

# Domino's Pizza

1115 - 1117 S BETHLEHEM PIKE, AMBLER, PA



OFFERING MEMORANDUM

**KW COMMERCIAL**  
910 Harvest Drive,  
Suite 100  
Blue Bell, PA 19422

**PRESENTED BY:**

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AMBLER, PA

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# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$525,000
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	1,300 SF
<b>LOT SIZE:</b>	3,251 SF
<b>ZONING:</b>	CR
<b>PRICE / SF:</b>	\$416.92

## PROPERTY OVERVIEW

Domino's Pizza, founded in 1960 and branded as "Domino's" is a multinational pizza restaurant chain operating 14,000 pizza restaurants in 85 countries, delivering more than 1.5 million pizzas each day. From humble beginnings as a single pizza shop, Domino's has become today's recognized leader in pizza delivery having pioneered patented insulating bags and online pizza ordering in 2007.

## PROPERTY HIGHLIGHTS

- Experienced Franchisee with 54 locations
- Strong recognized Brand, proven Franchisee
- Located in Neighborhood Shopping Center
- Double-Net 5 Year Lease
- Minimal Landlord Responsibilities
- \$250/month Bumps every 5 years
- Healthy Rent-to-Sales Ratio
- Experienced Franchisee with 54 locations
- Located on Main Retail Corridor



## Property Description



### LOCATION OVERVIEW

Domino's Pizza, is strategically positioned on S Bethlehem Pike, a retail and commuter thoroughfare for the surrounding residential homes. This Tenant, an experienced franchisee that operates over 54 locations, has been located at this site since 2006 proving their success and long-term sustainability. High visibility to the surrounding community of Ambler, PA ~ a popular borough in Montgomery County.

## Property Details

**SALE PRICE****\$542,000****LOCATION INFORMATION**

Building Name	Domino's Pizza
Street Address	1115 S Bethlehem Pike
City, State, Zip	Ambler, PA 19002
County/Township	Montgomery
Cross Streets	Loch Alsh Ave

**PROPERTY DETAILS**

Property Type	Retail
Property Subtype	Street Retail
Zoning	CR
Lot Size	3,251 SF
APN#	54-00-02299-005
Lot Frontage	23

**BUILDING INFORMATION**

Building Size	1,300 SF
Price / SF	\$403.85
Year Built	1952
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Average Floor Size	1,300 SF

# Pricing And Financial Overview

## LOCATION:

1115 S Bethlehem Pike  
Ambler, PA

Price	\$525,000
Rentable Square Feet	1,300
Price/SF	\$403.85
CAP Rate	8.00%
Year Built	2016
Lot Size	3,251 SF
Type of Ownership	Fee Simple

## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 5	\$36,000.00	\$3,000.00
Years 6 - 10	\$39,000.00	\$3,250.00
Years 11-15	\$42,000.00	\$3,500.00
Base Rent	(\$30.00/SF)	\$42,000.00
Common Area Maintenance	\$13,200.00	\$1,100.00
Net Operating Inc		\$42,000.00
<b>TOTAL RETURN</b>		<b>8.00% / \$42,000</b>

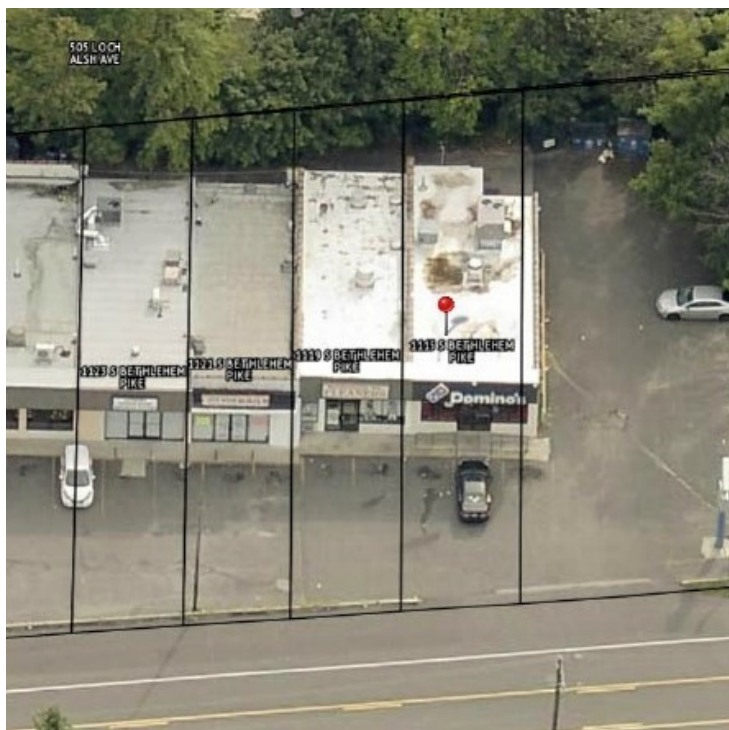
## TENANT SUMMARY

Tenant Trade Name	Domino's Pizza
Ownership	Private
Tenant	Franchisee
Lease Guarantor	Franchisee Guarantee
Lease Type	Double Net
Roof and Structure	Owner Responsible
Lease Term	5 Years
Original Lease Commencement Date	09/01/2006
Current Lease Commencement	09/01/2020
Lease Expiration Date	08/31/2025
Term Remaining on Lease	4+ Years
Term Increases, \$250/mth Increase...	Every 5 Years



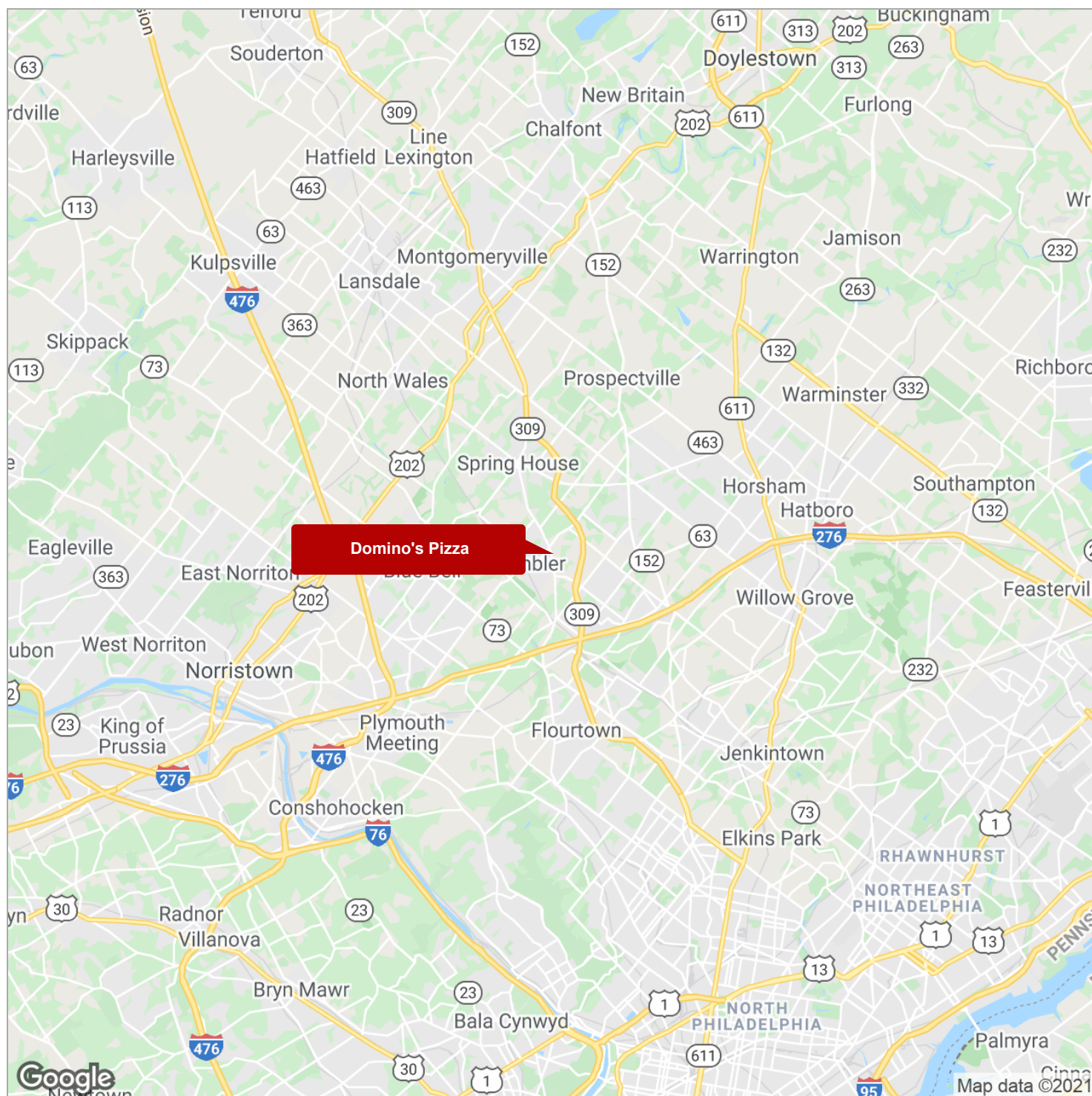


## Additional Photos



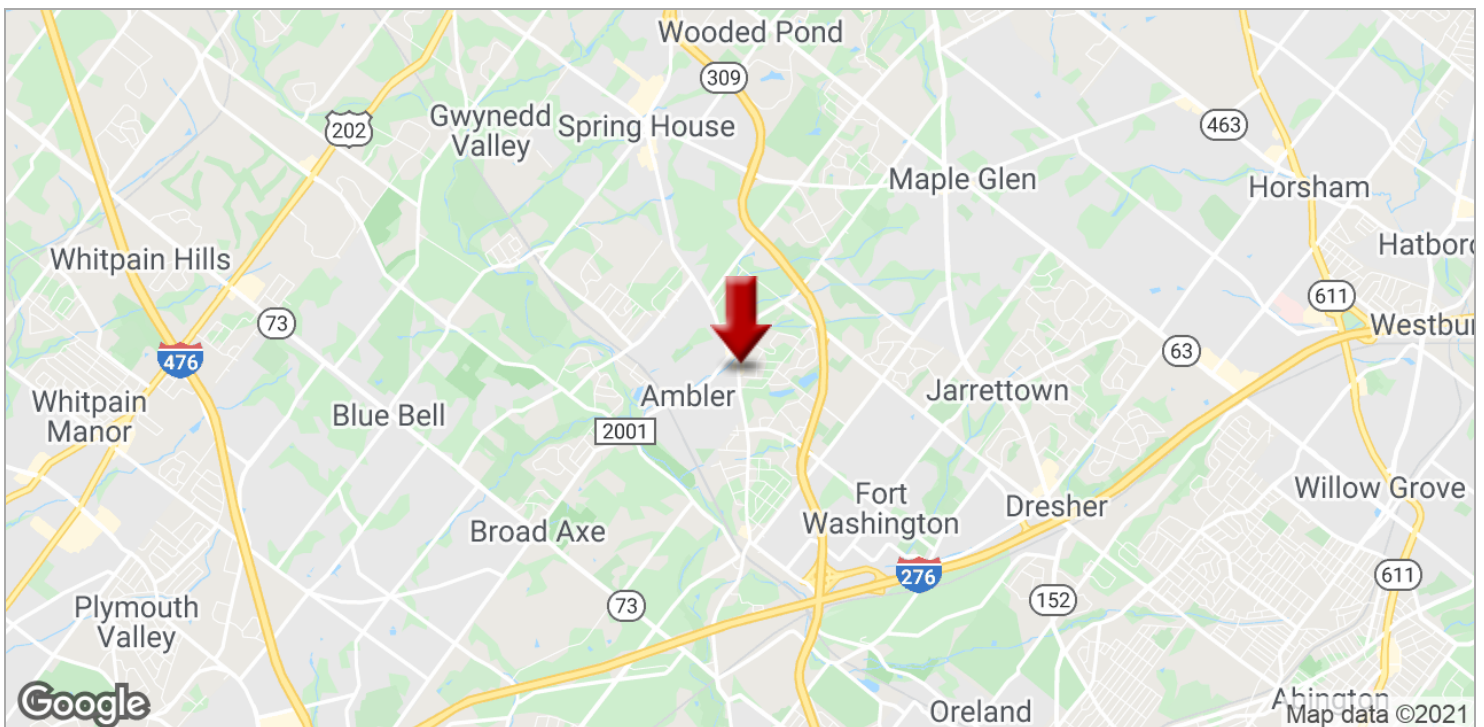
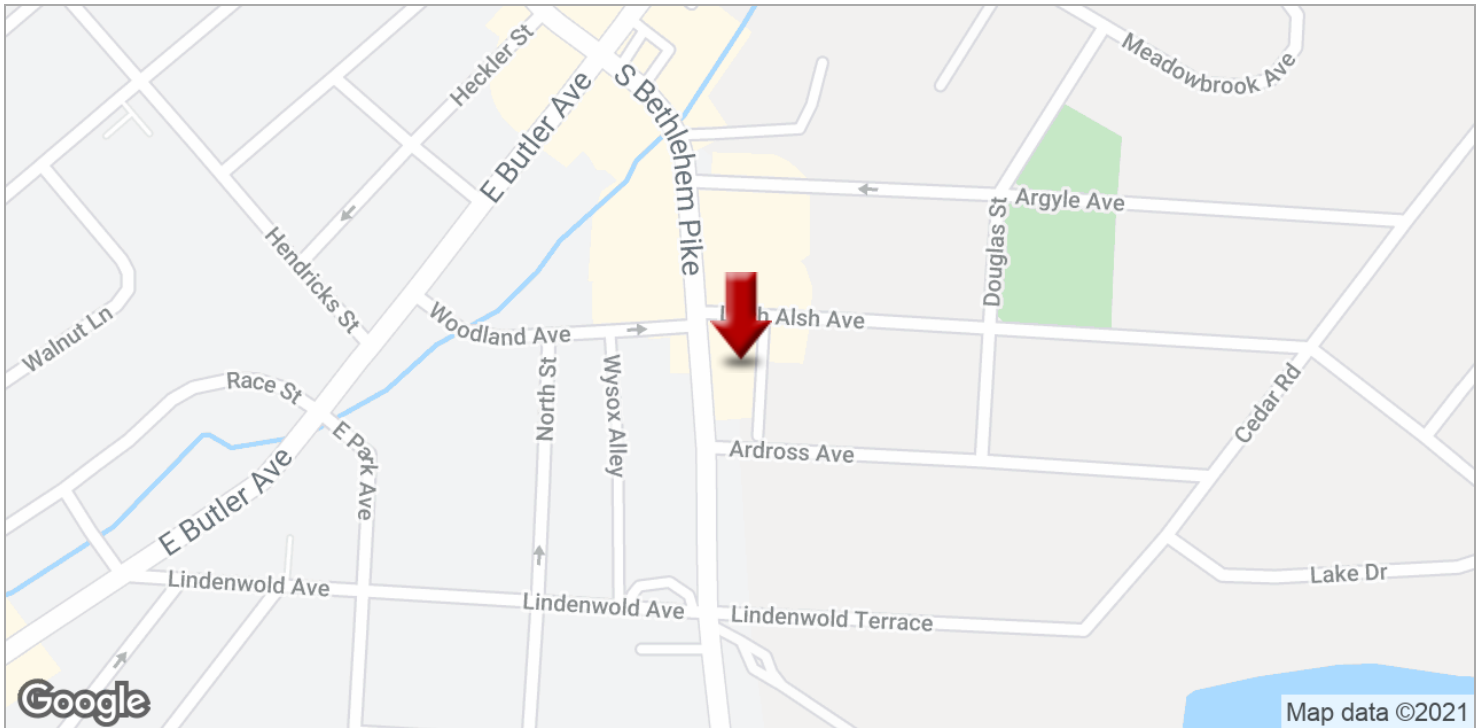


## Regional Map



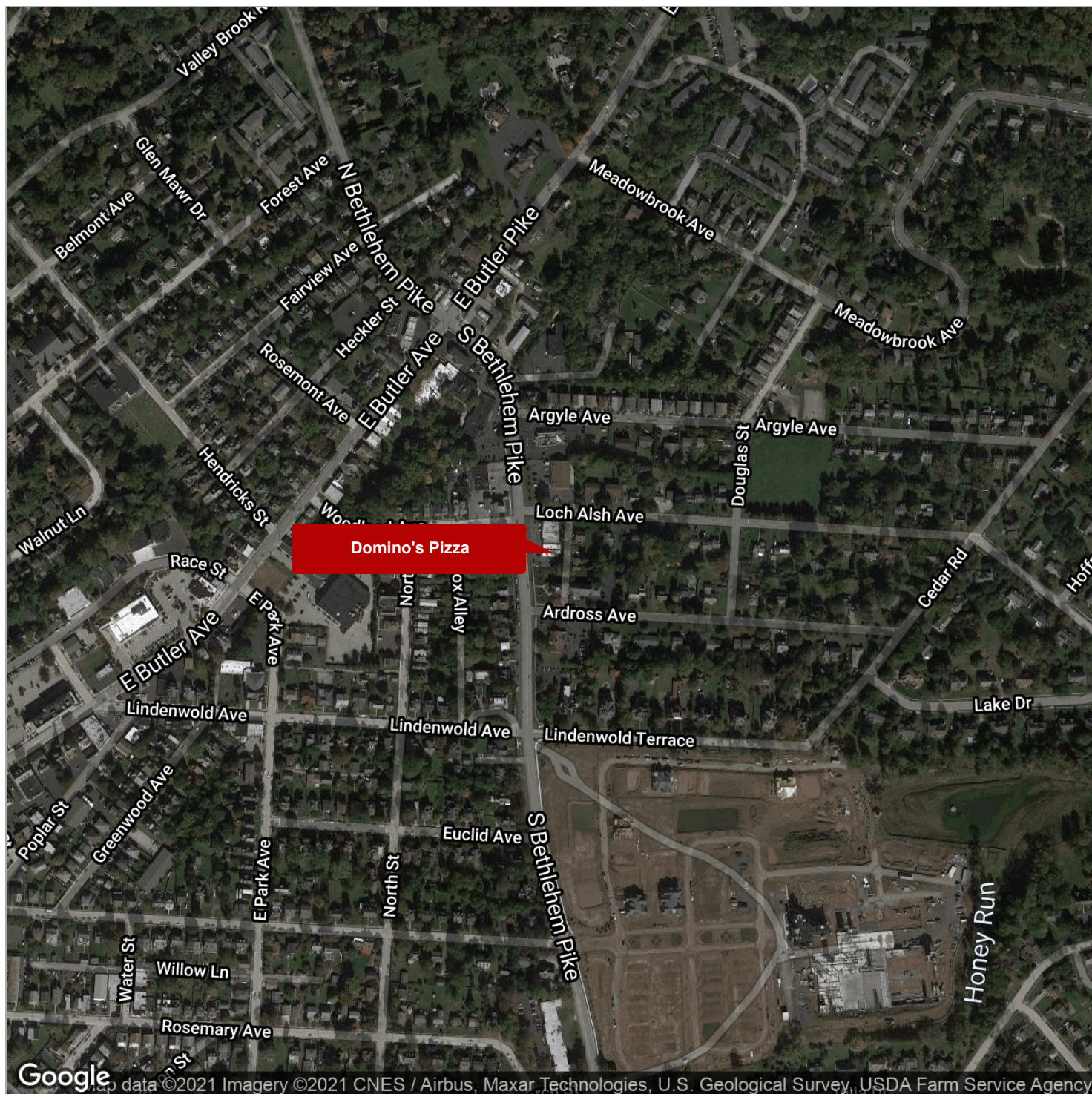


## Location Maps



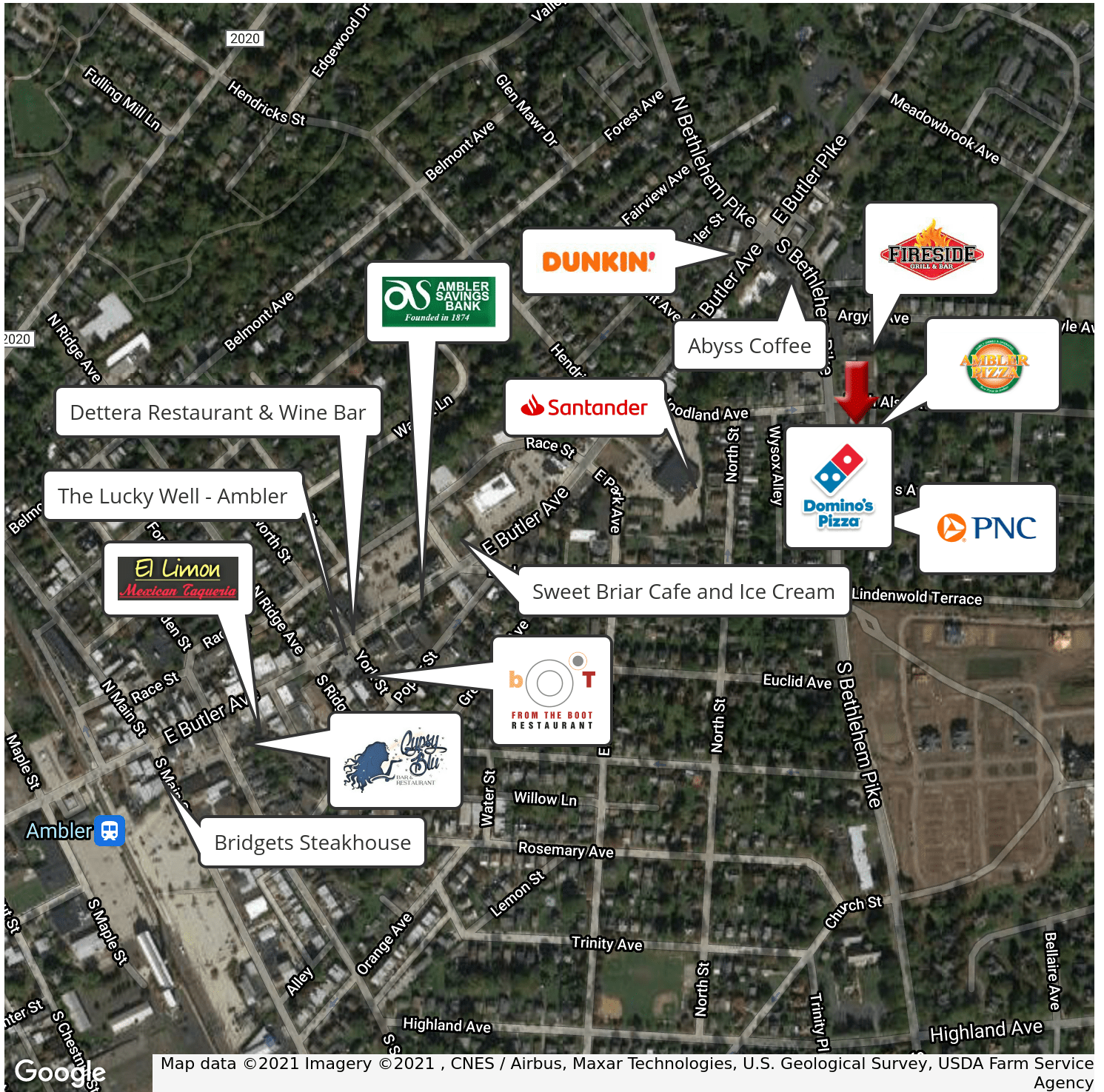


## Aerial Map



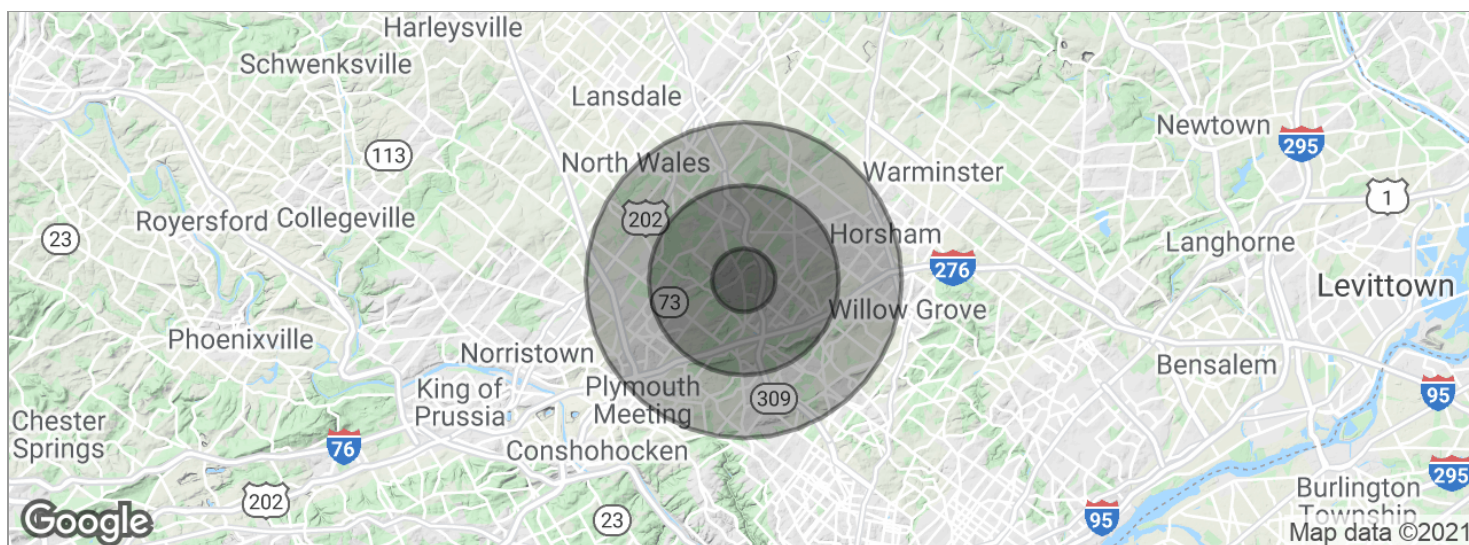


# Retailer Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,539	45,654	129,091
Median age	39.0	43.1	43.4
Median age (male)	37.3	40.7	41.2
Median age (Female)	41.6	45.3	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,312	17,382	48,211
# of persons per HH	2.4	2.6	2.7
Average HH income	\$84,289	\$124,917	\$124,286
Average house value	\$330,721	\$449,485	\$408,706

\* Demographic data derived from 2010 US Census