



JUST LISTED! | CITIZENS BANK  
PHILADELPHIA, PA



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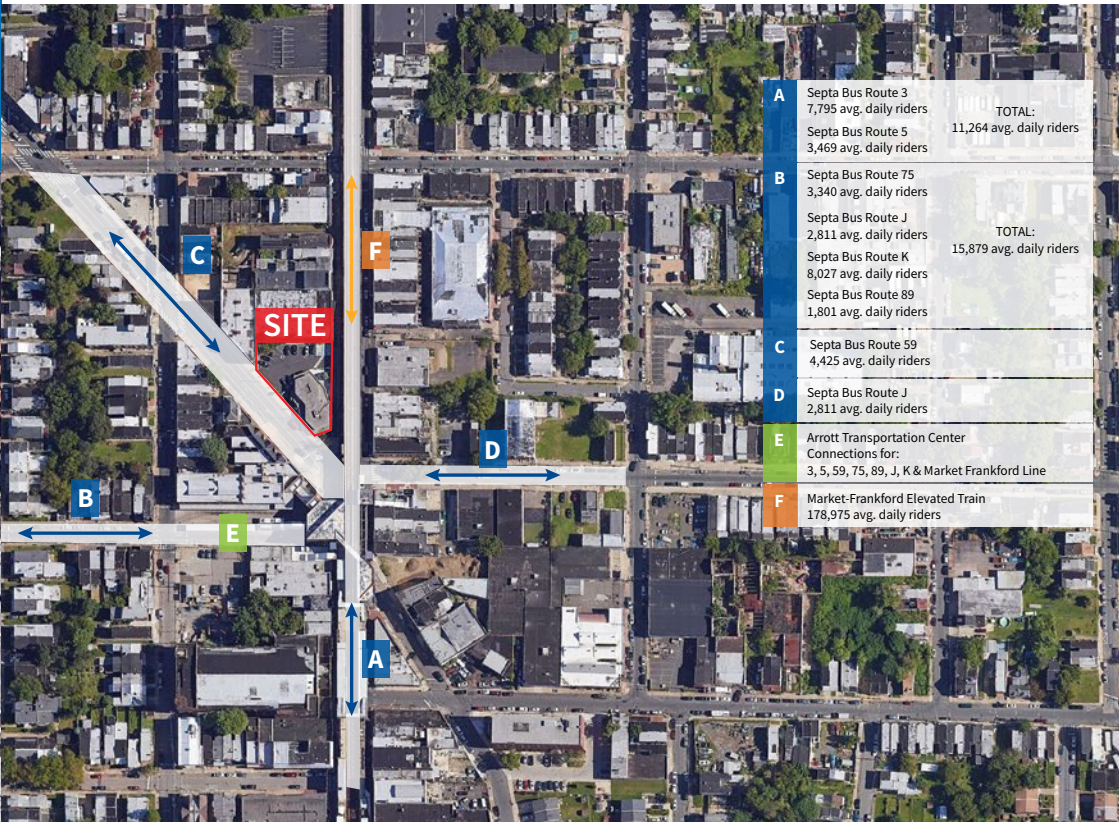
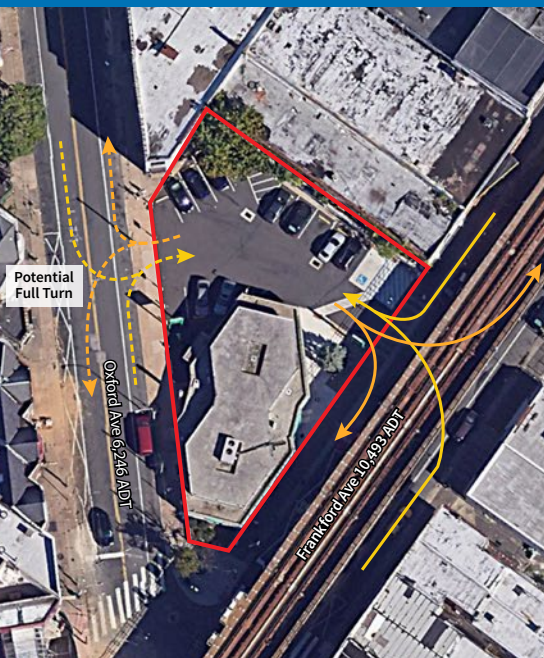
PROPERTY OVERVIEW

- Address:** 4708 Frankford Ave, Philadelphia, PA 19124
- Property Type:** Freestanding Single Tenant Bank Building, +/- 4,200 SF
- Property Details:**
- Subsidiary of Citizens Fincial Group (S&P - BBB+)
  - 50-year operating history at this location
  - Located directly across the street from SEPTA's Arrott Transportation Center
  - Excellent Visibility
    - 16,739 ADT
    - Over 213,000 Average Daily SEPTA riders (Bus & Rail)
  - Freestanding building with 14 private parking spaces in Philadelphia

INVESTMENT HIGHLIGHTS

- Asking Price:** \$525,000
- CAP Rate:** 6.70%
- Lease Type:** Absolute NNN Lease with NO Landlord Responsibilities
- Deposit Count:** \$22,259,000
- Lease Details:** 1.50 years remaining
- Lease Options:** One (1) 10-year option

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