



OFFERING MEMORANDUM



FOR SALE

SINGLE TENANT NET-LEASE OFFERING

1098 Lincoln Way E | Chambersburg, PA | 17201

Bennett Williams
RETAIL

bennettwilliams.com | 717.843.5555

DISCLAIMER:

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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OUR LOCATIONS:

YORK OFFICE:

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A grayscale photograph of a Cricket Wireless retail store. The store has a large 'cricket' sign on its facade. The entrance features large glass windows and doors. A brick wall is visible on the right side of the storefront. Several cars are parked in the lot in front of the store. The sky is overcast.

cricketSM
wireless



ADDRESS

1098 Lincoln Way E
Chambersburg, PA 17201



LOT SIZE

0.60 Acres



SQUARE FOOTAGE

1,500 SF

cricketSM

wireless



PRICE

\$899,900



CAP RATE

7.73%



NOI

\$69,699/YR



EXECUTIVE SUMMARY

Bennett Williams is pleased to exclusively offer for sale a single tenant net-leased Cricket Wireless investment property in Chambersburg, Pennsylvania. The tenant, PQH Wireless, Inc. is operating under a NNN lease with a three-year term.

PQH Wireless currently operates over 300 retail store locations throughout the United States. Headquartered in Chicago, Illinois, PQH Wireless is one of the largest Cricket Wireless dealers in the United States.

The subject property is strategically situated along Lincoln Way East, which is a growing corridor in the Chambersburg, PA market. This location gives Cricket Wireless a billboard like presence in the market, at a signalized intersection.

cricketSM

wireless

Cricket is an American multinational smartphone company. It provides wireless services to 10 million subscribers in the United States. Cricket Wireless was founded in March, 1999.



FOUNDED
1999



OWNERSHIP
AT&T
(NASDAQ: T)



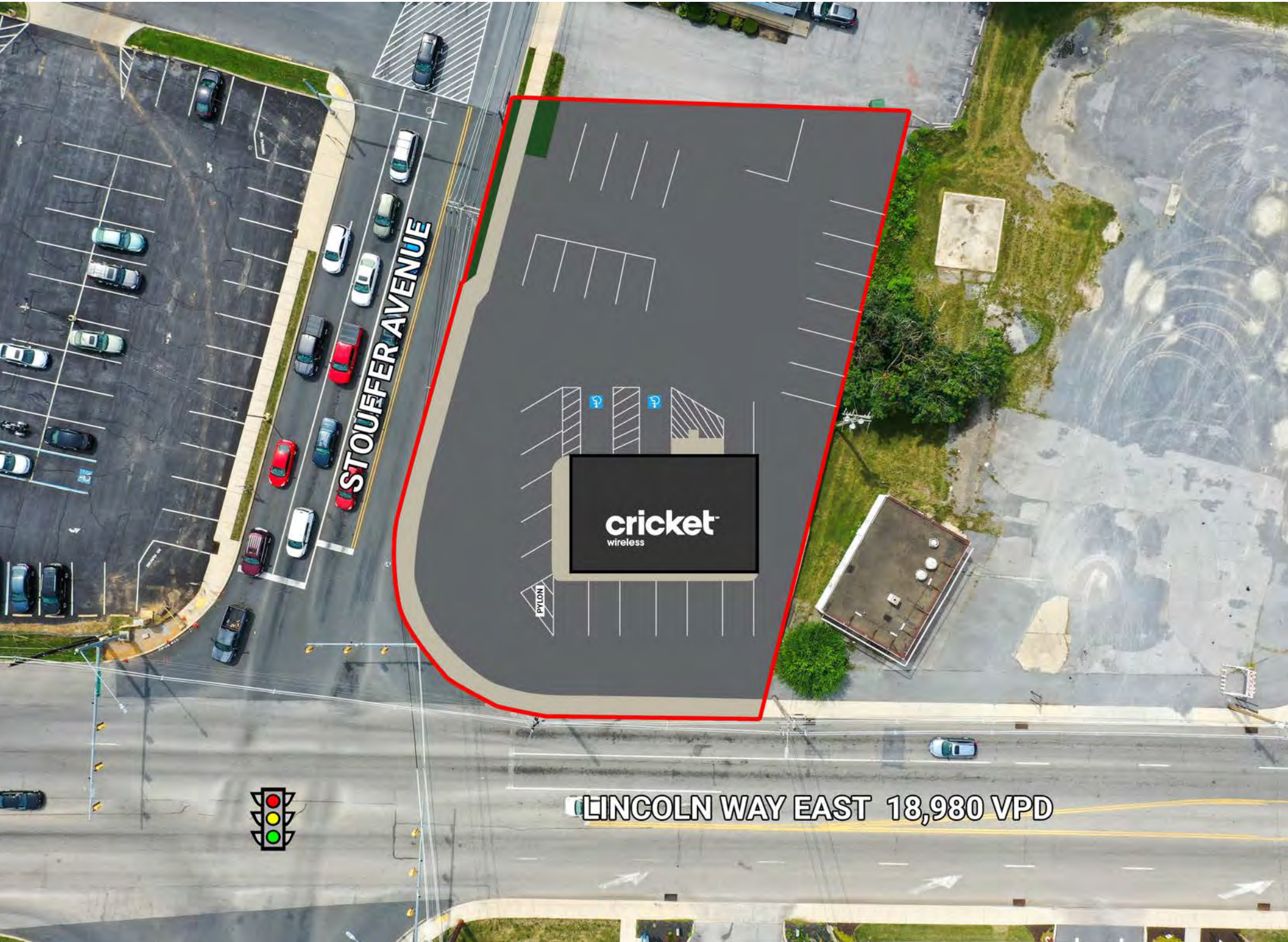
EMPLOYEES
487+



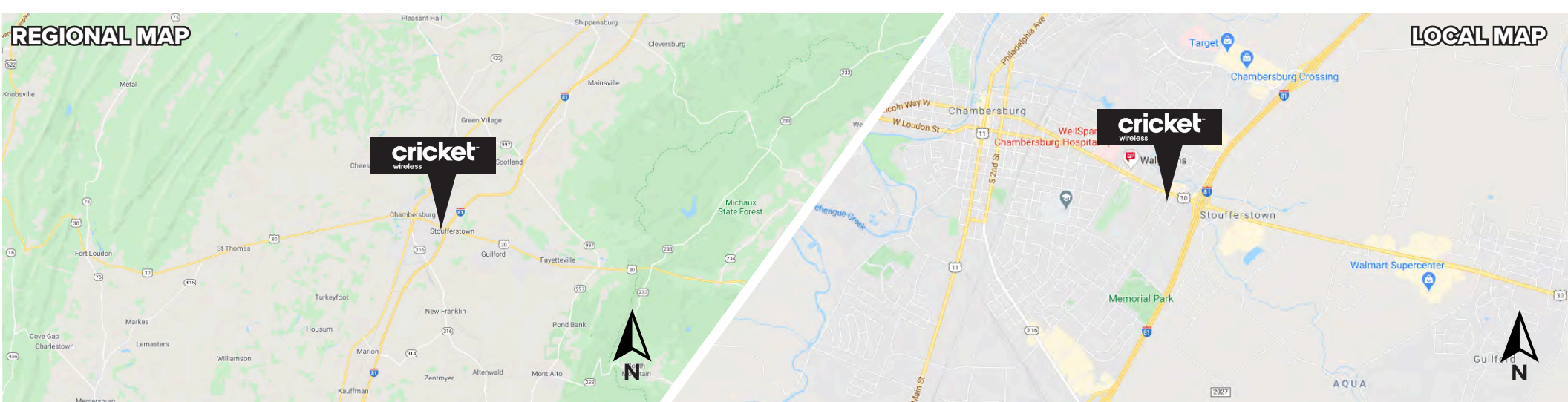
HEADQUARTERS
**ATLANTA
GEORGIA**



Tenant:	Cricket
Guarantor:	PQH Wireless, Inc.
Trade Name:	Cricket Wireless
Address:	1098 Lincoln Hwy E, Chambersburg, PA
Building Size:	1,500 SF
Lot Size:	0.60 Acres
Year Built/Renovated:	2019
Lease Term:	3 Years
Lease Commencement Date:	11/1/16
Rent Commencement Date:	11/1/16
Lease Term Expiration	10/31/22
Annual Base Rent:	\$69,600/Year
Renewal Options:	(1) Three Year Option
Renewal Rent:	\$69,600/Year
Lease Type:	NNN







DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	33,759	54,875	67,925
TOTAL EMPLOYEES	27,217	44,321	55,010
AVERAGE HHI	\$73,594	\$79,596	\$79,532
TOTAL HOUSEHOLDS	14,392	23,047	28,401

LINCOLN WAY EAST (RT 30): 18,980 VPD
STOUFFER AVENUE: 9,950 VPD



Franklin County is located in south central Pennsylvania midway between Philadelphia and Pittsburgh. The southern boundary of the County is also the boundary between Pennsylvania and Maryland, also known as the Mason-Dixon Line. Since its establishment in 1784, Franklin County has enjoyed a steady, healthy growth and has become the financial and commercial center of much of the Cumberland Valley. With two major railroads, the Conrail and the CSX, and the meeting place for three major highways: Route 30, Route 11 and Interstate 81, Franklin County grows daily.

In addition to commercial growth, Franklin County continues to support a healthy farm industry with the County ranking second in the state in the production of milk, meat, apples and peaches. There are currently 1,690 farms in the County consisting of 255,500 acres.

The County also has 39,780 acres of state forest lands with approximately 15,178 acres as state game lands. The Falling Spring is one of the best natural trout streams in the nation, and it meanders through Chambersburg. Wildlife abounds throughout the County: white-tail deer, fox, coyote, black bear, and wild turkey to name a few.

FRANKLIN COUNTY



POPULATION

153,003



OF EMPLOYEES

72,456



MEDIAN HH INCOME

\$175,800



MEDIAN AGE

41

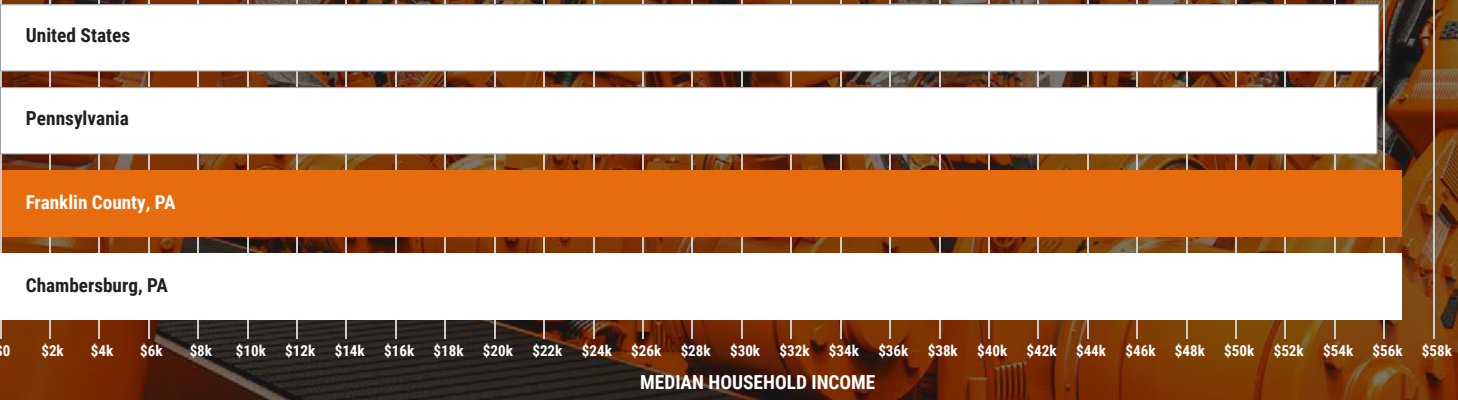


TOP EMPLOYERS

- 1 Federal Government
- 2 The Chambersburg Hospital
- 3 Chambersburg School District
- 4 Manitowoc Crane Group
- 5 Target Corporation
- 6 Summit Physician Services
- 7 Schenker Inc
- 8 Volvo Construction Equipment
- 9 Bowhead Integrated Support
- 10 Whitetail Resort



WAGES Households in Franklin County, PA have a median annual income of \$56,191



In 2017, universities in Franklin County, PA awarded 359 degrees. The student population of Franklin County, PA is skewed towards women, with 671 male students and 1,633 female students.

Most students graduating from Universities in Franklin County, PA are White (238 and 67.2%), followed by Unknown (79 and 22.3%), Black or African American (18 and 5.08%), and Hispanic or Latino (9 and 2.54%).

The largest universities in Franklin County, PA by number of degrees awarded are Wilson College (193 and 53.8%), Pennsylvania State University-Penn State Mont Alto (118 and 32.9%), and Chambersburg Beauty School (30 and 8.36%).

The most popular majors in Franklin County, PA are Elementary Education & Teaching (52 and 14.5%), Veterinary Technician & Veterinary Assistant (25 and 6.96%), and General Business (20 and 5.57%).

The median tuition costs in Franklin County, PA are \$23,745 for private four year colleges, and \$12,718 and \$20,352 respectively, for public four year colleges for in-state students and out-of-state students.



TOP UNIVERSITIES



PennState
Mont Alto

*C*HAMBERSBURG BEAUTY SCHOOL

ABOUT BENNETT WILLIAMS COMMERCIAL

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.



Founded in 1992, the Retail Brokers Network, or, "RBN", is a retail networking group whose members specialize in Retail Real Estate Brokerage. Independent firms work together on a regional, national, and even the international level in all areas of commercial real estate including: tenant representation, investment sales, and project leasing. Individual Brokerages also offer services to include: property management, property sales, redevelopment, and disposition. The members of Retail Brokers Network are some of the most experienced Commercial Real Estate professionals working out of every major metropolitan area in North America. With over two decades of existence, the RBN possesses institutional quality experience and expertise without institutional limitations.



Our mission is to ensure the retail real estate industry is broadly recognized for the integral role it plays in the social, civic and economic vibrancy of communities across the globe. Founded in 1957, today we have over 70,000 members joined together in one vibrant global



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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