

**CAMPBELL**

Commercial Real Estate, Inc.

# Applebee's

4401 Jonestown Road, Harrisburg

**Sale Leaseback**  
**\$1,300,000**





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# Asset Summary



- New 10-year term begins at close of escrow
- Keystone Apple, Inc. lease guarantor 8-unit operator
- Applebee's has operated in this location since 1994

**Address:**

4401 Jonestown Road, Harrisburg, PA 17109

**Lot Size:**

0.93 Acres

**Building Size:**

5,060 SF

**Property Type:**

Free-Standing Restaurant Building

**Sale Price:**

\$1,300,000

**Tenant:**

Keystone Apple, Inc.

**Initial Term:**

10 Years

**Initial Rent:**

To Be Negotiated

**Options:**

Two (2) Five (5) Options

**Rental Increase:**

Ten (10%) every five (5) years

**Lease Type:**

NNN

# Property Photos





# Retail Comps and Traffic Counts



**SITE**

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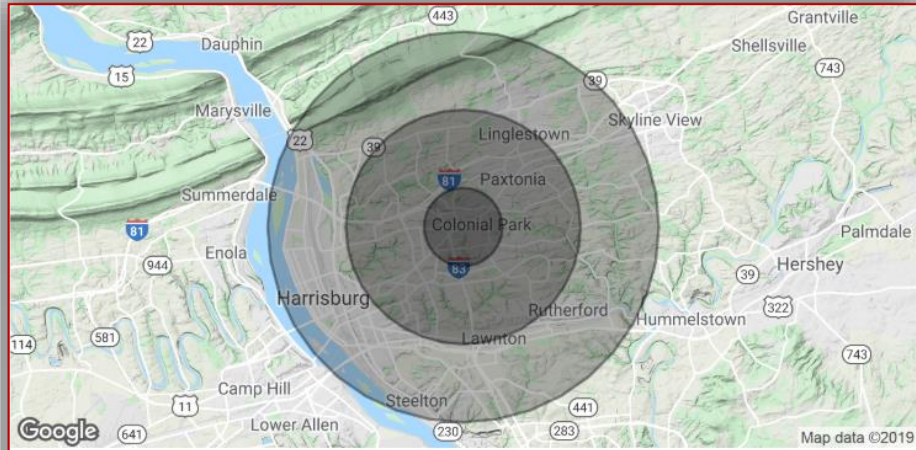
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# Locations and Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,560	66,499	158,711
Median age	40.2	40.7	38.2
Median age (Male)	39.6	39.4	36.3
Median age (Female)	40.4	41.7	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,516	29,114	65,103
# of persons per HH	2.1	2.3	2.4
Average HH income	\$61,001	\$66,372	\$64,393
Average house value	\$158,938	\$177,426	\$174,371

\* Demographic data derived from 2010 US Census

