



FOR SALE

\$4,000,000

FOR SALE - NN INVESTMENT



LOCATION: 3804 EASTON NAZARETH HIGHWAY, EASTON, PA 18045

PROPERTY HIGHLIGHTS:

- ◆ NN INVESTMENT - FIRESTONE
- ◆ CORPORATE GUARANTEE
- ◆ 4+ YEARS REMAINING ON INITIAL 15 YEAR TERM
- ◆ FIRESTONE HAS INDICATED THEY WOULD LIKE TO EXTEND - ONE OF THE STRONGEST PERFORMING STORES
- ◆ 6.5% RENTAL INCREASE IN EACH OF (4) 5 YR OPTIONS
- ◆ SITUATED ON LARGE 1.47 ACRE PARCEL
- ◆ MINIMAL LANDLORD RESPONSIBILITIES
- ◆ NEIGHBORING TENANTS INCLUDE: WAWA, WALMART, MCDONALD'S, WEGMAN'S, STARBUCKS, AND MORE!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

FINANCIAL OVERVIEW

PRICE	\$4,000,000.00
CAP RATE	6.4%
BUILDING SQUARE FOOTAGE	7,575
YEAR BUILT	2009
LOT SIZE	1.47 ACRES
LEASE TYPE	NN
TENANT	BFS RETAIL & COMMERCIAL OPERATIONS,
LEASE GUARANTEE	CORPORATE
ROOF AND STRUCTURE	LANDLORD
RENT COMMENCEMENT	JANUARY 20, 2019
LEASE EXPIRATION	JANUARY 31, 2024
TERM REMAINING	4+ YEARS
OPTIONS	(4) 5 YEAR
RENTAL INCREASES	6.5% EVERY 5 YEARS

RENTAL SCHEDULE	
CURRENT	\$272,214.00
OPTION 1	\$289,907.91
OPTION 2	\$308,751.92
OPTION 3	\$328,820.90
OPTION 4	\$350,194.15

ASSOCIATION FEE	\$17,000
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NET OPERATING INCOME	\$255,214
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COMPANY OVERVIEW

THE FIRESTONE TIRE & RUBBER COMPANY WAS FOUNDED BY HARVEY FIRESTONE IN AUGUST OF 1900. THE COMPANY'S PRIMARY FOCUS WAS SOLID RUBBER TIRES FOR CARRIAGE WHEELS.

IN 1988, FIRESTONE TIRE & RUBBER WAS ACQUIRED BY BRIDGESTONE CORPORATION. BRIDGESTONE RETAIL OPERATIONS, LLC IS CURRENTLY HEADQUARTERED IN NASHVILLE, TENNESSEE AND OPERATES THE LARGEST NETWORK OF COMPANY-OWNED AUTOMOTIVE SERVICE PROVIDERS IN THE WORLD. THE COMPANY OPERATES NEARLY 2,200 TIRE AND VEHICLE SERVICE CENTERS ACROSS THE UNITED STATES OF AMERICA, INCLUDING FIRESTONE COMPLETE AUTO CARE, TIRES PLUS, AND WHEELWORKS.

PARENT COMPANY	BRIDGESTONE RETAIL OPERATIONS, LLC
OWNERSHIP	PUBLIC TICKER - BRDCY
CORPORATE RATING	A2
LOCATIONS	2,200
WEBSITE	WWW.FIRESTONE.COM



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SURROUNDING RETAIL

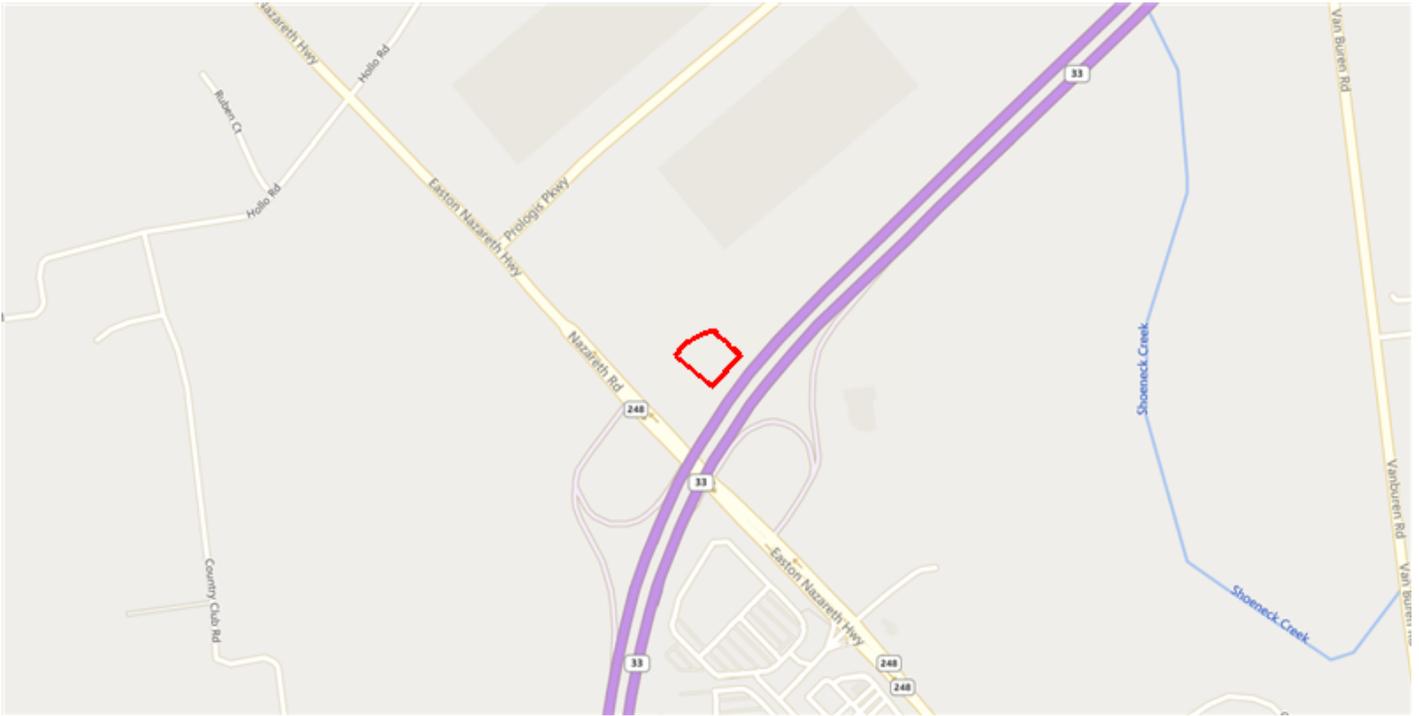


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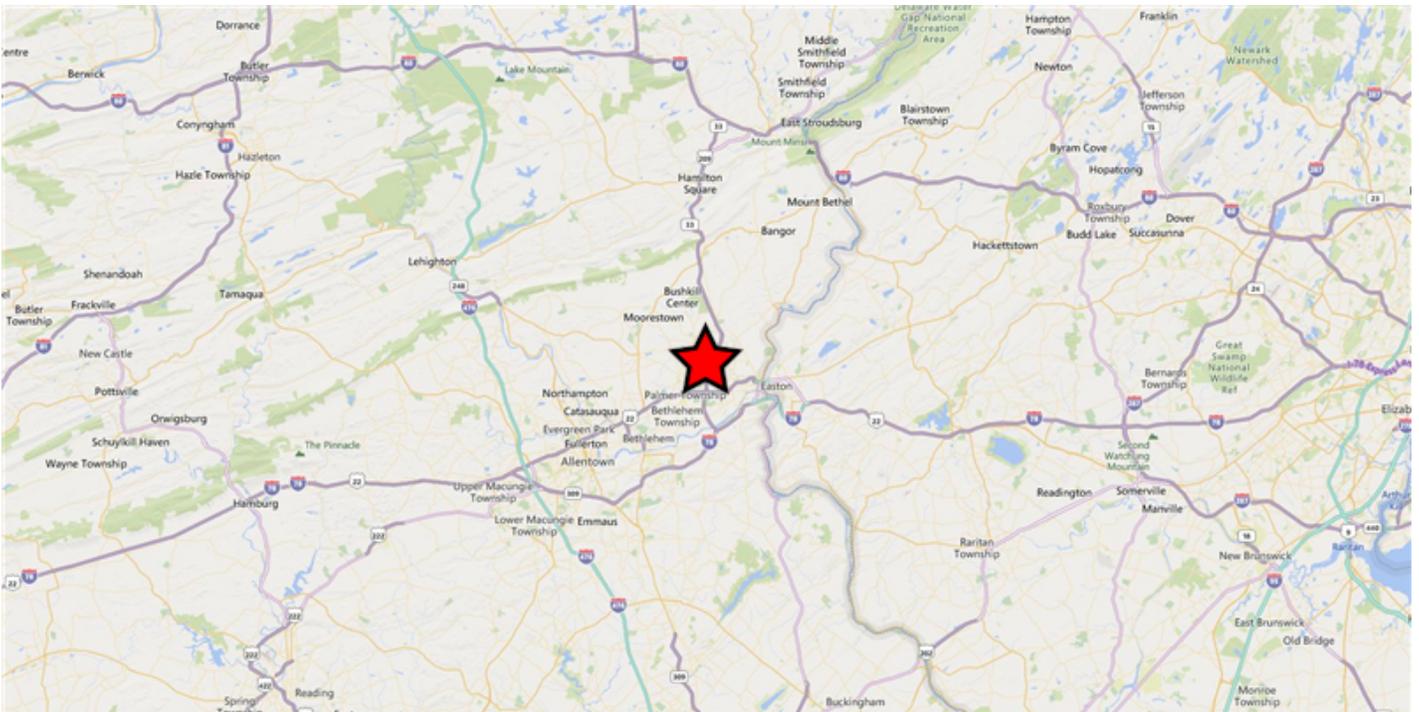
Neighborhood & Regional Map

3804 EASTON NAZARETH HWY NAZARETH PA 18064

Neighborhood

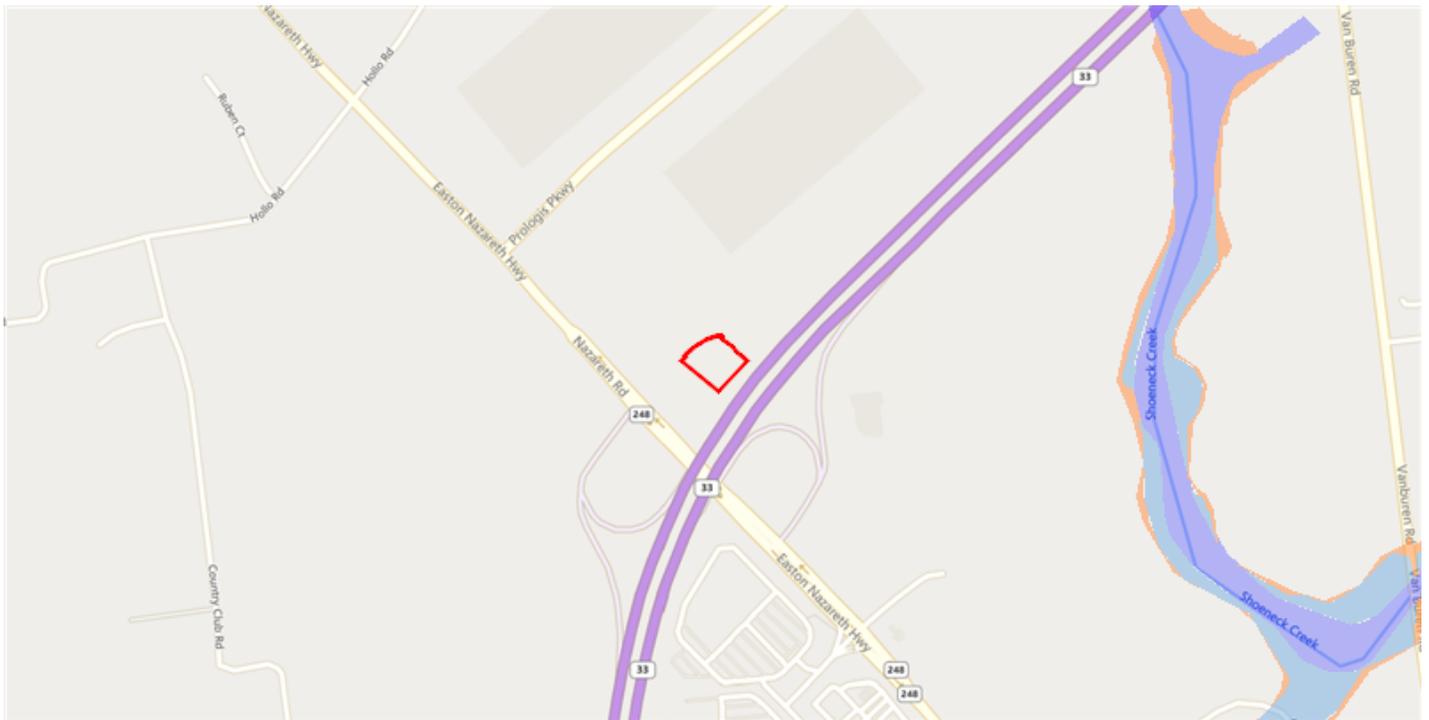


Regional



Flood Map Report

3804 EASTON NAZARETH HWY NAZARETH PA 18064



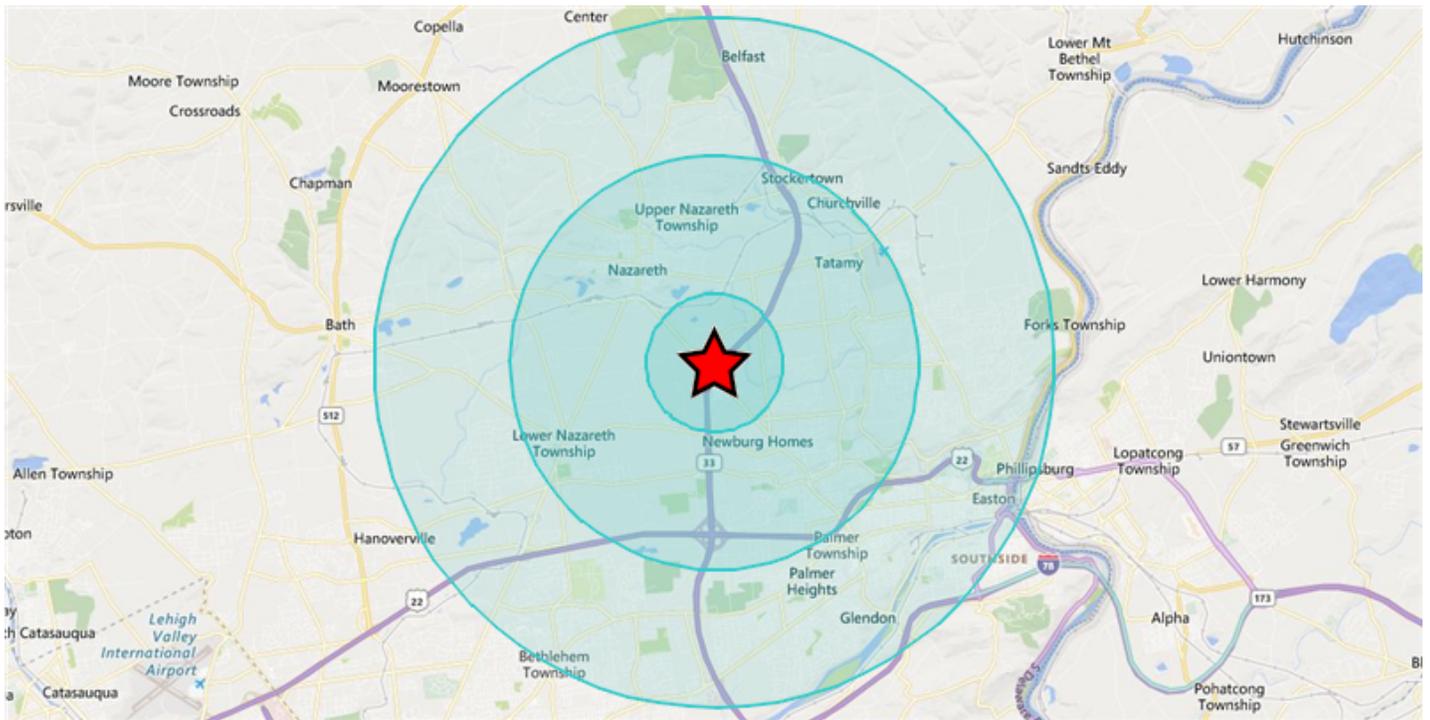
Legend

Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)

Demographics

3804 EASTON NAZARETH HWY NAZARETH PA 18064



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	--	30.24	82.76
Density(Population Per Square Mile)	--	1,096	1,414

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	--	16,019	57,176
Female	--	17,108	59,880
Density	--	1,096	1,414
Urban	--	31,971	112,775
Rural	--	1,156	4,281

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	--	21,960	87,016
Population (2000)	--	24,839	97,562
Population (2010)	--	32,325	113,666
Population (Current)	--	33,127	117,056
Population (5 Yr. Forecast)	--	33,878	119,628
Percent Growth (Current Yr./Previous Yr.)	--	2.62%	2.92%
Percent Forecast (5 Yr. Forecast/Current Yr.)	--	2.27%	2.23%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	--	44	42
Aged 0 to 5	--	2,151	7,677
Aged 6 to 11	--	2,566	8,713
Aged 12 to 17	--	2,580	9,017
Aged 18 to 24	--	1,863	10,306
Aged 25 to 34	--	3,412	12,820
Aged 35 to 44	--	4,576	15,187
Aged 45 to 54	--	4,609	15,982
Aged 55 to 64	--	4,640	16,063
Aged 65 to 74	--	3,715	11,519
Aged 75 to 84	--	2,039	6,391
Aged 85+	--	976	3,381
Total Population	--	33,127	117,056

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	--	28,722	95,192
Black Alone	--	1,709	9,684
Asian Alone	--	1,456	4,575
Native American and Alaska Native Alone	--	47	275
Other Race Alone	--	429	3,412
Two or More Races	--	764	3,918

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	--	1,953	11,904
White Non-Hispanic	--	27,407	88,318

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	--	\$97,908	\$91,435
Total Household Income	--	\$1,562,850,213	\$4,716,555,294
Average Household Income	--	\$120,497	\$108,200
Per Capita Income	--	\$47,178	\$40,293
Avg Family Income	--	\$135,666	\$118,793
Family Income, Per Capita	--	\$44,391	\$38,277

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	--	\$311,327	\$285,911
Under \$15,000	--	117	1,146
\$15,000 - \$24,999	--	157	909
\$25,000 - \$34,999	--	188	1,010
\$35,000 - \$49,999	--	747	2,434
\$50,000 - \$74,999	--	1,216	4,183
\$75,000 - \$99,999	--	1,385	4,514
\$100K - \$125K	--	1,550	4,265
\$125K - \$150K	--	1,171	3,316
\$150K - \$200K	--	1,259	3,904
Over \$200K	--	1,528	4,906

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	--	12,970	43,591
Families	--	9,318	30,587
Average Size of Household	--	2.54	2.55
Median Age of Householder	--	55	54
Median Value Owner Occupied	--	\$249,038	\$219,758
Median Rent	--	\$956	\$887
Median Vehicles Per Household	--	2	2
Housing Units	--	13,599	46,294
Owner Occupied Units	--	10,048	31,338
Renter Occupied Units	--	2,922	12,253
Vacant Units	--	629	2,703

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	--	438	2,795
\$15,000 - \$24,999	--	481	2,250
\$25,000 - \$34,999	--	710	2,829
\$35,000 - \$49,999	--	1,326	4,539
\$50,000 - \$74,999	--	1,884	6,601
\$75,000 - \$99,999	--	1,791	6,001
\$100K - \$125K	--	1,820	5,086
\$125K - \$150K	--	1,593	4,114
\$150K - \$200K	--	1,336	4,195
Over \$200K	--	1,591	5,181
Total Households	--	12,970	43,591

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	--	75	468
\$250-\$499	--	205	811
\$500-\$749	--	887	3,707
\$750-\$999	--	860	4,356
\$1,000-\$1,249	--	328	1,439
\$1,250-\$1,499	--	209	522
\$1,500-\$1,999	--	197	318
Over \$2,000	--	64	249
Total Renter Occupied Units	--	2,922	12,253

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	--	1973	1970
Built 2010 or Later	--	1,448	5,136
Built 2000 to 2009	--	2,611	5,902
Built 1980 to 1989	--	819	4,447
Built 1970 to 1979	--	1,200	4,016
Built 1960 to 1969	--	965	3,175
Built 1950 to 1959	--	1,794	4,669
Built 1940 to 1949	--	575	1,516
Built 1939 or Earlier	--	1,824	5,685
Total Households (2000)	--	9,675	36,225
Total Households (2010)	--	12,587	42,170
Total Households (Current)	--	12,970	43,591
Total Households (5 Yr. Forecast)	--	13,317	44,761
Percent Growth (Current Yr./Previous Yr.)	--	3.17%	3.37%
Percent Forecast (5 Yr. Forecast/Current Yr.)	--	2.69%	2.7%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	--	2.74	2.77
1 Person	--	2,992	10,217
2 Person	--	4,696	15,224
3 Person	--	2,178	7,456
4 Person	--	1,860	5,985
5 Person	--	831	3,000
6 Person	--	281	1,067
7 or More Person	--	132	642
Total Households	--	12,970	43,591

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	--	10,633	37,608
Total Establishments	--	684	2,346

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	--	463	2,195
Travel Time under 15min	--	4,434	14,424
Travel Time 15-29min	--	--	--
Travel Time 30-59min	--	3,252	11,912
Travel Time 60-89min	--	1,441	4,646
Travel Time over 90min	--	935	2,769
Population	--	33,127	117,056

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	--	1,295	7,370
High School	--	8,147	25,992
Some College	--	4,247	17,024
Associate's Degree	--	2,477	7,305
Bachelor's Degree	--	4,901	15,092
Master's Degree	--	2,141	6,226
Professional Degree	--	465	1,322
Doctorate Degree	--	294	1,012
Total Population	--	33,127	117,056

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	--	\$271,270,000	\$624,056,000
Furniture and Home Furnishings	--	\$13,156,000	\$37,702,000
Electrical and Appliances	--	\$11,289,000	\$25,176,000
Building Materials and Garden	--	\$37,461,000	\$88,551,000
Food and Beverage	--	\$162,539,000	\$415,310,000
Health and Personal Care	--	\$32,230,000	\$114,267,000
Gasoline Stations	--	\$47,864,000	\$152,322,000
Clothing and Accessories	--	\$15,705,000	\$33,134,000
Sporting Goods	--	\$14,133,000	\$33,300,000
General Merchandise	--	\$125,064,000	\$285,733,000
Miscellaneous	--	\$13,353,000	\$42,726,000
Nonstore Purchases	--	\$79,921,000	\$282,029,000
Food Services	--	\$73,958,000	\$220,020,000
Total Retail Sales	--	\$897,943,000	\$2,354,326,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	--	\$979,627,000	\$3,157,089,000