

NEW TO MARKET: 425 MAIN STREET, CHATHAM BOROUGH, NJ



THE INVESTMENT OPPORTUNITY OFFERS:

- Strong credit tenant
- High visibility location
- Absolute NNN ground lease
- 10% annual rental increases every option renewal period



INVESTMENT HIGHLIGHTS

Ask Price:
\$4,390,000

Current NNN Annual Income:
\$219,615 (thru 1.31.2026): 5 % Cap Rate

Option Periods Provide for 10%
Annual Increases:

Option 1: \$241,576, 5.5%

Option 2: \$265,734, 6.0%

**Up To Last Option Period (11):
\$626,587, 14.27%**

**Lease offers a total of Eleven (11)
option periods with twelve (12) months
written notice**

Building Size:

**Approximately 4,000 SF with three (3)
drive-thru positions; all brick exterior**

TENANT: TD BANK (OVERVIEW)

TD Bank, (NYSE: TD) is expanding into major markets across the eastern United States. TD Bank's solid footing and strong investment grade credit rating, S&P AA-, make it a very attractive commodity to passive investors in the NNN investment market. TD Bank is actively growing its network of bank branches and demands highly visible locations in both urban and suburban settings. The TD Bank ground lease provides rent increases of 10% every five years.

TD Bank is one of the 10 largest commercial banks in the US, with more than 86,000 employees and deep roots in the community dating back to 1852. TD Bank offers a broad array of retail, small business and commercial banking products and services to more than 25 million customers through its extensive network of more than 2,355 retail locations throughout the Northeast, Mid-Atlantic, Metro D.C., the Carolinas, and Florida. In addition to banking products, TD Bank and its subsidiaries provide clients with comprehensive wealth management services through TD Wealth Management, and insurance products and services through TD Insurance, Inc., one of the largest insurance agencies in the Northeast.

EXCLUSIVE AGENT:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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2019 DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Est. Population	11,973	163,911	1,045,821
Avg. Household Income	\$186,785	\$171,190	\$118,810
Daytime Employees	5,021	140,893	571,271

425
MAIN STREET
CHATHAM, NJ

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES