

# SHEETZ E VEHICLE CHARGING AND PARKING LOT

NNN Ground Lease Investment Opportunity



4355 Business 220

**BEDFORD** PENNSYLVANIA

ACTUAL SITE



**SRS**

NATIONAL  
NET LEASE  
GROUP



# EXCLUSIVELY MARKETING BY

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## INVESTMENT HIGHLIGHTS

- Rare opportunity to purchase small price point NNN Sheetz guaranteed ground lease
- 10 Years remain on initial lease term – seven, 5 year options
- 10% Rent Increase in 2027 and at the beginning of each option period
- Electric charging bays and parking lot
- Parking lot needed to meet the parking requirements for the entire Sheetz property
- Sheetz convenience store was a total teardown and rebuilt in August 2019
- Sheetz is directly at the Pennsylvania Turnpike #146 on/off ramp access to Interstate 70, Interstate 76 and Interstate 99

Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531





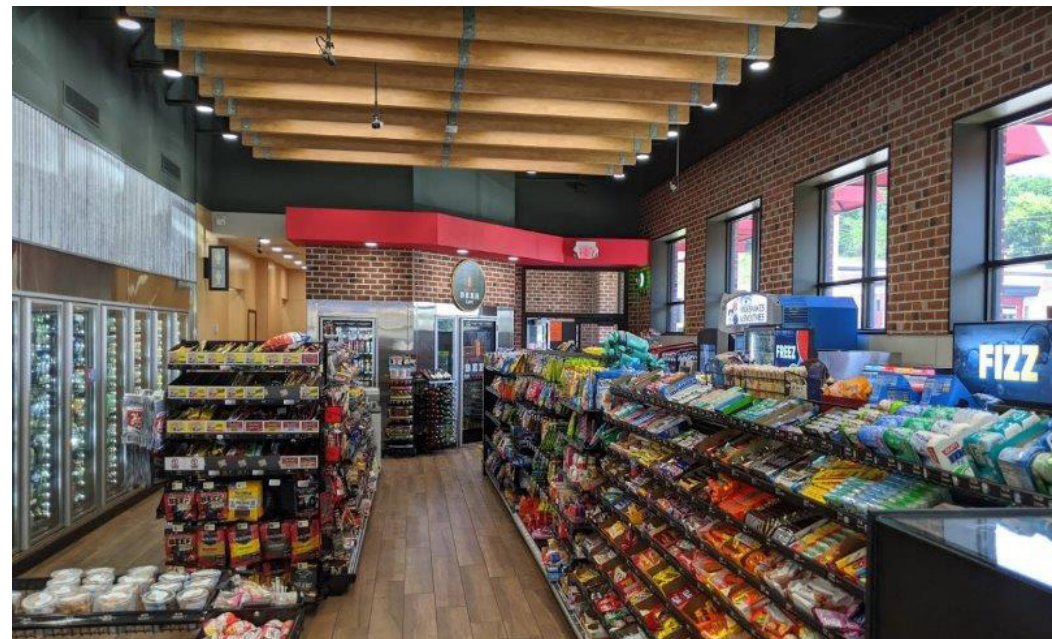


SITE PHOTOS





## SHEETZ SITE PHOTOS





# OFFERING SUMMARY

## OFFERING

Asking Price	\$1,300,000
Cap Rate	4.25%
Annual Rent	\$55,192

## PROPERTY SPECIFICATIONS

Property Address	4355 Business 220, Bedford, PA 15522
Land Area	0.33 AC
Parking Spaces	15 (28% of Sheetz Parking)
Zoning	Commercial
Parcel Number	E.08-D.05-025
Ownership	Leased Fee

## SHEETZ LEASE INFORMATION

Tenant	Sheetz, Inc.
Lease Type	Absolute NNN (Ground Lease)
Lease Start	9/1/2002
Lease Expiration	8/31/2032

## Sheetz E Charging Ground Lease | 10+ Years Remaining | Direct Income | Rental Increases

- Sheetz E Vehicle Charging and Parking Lot Ground Lease is offered as part of a joint venture created for the Sheetz Ground Lease
- Sheetz pays rent directly to the Sheetz E Vehicle Charging and Parking Lot Ground Lease Owner
- Sheetz, Inc. currently has over 10 years remaining on their ground lease with 7 (5-year) options to extend, demonstrating commitment to the site
- The lease features a 10% rental increase in 2027, as well as at the beginning of each option period, generating NOI and hedging against inflation

## Absolute NNN Lease (Ground Lease) | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal management-free investment opportunity for a passive investor

## Signalized, Hard Corner Intersection | Interstate 70/76 | Interstate-99

- The subject property is strategically located at the signalized, hard corner intersection of Business 220 (12,230 VPD) and on/off ramp access road to Interstate 70/76 (36,500 VPD)
- Interstate 70/76 is a major east-west U.S Highway that connects Bedford to major populous centers including Pittsburgh, Baltimore, and more
- Sheetz is directly at the Pennsylvania Turnpike #146 on/off ramp access to Interstate 70, Interstate 76, and Interstate 99

## Demographics in 10-Mile Trade Area

- More than 24,500 residents and 13,500 employees support the trade area
- Features an average household income of \$63,803

RENT ROLL

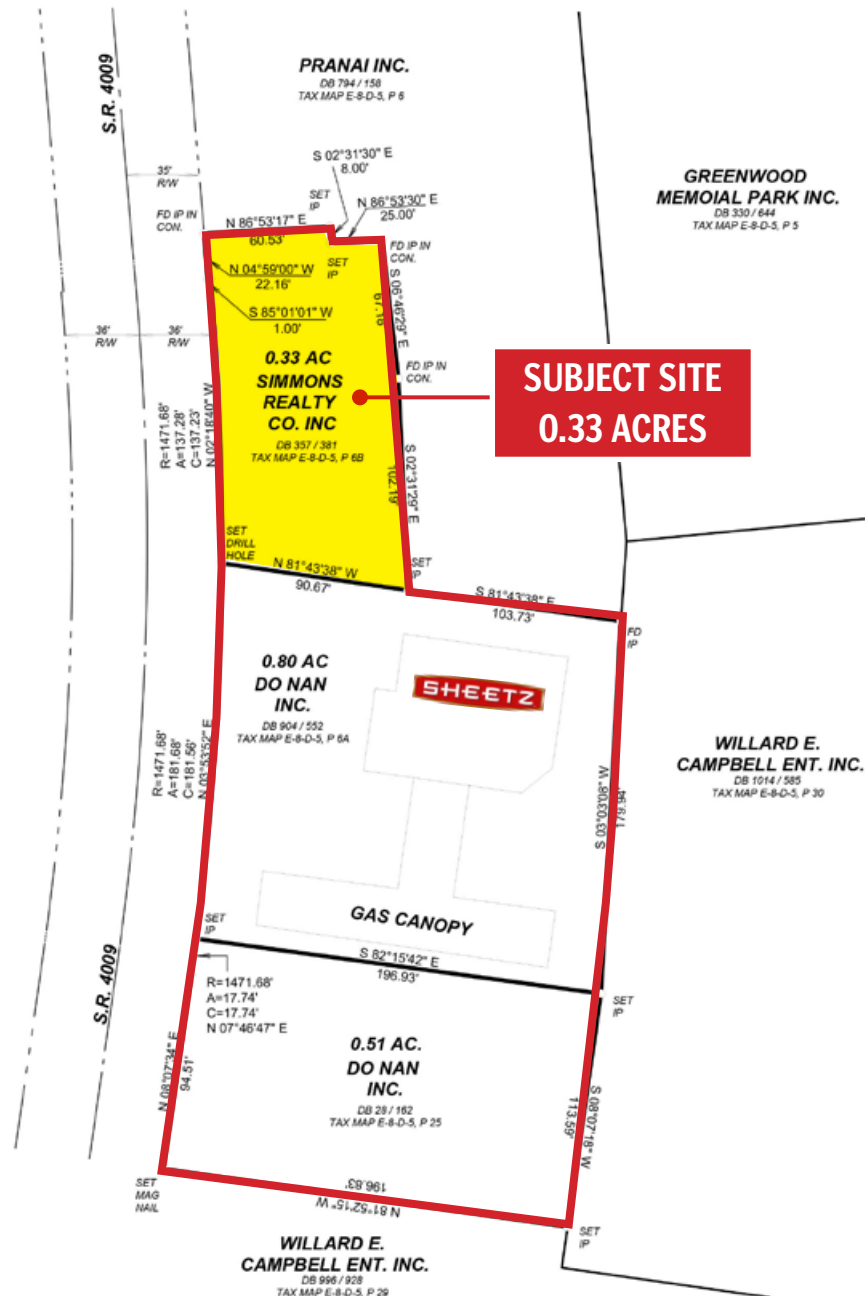
Lease Term						Rental Rates		
TENANT NAME	SF	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Sheetz, Inc.	0.33 AC / 14,375 SF	9/1/2002	8/31/2032	Current	-	\$4,599	\$55,192	7 (5-Year)
				9/1/2027	10%	\$5,059	\$60,711	10% Rental Increase at Beg. of Each Option Period

<sup>1</sup>Tenant has 30-Day Right of First Refusal

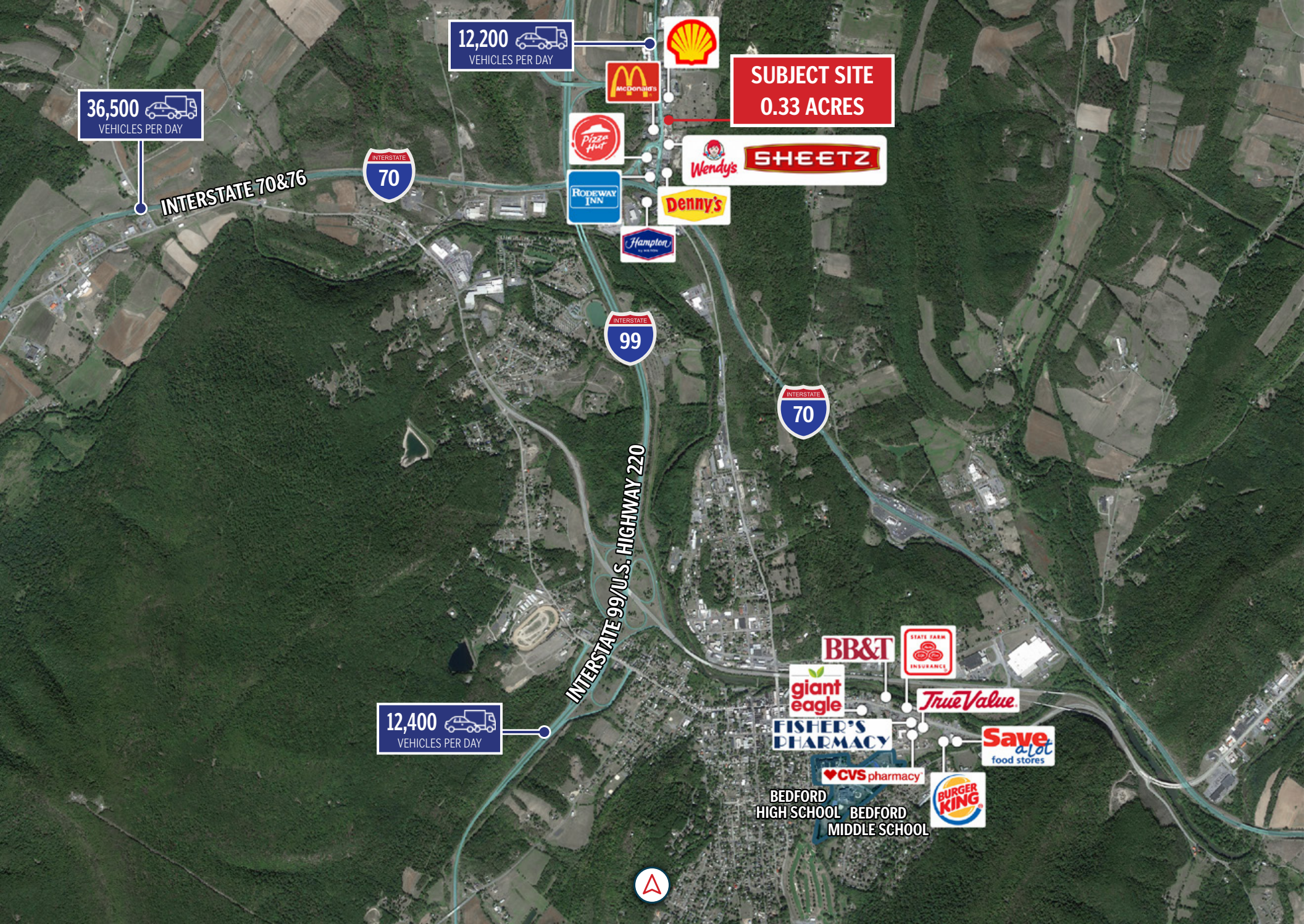






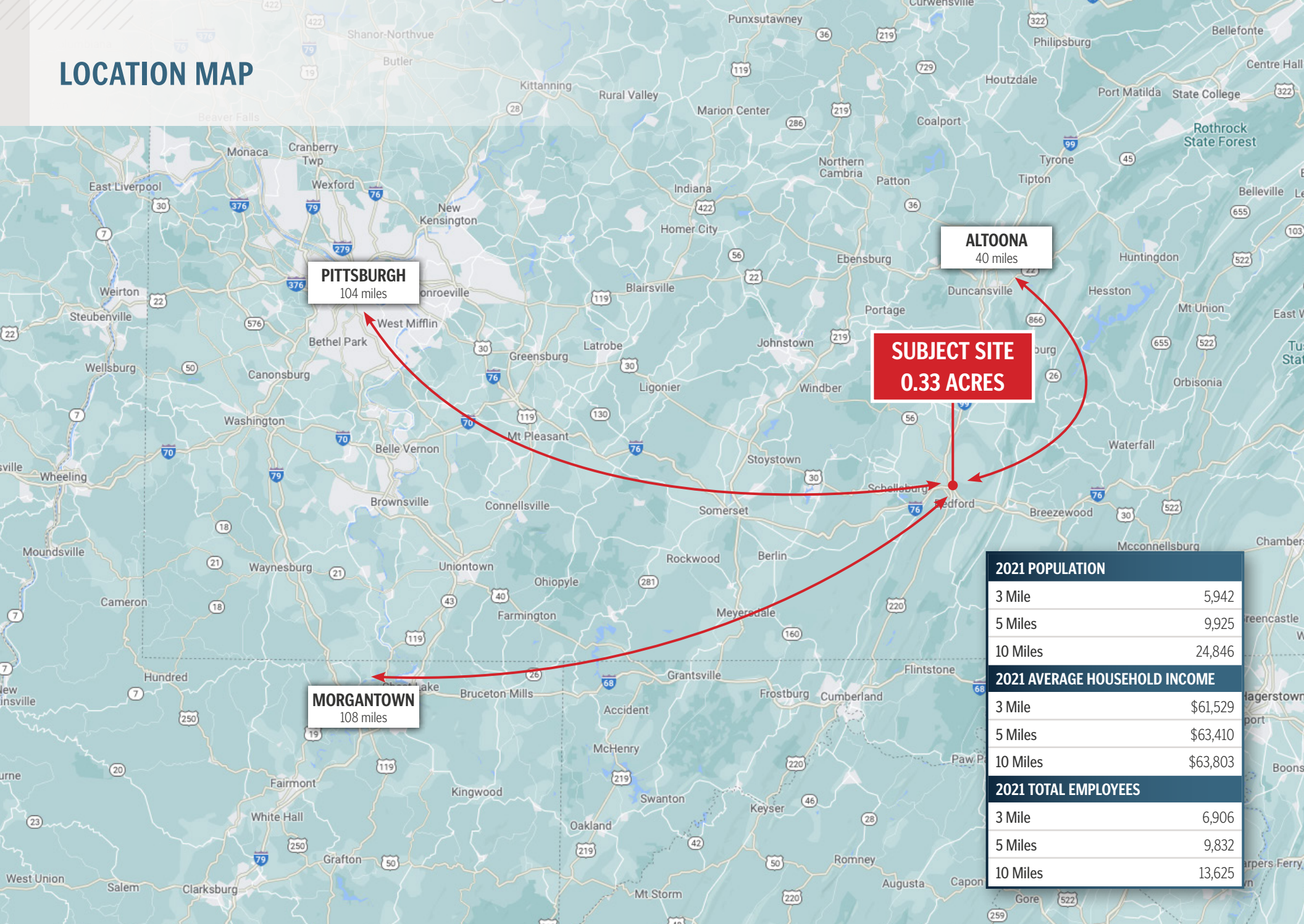








# LOCATION MAP



2021 POPULATION	
3 Mile	5,942
5 Miles	9,925
10 Miles	24,846
2021 AVERAGE HOUSEHOLD INCOME	
3 Mile	\$61,529
5 Miles	\$63,410
10 Miles	\$63,803
2021 TOTAL EMPLOYEES	
3 Mile	6,906
5 Miles	9,832
10 Miles	13,625



# AREA DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
2021 Estimated Population	5,942	9,925	24,846
2026 Projected Population	5,825	9,762	24,447
2021 Median Age	50.5	50.8	50.5
<b>HOUSEHOLDS &amp; GROWTH</b>			
2021 Estimated Households	2,752	4,408	10,536
2026 Projected Households	2,710	4,354	10,412
<b>INCOME</b>			
2021 Estimated Average Household Income	\$61,529	\$63,410	\$63,803
2021 Estimated Median Household Income	\$51,797	\$52,900	\$52,790
<b>DAYTIME POPULATION</b>			
2021 Estimated Total Businesses	565	782	1,247
2021 Estimated Total Employees	6,906	9,832	13,625





## AREA OVERVIEW



### BEDFORD, PENNSYLVANIA

Bedford is a borough in and the county seat of Bedford County in the U.S state of Pennsylvania. It is located 102 miles west of Harrisburg, the state capital, and 107 miles east of Pittsburgh. The current population of Bedford, Pennsylvania is 2,637.

Bedford's manufacturing sectors include bicycles, clothing, aerial work platforms, mining equipment, toys, and wood products. Bedford has both Walmart and REI distribution centers, due to its close location to major highways and cities. The largest industries in Bedford, PA are Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services, and the highest paying industries are Educational Services, Educational Services, & Health Care & Social Assistance, and Transportation & Warehousing, & Utilities.

Bedford is home to the world-famous Bedford Springs Resort, whose luxurious facilities have attracted 10 presidents, as well as a quaint downtown boasting four grassy squares that play host to annual traditions: Holiday Open House with ice carvers and carolers; Hot Summer Nights concerts; art exhibits; Antiques on the Square, held every Memorial Day weekend, and the equally popular Fall Foliage Festival, which draws 70,000 visitors a year. The Blue Knob ski area, Coral Caverns, and Shawnee State Park are nearby. Fort Bedford Park and Museum includes a scale model of the original fort, and Old Bedford Village has reconstructed buildings of the 1750–1850 period.

The Bedford Area School District is a small, rural public school district located in southcentral Pennsylvania. It serves the Boroughs of Bedford. The district operates three schools: Bedford Elementary School, Bedford Middle School and Bedford High School. Bedford County Airport is a public use airport in Bedford County. It is owned by the Bedford County Airport Authority and is located four nautical miles (7.4 km) north of the central business district of the borough of Bedford.





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PROPERTIES SOLD  
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NET LEASE  
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