



NET LEASED GROCERY STORE FOR SALE

ACTUAL SITE PHOTO - FEB 2021

**STOP & SHOP**

801 Newark Ave, Elizabeth, NJ 07208

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# STOP & SHOP

801 Newark Ave | Elizabeth, NJ 07208

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# STOP & SHOP

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

## SALE PRICE

**\$23,995,000**

## CAP RATE

**5.56%**

### INVESTMENT SUMMARY

Fixed Rent:	\$1,341,900
PILOT RE Tax Savings:	\$23,235.76
Rent Credit For Off-Site Improvements:	(\$30,997)
NOI:	\$1,334,140.19
Price / SF:	\$420.96
Building Size:	54,320 SF
Land Acreage:	4.7 Acres
Sales Area:	38,965 SF Sales Area
Year Built (By Current Owner):	1997

### LEASE SUMMARY

Lease Type:	Absolute Net (NNN)
Taxes / CAM / Ins/Roof/Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	3+ Years
Commencement Date:	February 6, 1997
Term Expiration:	April 30, 2024
Options:	Four (4), Five Years with 18 Months Notice
Increases:	In Option Periods
Guarantor:	Corporate Guarantee

## EXECUTIVE SUMMARY

### INVESTMENT HIGHLIGHT

- Absolute NNN Lease - Zero Landlord Obligations - All Expenses, Maintenance and Management are Tenant Responsibilities
- Very High Volume Sales Store – Please Contact Agent for Further Details
- Extended Store Hours 7 Days Per Week - 6 AM to Midnight - Busy Site
- 54K SF (39K Sales Floor) "Essential Retail" Grocery Store – 20+ YR Operating History at the Location – The Location was Thriving During COVID-19
- In Store Pharmacy Open 12 Hours Per Day 7 Days Per Week
- Equipped with In Store PNC Banking Center Operating 6 Days Per Week
- Rare Infill Elizabeth Location – Densely Populated Demographics with 250K People in a 3 Mile Radius and Strong Population Growth
- 4, 5 Year Options to Renew with Rental Increases in Each Option - Tenant Must Give Notice 18 Months in Advance to Exercise
- Located in the New York City MSA – 15 Mile from Manhattan – High Barrier to Entry Market with Densely Populated Demographics
- Strong Guarantee by Ahold Delhaize – S&P Rated BBB & Baa2 Moody's – One of the World's Largest Food Retail Groups with more than 6,600 Locations Worldwide
- Site Features High Visibility and Easy Access on Newark and North Ave.'s and within Seconds of Exit 13-A of the NJ Turnpike – Very Strong Traffic Counts
- Minutes from Newark Liberty International Airport (EWR)
- Directly Adjacent to The Baker Center - A Proposed 2.2MM SF Mixed Use Development - Please See Page 15 for Details - Expected 2021 Summer Start
- In Close Proximity to Exit 13A of the New Jersey Turnpike and North Elizabeth Train Station
- The Property is Located in an "Opportunity Zone" created by the Tax Cuts and Jobs Act - See Page 5 for Details
- The Property is Located in an "Urban Enterprise Zone" - Please Contact Agent and See Page 5 for Details
- Within Minutes of Elizabeth's Downtown Core and In Close Proximity to Over \$200MM of Recently Completely Multi Family/Mixed Use Development

LEASE ABSTRACT



Stop&Shop®

LEASE SUMMARY

Lease Type:	Absolute Net (NNN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	3+ Years
Original Lease Term:	25 Years
Commencement Date:	February 6, 1997
Current Term Expiration:	April 30, 2024
Options:	Four (4), Five Years with 18 Months Notice
Increases:	In Option Periods
Guarantor:	Ahold Delhaize Rated Investment Grade BBB by S&P

ANNUALIZED OPERATING DATA

RENT INCREASES	FIXED RENT	RE TAX SAVINGS*	RENT CREDIT**	NOI
Current Term	\$1,341,901.6	\$23,235.76	-\$30,996.57	\$1,334,140.79
First Renewal	\$1,450,557.60	\$13,963.24		\$1,464,520.84
Second Renewal	\$1,559,213.64			\$1,559,213.64
Third Renewal	\$1,667,869.56			\$1,667,869.56
Fourth Renewal	\$1,776,525.60			\$1,776,525.60
Current Net Operating Income				\$1,334,140.79

\* LL Shares in RE Tax Savings Achieved by PILOT Program - Please Contact Agent for Details  
\*\*Tenant Shares in Savings Achieved from Construction of Off-Site Improvements - Please Contact Agent for Details

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# URBAN ENTERPRISE ZONE & OPPORTUNITY ZONE



### URBAN ENTERPRISE ZONE BENEFITS

The property is located in the Elizabeth Urban Enterprise Zone, which provides eligible businesses with the following benefits:

- \* Reduced Sales Tax - Currently 3.5%
- \* Tax free purchases on certain items such as capital equipment, facility expansions, upgrades, and certain personal property
- \* Financial assistance from agencies such as EDC and NJEDA
- \* Subsidized unemployment insurance costs for employees
- \* Energy sales tax exemption for qualified manufacturing firms
- \* Tax credit options - up to \$1,500 for new permanent full-time employees hired or up to 8% Corporate Business Tax credit on qualified investments

Source: [www.ndcnj.org](http://www.ndcnj.org)

### QUALIFIED OPPORTUNITY ZONE BENEFITS

The 2017 Tax Cuts and Jobs Act established the Qualified Opportunity Zone program to provide a tax incentive for private, long-term investment in economically distressed communities.

The program provides three tax benefits for investing unrealized capital gains in Opportunity Zones:

Temporary deferral of taxes on previously earned capital gains. Investors can place existing assets with accumulated capital gains into Opportunity Funds. Those existing capital gains are not taxed until the end of 2026 or when the asset is disposed of.

Basis step-up of previously earned capital gains invested. For capital gains placed in Opportunity Funds for at least 5 years, investors' basis on the original investment increases by 10 percent. If invested for at least 7 years, investors' basis on the original investment increases by 15 percent.

Permanent exclusion of taxable income on new gains. For investments held for at least 10 years, investors pay no taxes on any capital gains produced through their investment in Opportunity Funds (the investment vehicle that invests in Opportunity Zones.)

# TENANT PROFILE - STOP & SHOP



# Stop&Shop®

### OVERVIEW

Company:	Stop and Shop Supermarket Company
Founded:	1914
Type:	Private
Headquarters:	Quincy, Massachusetts
Website:	<a href="http://www.stopandshop.com">www.stopandshop.com</a>

### TENANT HIGHLIGHTS

- Headquartered in Quincy, MA
- Stop & Shop is One of the Nation's Largest Leading Supermarket Chains
- Stop & Shop Operates Over 400 Locations with a Presence in Connecticut, Massachusetts, New Hampshire, New Jersey, New York and Rhode Island
- Pioneered the Superstore Concept on the East Coast Today: 414 Stores with over 60,000 Employees

### TENANT OVERVIEW

The Stop & Shop Supermarket Company is one of the region's largest supermarket chains, with more than 390 outlets in Connecticut, Massachusetts, New Hampshire, New Jersey, New York, and Rhode Island. The company's Super Stop & Shop superstores offer a wider variety of food and nonfood items than its standard supermarkets, including a large number of convenience and specialty departments, such as gas stations, full-service pharmacies, office supplies, portrait studios, and photo shops. Stop & Shop's owner, Ahold USA, runs two other East Coast supermarket chains under the Giant banners. Ahold USA is owned by Dutch food giant Royal Ahold.

## GUARANTOR PROFILE - AHOLD DELHAIZE



### OVERVIEW

Company:	Koninklijke Ahold Delhaize N.V " Ahold Delhaize"
Founded:	1887
Number Of Locations:	6,600 Worldwide
Countries Located:	11 Countries
Headquarters:	Zaandam, Netherlands
Website:	<a href="http://www.aholddelhaize.com">www.aholddelhaize.com</a>

### TENANT HIGHLIGHT

- Parent Company to: Food Lion, Giant Martin's, Giant Stop & Shop, Stop & Shop, Hannaford, Albert, and More
- Over 6,600 Locations Worldwide
- Investment Grade BBB Rated by Standard & Poor's & Baa2 by Moody's

### TENANT OVERVIEW

Ahold Delhaize is one of the world's largest food retail groups, a leader in supermarkets and e-commerce, and a company at the forefront of sustainable retailing. Ahold Delhaize has great local brands that serve more than 54 million shoppers each week on the United States, Europe, and Indonesia.

Ahold Delhaize was formed in July 2016 from the merger of Ahold and Delhaize Group, retail innovators for almost 150 years. Ahold Delhaize's local brands employ around 380,000 associates in nearly 7,000 local grocery, small format and specialty stores.

Ahold Delhaize brands are dedicated to helping customers eat well, save time and live better. In addition to the stores, Ahold Delhaize's brands include the top online retailer in the Benelux and the number one online grocers in the Benelux and the United States.

Ahold Delhaize's international headquarters is in Zaandam, the Netherlands. Ahold Delhaize's brands are active in Belgium, the Czech Republic, Greece, Luxembourg, the Netherlands, Romania, Serbia, and the United States and participate in joint ventures in Indonesia and Portugal. Ahold Delhaize shares are listed on Euronext Amsterdam and Brussels (ticker: AD) and the American Depositary Receipts trade over-the-counter on OTCQX International (ticker: ADRNY).







pharmacy

local produce

welcome





low prices



Stop & Shop



great food












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## RETAIL MAP







**The Baker Site**  
**2.2 Million Square Foot**  
**Mixed Use Development**





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## BAKER CENTER REDEVELOPMENT (SUMMER '21 GROUND BREAKING) - DIRECTLY ADJACENT TO THE STOP & SHOP



### A 23 ACRE MIXED USE DEVELOPMENT TOTALING APPROXIMATELY 2.2 MILLION SF

- Phase 1 - 600 apartments with neighborhood retail at this base - Expected Ground Breaking Summer 2021
- 7 Building Master Plan incorporating Residential, Retail and Office
- Buildings are organized along a central esplanade with shared street, parking, and retail
- Shared street typology encourages safer slower drive lanes with freedom of mobility for retail, food and beverage patrons
- 100,000+ Retail Square Footage, all at ground level
- 300,000 SF of landscape (combined hardscape and Softscape)
- A total of 632 Proposed Residential Units
- Please contact Agent for more details on this Development





Residential facing Newark Ave

# THE BAKER SITE REDEVELOPMENT RENDERINGS





# NORTH ELIZABETH TRAIN STATION - ADJACENT





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## ELIZABETH, NJ



### ELIZABETH, NEW JERSEY

Elizabeth is both the largest city in and the county seat of Union County, in New Jersey, United States. As of the 2010 United States Census, the city had a total population of 124,969, retaining its ranking as New Jersey's fourth most populous city, behind Paterson.

In 2008, Elizabeth was named one of "America's 50 Greenest Cities" by Popular Science magazine, the only city in New Jersey selected. Since World War II, Elizabeth has seen its transportation facilities grow; the Port Newark-Elizabeth Marine Terminal is one of the busiest ports in the world, as is Newark Liberty International Airport, parts of which are actually in Elizabeth. Elizabeth also features Little Jimmy's Italian Ices (since 1932), the popular Jersey Gardens outlet mall, Loews Theater, and the Elizabeth Center, which generate millions of dollars in revenue.

Elizabeth is a hub of several major roadways including the New Jersey Turnpike / Interstate 95, Interstate 278 (including the Goethals Bridge, which carries Interstate 278 over the Arthur Kill between Elizabeth and Howland Hook, Staten Island), U.S. Route 1/9, Route 27, Route 28, and Route 439. Elizabeth's own street plan, in contrast to the more usual grid plan, is to a large degree circular, with circumferential and radial streets centered on the central railroad station.



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# NEW YORK CITY METROPOLITAN AREA

### LOCATION OVERVIEW

The New York metropolitan area is the largest metropolitan area in the world by urban landmass. The metropolitan area includes New York City (the most populous city in the United States), Long Island, and the Mid and Lower Hudson Valley in the state of New York; the five largest cities in New Jersey: Newark, Jersey City, Paterson, Elizabeth, and Edison, and their vicinities; and six of the seven largest cities in Connecticut: Bridgeport, New Haven, Stamford, Waterbury, Norwalk, and Danbury, and their vicinities. The New York metropolitan area is part of the larger Northeast Megalopolis.

The New York metropolitan area remains, by a significant margin, the most populous in the United States, as defined by both the Metropolitan Statistical Area (20.3 million residents in 2017) and the Combined Statistical Area (23.7 million residents in 2016). The metropolitan area is home to approximately 6% of the United States' population. It is the largest urban agglomeration in the Americas and the tenth largest in the world. The New York metropolitan area continues to be the premier gateway for legal immigration to the United States, with the largest foreign-born population of any metropolitan region in the world. The MSA covers 6,720 sq mi (17,405 km<sup>2</sup>), while the CSA area is 13,318 sq mi (34,493 km<sup>2</sup>), encompassing an ethnically and geographically diverse region. The New York metropolitan area's population is larger than that of the state of New York, and the metropolitan airspace accommodated over 130 million passengers in 2016.

As a center of many industries, including finance, fintech, international trade, news and traditional media, real estate, education, fashion, entertainment, tourism, biotechnology, law, and manufacturing, the New York City metropolitan region is one of the most important economic regions in the world. As of 2019, the New York metropolitan area is estimated to produce a gross metropolitan product (GMP) of \$2.0 trillion. If the New York metropolitan area were a sovereign state, it would have the eighth largest economy in the world. Metropolitan New York is home to the highest number of billionaires of any metropolis in the world. According to Forbes, in 2014, the New York City metropolitan area was home to eight of the top ten ZIP codes in the United States by median housing price, with six in Manhattan alone. The New York metropolitan area also houses five of the top ten richest places in America, according to Bloomberg. These are Scarsdale, NY; Short Hills, NJ; Old Greenwich, CT; Bronxville, NY; and Darien, CT.

The New York metropolitan region's higher education network comprises hundreds of colleges and universities, including Columbia University, Princeton University, and Yale University, which are ranked among the top 3 universities in the United States and top 10 in the world. Institutions such as New York University, Cornell Tech and Rockefeller University have been ranked among the top 40 in the world.







**REGIONAL**



# LOCATION



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## DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2025 Projection	42,959	251,095	680,197
2020 Estimate	41,827	246,814	669,099
2010 Census	38,371	239,093	650,147
Growth 2020-2025	2.71%	1.73%	1.66%
Growth 2010-2020	9.01%	3.23%	2.92%
2020 Population Hispanic Origin	22,459	110,895	218,896
2020 Population by Race:			
White	25,074	127,002	316,868
Black	14,159	104,839	300,163
Am. Indian & Alaskan	450	2,578	6,064
Asian	1,024	6,718	28,980
Hawaiian & Pacific Island	81	400	992
Other	1,040	5,277	16,031
U.S. Armed Forces:	0	110	224
Households:			
2025 Projection	15,343	83,963	237,206
2020 Estimate	14,931	82,540	233,243
2010 Census	13,639	80,033	226,073
Growth 2020 - 2025	2.76%	1.72%	1.70%
Growth 2010 - 2020	9.47%	3.13%	3.17%
Owner Occupied	3,746	28,790	89,662
Renter Occupied	11,185	53,750	143,581
2020 Avg Household Income	\$64,025	\$68,848	\$74,582

NET LEASED GROCERY STORE FOR SALE

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