



Harbor Freight (Brand New Construction)

263 US-202 | Flemington, NJ

The Flemington Circle Shopping Center

28,485 ADT





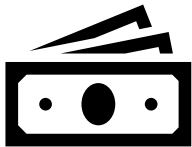
PRICE

\$4,462,500



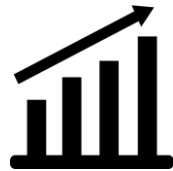
CAP RATE

6.00%



NOI

\$267,750



INCREASES

**Approx. 10% Every
5 Years**

Rent Dates	Annual Rent	Increase	Cap Rate
Years 1-5	\$267,750	-	6.00%
Years 6-10	\$294,600	10.03%	6.60%
Years 11-15 (1 st Option)	\$324,000	9.98%	7.26%
Years 16-20 (2 nd Option)	\$356,400	10%	7.99%
Years 21-25 (3 rd Option)	\$392,100	10.02%	8.79%

INVESTMENT HIGHLIGHTS

- Brand New Concrete Built-to-Suit Construction Harbor Freight Tools – Corporate Lease
- Harbor Freight has been in Business for 43+ Years with over 1,000 Locations Nationally
- Harbor Freight 2018 Revenue Exceeded \$4.6 Billion
- Growing Company – Harbor Freight Had \$3.1B in Revenue in 2015 and \$4.6B in under 4 Years (Approx. 46% Increase)
- Brand New 10 Year Lease – Limited Landlord Responsibility – Roof and Structure
- Approximately 10% Rent Increases Every 5 Years
- Excellent Location Along Route 202 – Approximately 32,000 Cars Per Day
- Across from Flemington Circle Shopping Center with Tenants such as ShopRite, Marshalls, Dollar Tree, and Bed, Bath & Beyond
- High Income Area with Average Household Income over \$140,000 Annually Within 3 Miles

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



2019
Year Built



54
Spaces



32,000 ADT
Route 202

The Offering

Property Address	263 US-202 Flemington, NJ 08822
Type of Ownership	Fee Simple
Lease Type	NN
Lease Term Remaining	10 Years
Lease Commencement	1/28/2020
Lease Expiration	1/31/2030
Increases	Approx. 10% Every 5 Years
Options	3-5 Year
Guarantor	Corporate

Property Description

Rentable Square Feet	15,000
Parcel Size	2.2 AC
Block	66
Lot	1
Year Built	2019
Number of Stories	1
Parking	54 Spaces
Parking Ratio	3.6 per 1,000 SF
Traffic Count	32,000 Vehicles/ Day

Harbor Freight Tools was started as a small family-owned business in 1977 and made a commitment to provide working people with great quality tools at the lowest prices. And for over 35 years, Harbor Freight Tools has done just that. From hand tools and generators, to air and power tools, from shop equipment to automotive tools, Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are up to 80% less.

Harbor Freight Tools tests their tools in their own state-of-the-art labs, just like those operated by leading consumer advocate organizations. They put their tools through punishing tests, which far exceed the strain of normal use, ensuring that our tools perform to professional standards and stay tough for the long haul. Most importantly, when it comes to quality, they walk the walk - with a 100% satisfaction guarantee, no hassle return policy and a lifetime warranty on all hand tools.

With 1000+ stores and over 40 million satisfied customers, Harbor Freight Tools continues to grow, but they're still family owned and for over 3 decades our mission has remained the same: deliver an incredible assortment of great quality tools at the lowest prices.



1977
Year Founded



1,000 +
Locations

Tenant Summary

Tenant Trade Name	Harbor Freight Tools USA Inc.
Ticker Symbol	Privately Owned
2019 Sales	\$4 Billion +
Headquarters	Calabasas, CA
Website	www.harborfreight.com



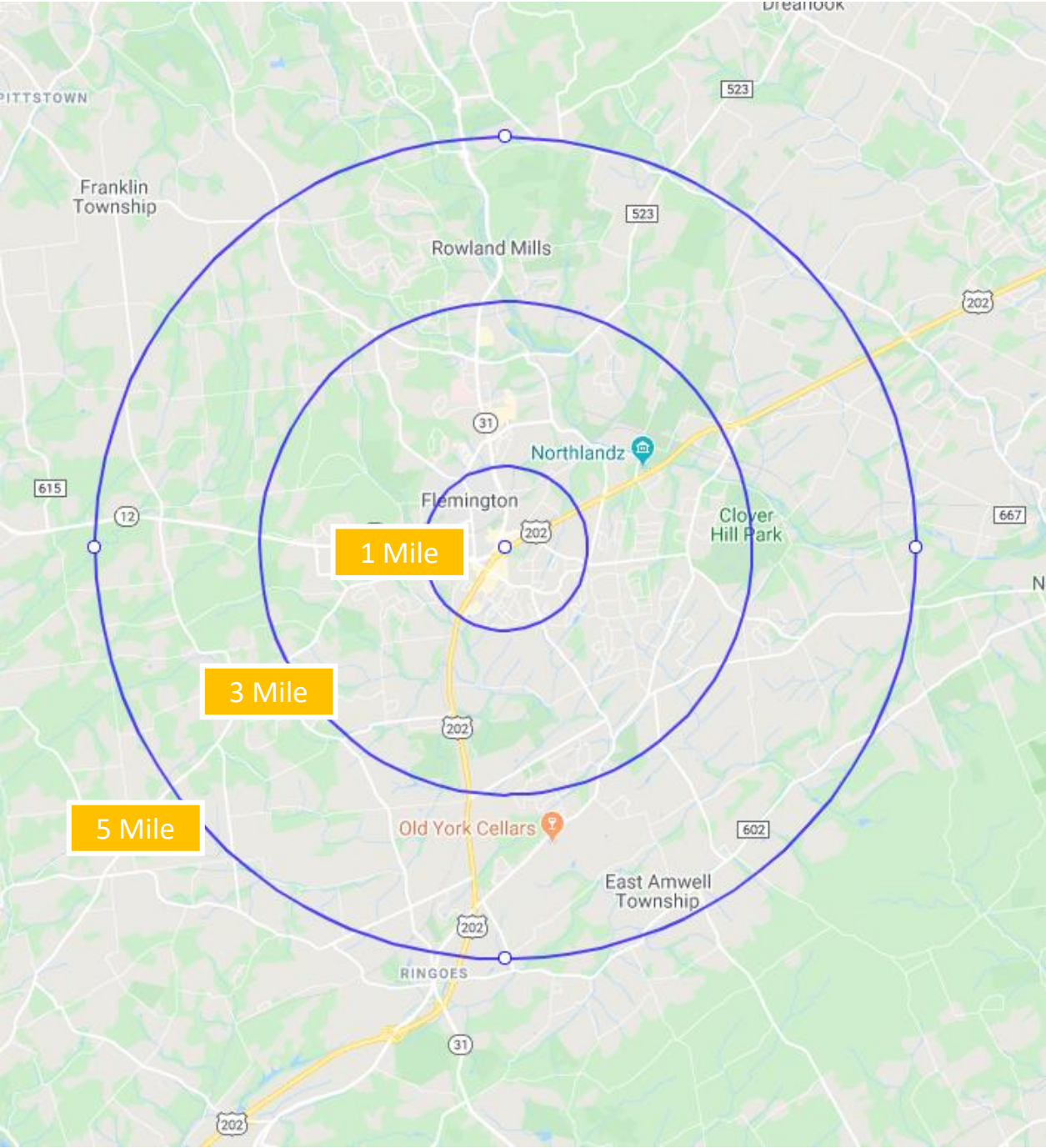




28,485 ADT







Daytime Population
29,088
3 Mile Radius



Average HH Income
\$140,922
3 Mile Radius



POPULATION

1 Mile	3 Miles	5 Miles
6,590	22,287	34,055

HOUSEHOLD

1 Mile	3 Miles	5 Miles
3,037	8,485	12,749

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$127,228	\$140,922	\$152,029

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