476, I-84, I-380, Rte-11 and Rte-6. Nearby universities include University of Scranton, Marywood University and Penn State Worthington-Scranton with a combined enrollment of over 10,800 students few. This NNN lease combined with a strong retail location and successful tenant provides an ideal investment for the astute investor.





PROPERTY SUMMARY



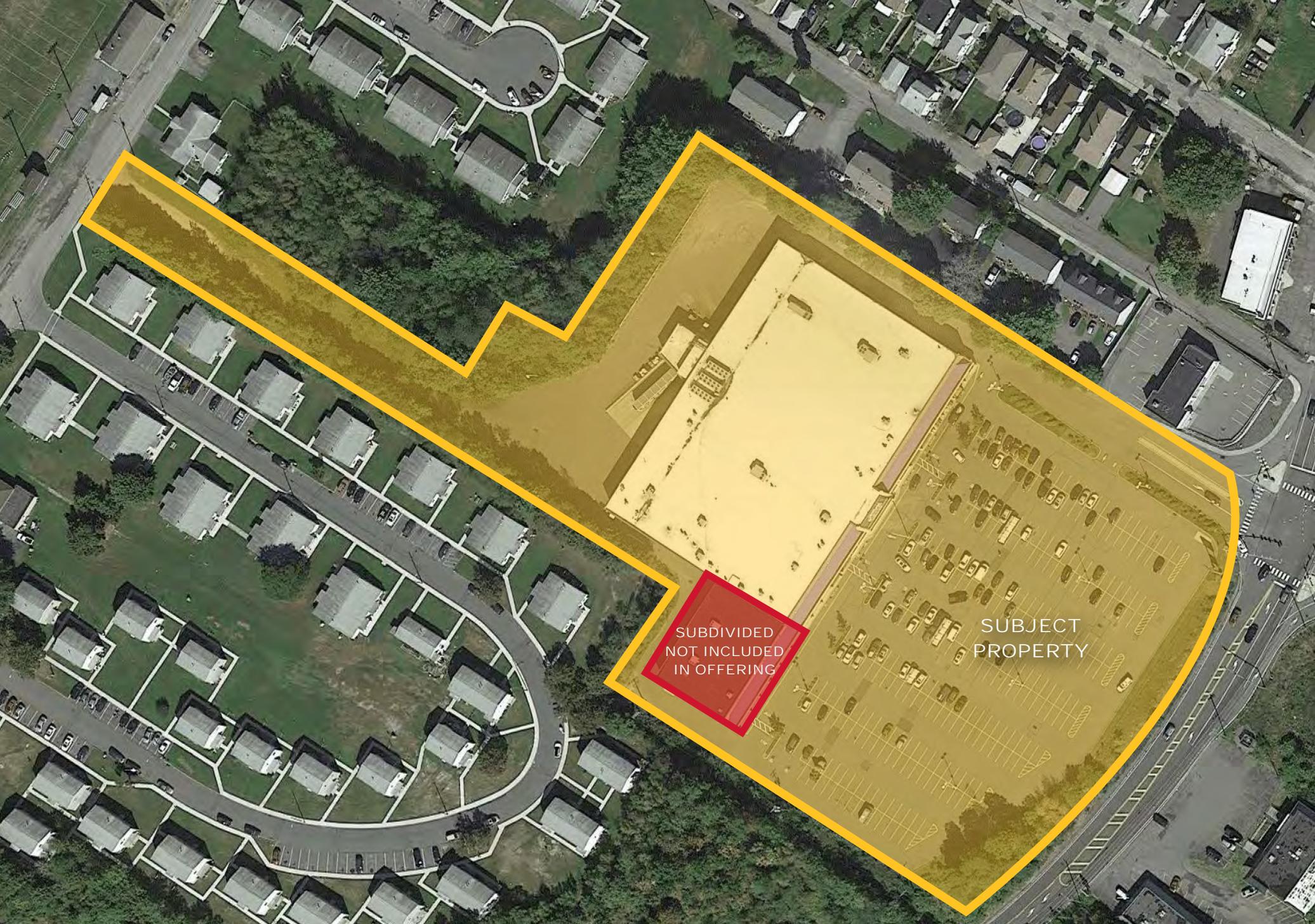
PROPERTY SUMMARY



TENANT OVERVIEW

FINANCIAL OVERVIEW

PROPERTY SUMMARY



SUBDIVIDED
NOT INCLUDED
IN OFFERING

SUBJECT
PROPERTY

SCRANTON



N MAIN ST - 14,995 V.P.D.

Viewmont Mall

FOREVER 21 ULTA macy's Raymour & Flanigan
 Justice JCPenney BAM!
 EXPRESS Foot Locker FIELD & STREAM DICK'S SPORTING GOODS
 Payless GAP VICTORIA'S SECRET OLD NAVY
 Applebees HomeGoods Firestone penny's

Keyser Oak Shopping Center

garden of eatin' Weight Watchers KFC McDonald's verizon RITE AID
 DOLLAR GENERAL

BEST BUY
 Staples
 GANDER MOUNTAIN

SAM'S CLUB
 LA BOY

LOWE'S

Sunset Crossing
GIANT
 CVS pharmacy

Dickson City Crossings

UC Burlington THE HOME DEPOT UC Gabe's
 AC MOORE TJ-MAXX Party City PET SMART
 Pier 1 Imports DOLLAR TREE

Price Chopper

BIG LOTS!

Greenridge Plaza

GIANT
 Walgreens Planet Fitness
 AutoZone Payless Fidelity
 CVS pharmacy FINE WINE & GOOD SPIRITS

Wendy's

Mount Pleasant Corporate Ctr

Scranton HS
 1,755 Students

Redner's Arby's

SCRANTON

Citizens Bank

PNC SUBWAY RITE AID

Lackawanna College
 1,604 Students

University of Scranton
 15,373 Students

PRICE RITE
 DOLLAR GENERAL
 RITE AID

DUNKIN'

Price Chopper

FINE WINE & GOOD SPIRITS

The Marketplace at Steamtown
 Bosc's Hallmark
 Payless Anste's Anste's
 Starbucks Bosc's Market Scranton Public Market

Southside Shopping Center

DOLLAR TREE SALLY BEAUTY
 RITE AID PNC

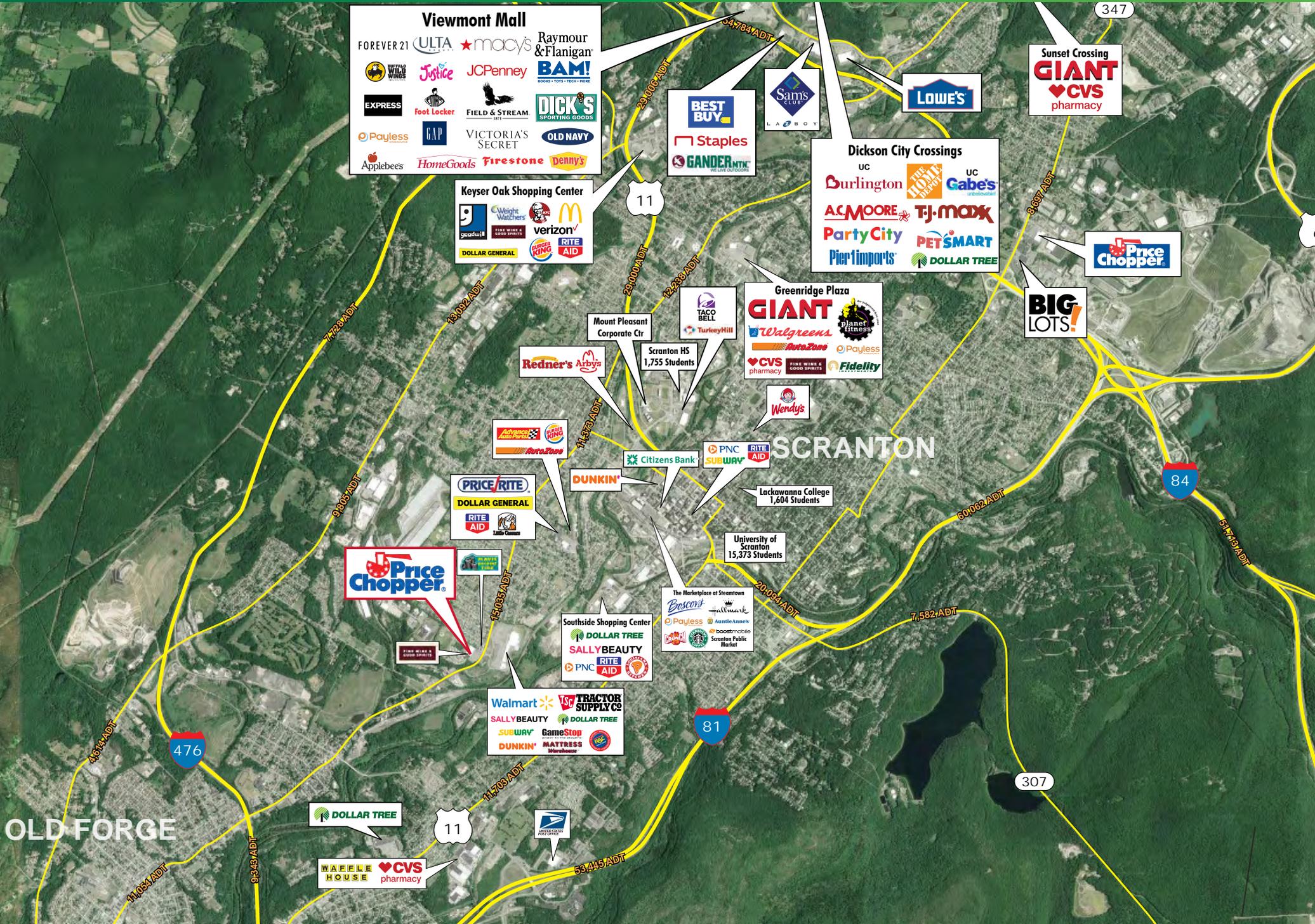
Walmart TRACTOR SUPPLY CO
 SALLY BEAUTY DOLLAR TREE
 SUBWAY GameStop
 DUNKIN' MATTRESS

DOLLAR TREE

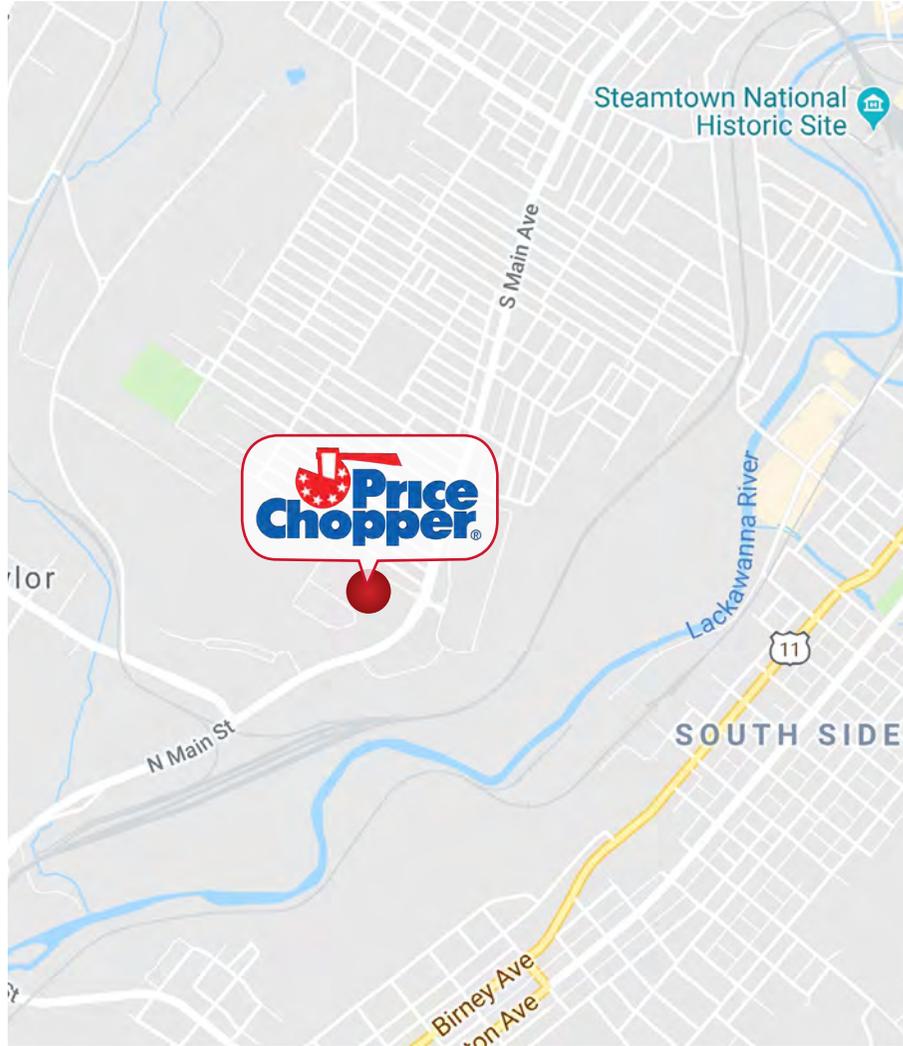
Waffle House CVS pharmacy

UNITED STATES POST OFFICE

OLD FORGE



LOCAL MAP



REGIONAL MAP



LOCATION OVERVIEW

This 77,872 square foot Price Chopper property sits on 7.8 acres on S Main Ave in Taylor, PA just 2.5 miles from downtown Scranton. Price Chopper is ideally located next to Fine Wine and Good Spirits and Taylor Beverage, which adds volume to this center as this Price Chopper does not sell alcohol. This massive 7+ acre parcel is located across from a Walmart anchored center, with additional surrounding tenants including Tractor Supply, Dollar Tree, Jiffy Lube, Mavis Tire and Dunkin' Donuts to name a few. S Main Street is a main throughway in Taylor, with traffic counts of 14,995 vehicles per day. This area also boasts strong demographics with 10,534 people within 1 mile, 74,734 people within 3 miles and 118,238 people within 5 miles. The average household income is \$50,864 within 1 mile, \$55,890 within 3 miles and \$60,162 within 5 miles. Taylor is a borough in Lackawanna County, Pennsylvania just 4 miles southwest of Scranton, which is the sixth-largest city in Pennsylvania.



SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	10,591	74,809	117,926
2018 POPULATION	10,534	74,734	118,238
PROJECTED POPULATION (2023)	10,546	74,958	118,750
HISTORICAL ANNUAL GROWTH			
2010-2018	-0.07%	-0.01%	0.03%
PROJECTED ANNUAL GROWTH			
2018-2023	0.02%	0.06%	0.09%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	4,446	29,654	47,992
2018 HOUSEHOLDS	4,381	29,344	47,765
PROJECTED HOUSEHOLDS (2023)	4,370	29,338	47,836
HISTORICAL ANNUAL GROWTH			
2010-2018	-0.18%	-0.13%	-0.06%
PROJECTED ANNUAL GROWTH			
2018-2023	-0.05%	0.00%	0.03%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018 AVERAGE	\$50,864	\$55,890	\$60,162
2018 MEDIAN	\$39,565	\$41,051	\$44,133

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	79.4%	78.6%	83.0%
AFRICAN AMERICAN POPULATION	5.3%	6.2%	5.0%
ASIAN POPULATION	2.2%	4.8%	3.9%
PACIFIC ISLANDER POPULATION	0.3%	0.3%	0.2%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.1%	0.1%
OTHER RACE POPULATION	9.2%	7.0%	5.3%
TWO OR MORE RACES POPULATION	3.6%	3.1%	2.6%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	19.1%	15.0%	11.7%
WHITE NON-HISPANIC	72.3%	72.6%	78.2%

2018 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	38.8/42.8	38.1/41.4	39.5/43.2

TRAFFIC COUNTS

S MAIN ST

14,995

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