BURGER KING

WOODBRIDGE | NJ

HORVATH & TREMBLAY

GROUND LEASE OPPORTUNITY

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INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive sale of a single-tenant Burger King ground lease located at 147 New Brunswick Avenue in Woodbridge (Hopelawn), New Jersey (the "Property"). In 2018 Burger King executed a long-term, 20-year Absolute NNN Ground Lease that currently has over 16 years of term remaining with three (3), 5-year renewal options, and in 2019 fully remodeled the building at their own expense. The lease features attractive rent increases every five years throughout the base term and option periods.

Burger King is situated on an outparcel to a SuperFresh supermarket, at the intersection of New Brunswick Avenue and Pennsylvania Avenue. The location is just off of the Garden State Parkway and US Route 9, and benefits from its proximity to other major retailers, dense residential neighborhoods and extensive business and industrial operations in neighboring Keasbey and Edison. The Property is down the street from the Hackensack Meridian Raritan Bay Medical Center, a 365-bed hospital. Woodbridge is 29 miles southwest of New York City.

- **OPERATING HISTORY:** Burger King has a long operating history at the Property, having been at this location since 2003. In 2018, Burger King signed a brand new 20-year Ground Lease and fully remodeled the building in 2019, at the tenant's expense, demonstrating their commitment to the site and market.
- **LONG-TERM LEASE:** The Burger King Ground Lease has over 16 years remaining on the original 20-year lease term, with three (3), 5-year renewal options.
- **ATTRACTIVE RENT INCREASES:** The lease features attractive rent increases every five years throughout the base term the option periods, providing the investor with an attractive increase in revenue and a hedge against inflation.
- **ZERO LANDLORD RESPONSIBILITIES:** The Burger King ground lease is Absolute NNN and requires zero landlord responsibilities. The tenant is solely responsible for all service, maintenance, repairs, and replacements, making it an attractive investment for the passive real estate investor.
- **STRATEGIC RETAIL LOCATION:** Burger King is situated on an outparcel to a SuperFresh supermarket, at the intersection of New Brunswick Avenue and Pennsylvania Avenue. The location is just off of the Garden State Parkway and US Route 9, and benefits from its proximity to other major retailers, dense residential neighborhoods and extensive business and industrial operations in neighboring Keasbey and Edison. The Property is down the street from the Hackensack Meridian Raritan Bay Medical Center, a 365-bed hospital.
- **STRONG DEMOGRAPHICS:** An impressive 123,500 people live within a 3-mile radius of the Property with an average household income of $95,543.
- **TRAFFIC COUNTS:** More than 19,400 vehicles pass by the Property per day at the nearby on/off ramp of the Garden State Parkway and US Route 9 to New Brunswick Avenue. The Garden State Parkway sees over 136,400 vehicles per day.
- **RETAIL TRADE AREA:** Retailers bringing consumers to the trade area include SuperFresh, Walmart, Wawa, Aldi, Home Depot, ShopRite, PNC Bank, McDonald's, AutoZone, Family Dollar, Domino's, Subway, Walgreens, 7-Eleven, Bank of America, Dunkin', QuickChek, UPS, Taco Bell, GameStop, Santander Bank, Chipotle, Pizza Hut, and Mavis Discount Tire.

$2,014,375
LIST PRICE

4.00%
CAP RATE

$80,575
NET OPERATING INCOME

147 NEW BRUNSWICK AVENUE | WOODBRIDGE, NJ 08861

OWNERSHIP:	Ground Lease
BUILDING AREA:	3,400 SF
YEAR BUILT:	2001
LAND AREA:	0.82 Acres
GUARANTOR:	Franchisee (Hopelawn Food Services)
ROOF & STRUCTURE:	Tenant Responsibility
RENT COMMENCEMENT DATE:	06/01/2018
LEASE EXPIRATION DATE:	05/31/2038
LEASE TERM REMAINING:	16+ Years
RENEWAL OPTIONS:	3, 5-Year Options

NOTES:
- The above building size (square feet) is estimated.
- The Property is subject to a licensing agreement for additional parking and access serving the Property. The licensing fee is $48,000 per year for the first 5-years with a 10% increase every five years. The licensing fee runs coterminous with the Burger King lease. The tenant (Burger King) is responsible for this annual expense.

ANNUAL RENTAL INCOME

LEASE YEARS	LEASE TERM			ANNUAL	% INC
1 - 5	**06/01/2018**	**06/12/2023**	**CURRENT**	**$80,575**	
6 - 10	06/13/2023	06/12/2028		$89,500	11.1%
11 - 15	06/13/2028	06/12/2033		$104,200	16.4%
16 - 20	06/13/2033	06/12/2038		$114,620	10.0%
21 - 25	06/13/2038	06/12/2043	OPTION 1	$129,521	13.0%
26 - 30	06/13/2043	06/12/2048	OPTION 2	$146,358	13.0%

TENANT OVERVIEW

ABOUT THE TENANT

Burger King is an American multinational chain of hamburger fast food restaurants, and is consistently ranked as the second largest fast food hamburger chain in the world. Originally founded in 1954, Burger King has become one of the most iconic restaurant brands in the world with locations in over 100 countries. The company specializes in flame-broiled hamburgers, with its signature "Whopper" a staple menu item since its origins in 1957; the company has since developed an extensive menu over the years, with varied offerings such as salads, chicken sandwiches and breakfast items.

Every day, more than 11 million guests visit Burger King restaurants around the world. In 2010 3G Capital, an investment group controlled by Brazilian billionaire Jorge Paulo Lemann, took over the company in a leveraged buyout. By 2012, Burger King shares were being sold to the public again, with 3G and Berkshire Hathaway retaining a controlling interest. In 2014, Burger King Worldwide merged with the Canadian doughnut and fast-food chain Tim Hortons in 2014, and a new parent company called Restaurant Brands International (RBI) was formed. RBI has since acquired Popeye's (2017) and Firehouse Subs (2021).

Burger King finished 2021 with 19,247 stores worldwide—net growth of 622 restaurants. That includes 7,105 in the U.S. (net increase of 24) and 12,142 internationally (net increase of 598). Global systemwide sales increased to $23.45 billion, up from $20 million in 2020.

WOODBRIDGE | NJ

OVERVIEW – WOODBRIDGE (HOPELAWN), NJ

Hopelawn is an unincorporated community within Woodbridge Township in Middlesex County, New Jersey. Hopelawn was originally called Hope's Lawn, as it was the homestead and farm of Luther M. Hope in the 19th century. After its establishment, the original streets were named after Hope's children, and eventually the community's name was shortened to Hopelawn. Historically, Hopelawn was known for its abundance of high-quality clay, with Hopelawn and several surrounding towns known as "The Clay Banks". Hopelawn's borders are outlined by the Garden State Parkway to the west, the New Jersey Turnpike to the north, Route 35 on the east and the Raritan River as it's southern border.

Woodbridge is a regional hub for Central New Jersey and a major bedroom suburb of New York City in the New York Metropolitan area, located within the core of the Raritan Valley region. At the 2020 US Census, Woodbridge had a population of 103,639, making it the seventh largest municipality in the state.

Woodbridge is strategically located between New York City and Philadelphia, with robust highway access and transportation options. Woodbridge hosts the intersection of the New Jersey Turnpike and the Garden State Parkway, the two busiest highways in the state, and also serves as the headquarters for the New Jersey Turnpike Authority. Other highways include US Routes 1 and 9, and NJ Routes 27, 35, 184, and 440. The township has three train stations, Metropark, Avenel and Woodbridge, with service provided by NJ Transit's Northeast Corridor Line at Metropark, and on the North Jersey Coast Line at Avenel and Woodbridge. The Metropark station also offers service to Newark, New York, Philadelphia, Washington DC, and Boston on the Amtrak northeast corridor. There is also service to the Port Authority Bus Terminal in Midtown Manhattan provided by NJ Transits 115 and 116 routes, to Elizabeth on the 48 route, and there are eight other routes providing local service.

Woodbridge is home to Woodbridge Center, the third-largest mall in New Jersey, behind Westfield Garden State Plaza and Freehold Raceway Mall. Woodbridge center is a major two-level shopping mall with 1,633,000 square feet of retail area, and is the location of SeaQuest Woodbridge. Woodbridge also hosts the corporate headquarters for Wakefern Food Corporation, the owner and distributor for ShopRite Supermarkets. Other notable employers include a FedEx Ground regional hub, a Home Depot Distribution Center and Plymouth Rock Assurance, which moved its corporate headquarters to Woodbridge in 2019, and in 2021 was named as one of New Jersey's top workplaces for 2021.

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	123,509	304,189	1,237,571
2026 Projection	122,543	302,534	1,232,360
2020 Census	123,811	304,723	1,236,736
BUSINESS			
2021 Est. Total Businesses	5,074	11,979	43,120
2021 Est. Total Employees	70,418	170,052	509,876
HOUSEHOLDS			
2021 Estimate	42,390	106,515	428,095
2026 Projection	41,807	105,565	424,640
2020 Census	42,559	106,355	427,567
INCOME			
Average Household Income	$93,543	$113,020	$117,659
Median Household Income	$80,067	$95,212	$97,334

123,500+
PEOPLE WITHIN 3 MILES

19,400+
VEHICLES PER DAY
New Brunswick Ave & Garden State Pkwy

$93,500+
AVERAGE HOUSEHOLD INCOME

BURGER KING
FLAME GRILLING SINCE 1954

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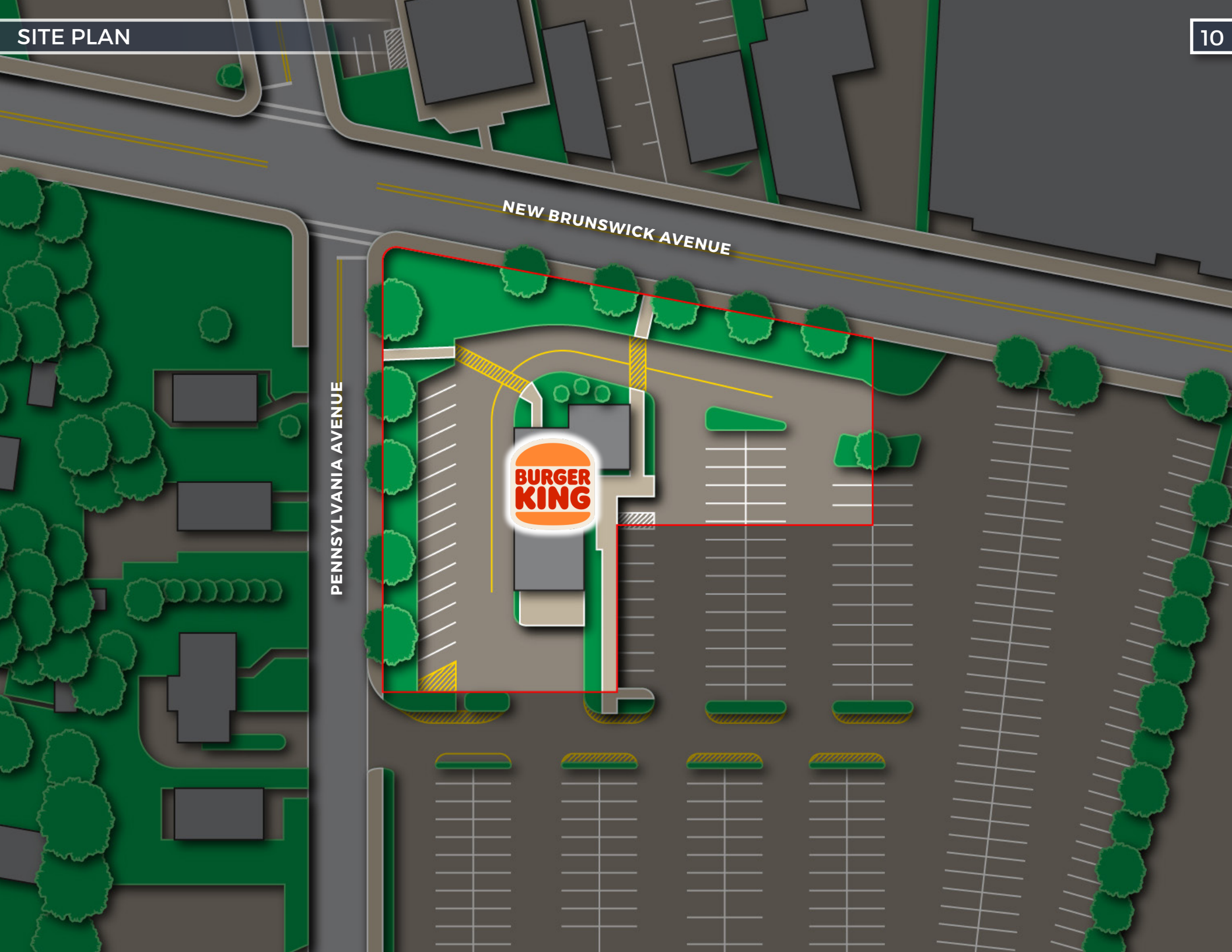
PROPERTY PHOTOGRAPHS

AREA RETAIL PHOTOGRAPHS

SITE PLAN



AERIAL PHOTOGRAPH

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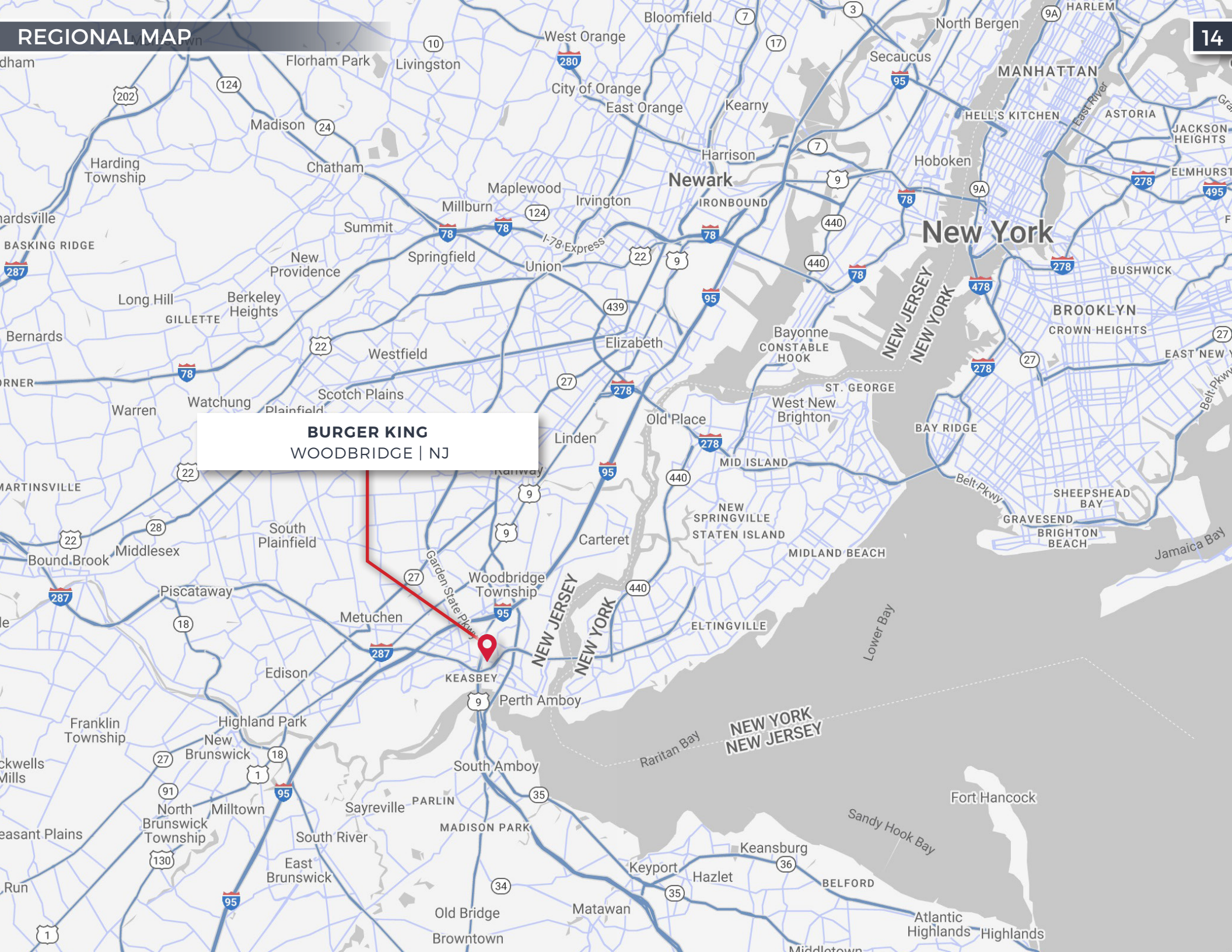
AREA LOCATION MAP

REGIONAL MAP



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