



# JIFFY LUBE

**10-YEAR CORPORATE GUARANTEE - ABSOLUTE NET - ANNUAL INCREASES**

4007 JONESTOWN ROAD • HARRISBURG, PENNSYLVANIA



Marcus & Millichap  
THE BITONTI GROUP

PRICE

**\$3,131,673**

GROSS LEASABLE AREA

**2,600 SF**

CAP RATE

**5.25%**

LOT SIZE

**0.92 Acres**

TYPE OF OWNERSHIP

**Fee Simple**

LEASE YEARS REMAINING

**10 Years**

## INVESTMENT HIGHLIGHTS

### 10 YEARS REMAINING WITH ANNUAL INCREASES

- There are Two, 10-Year Options to Renew
- 2% Annual Increases during Original and Option Terms

### ABSOLUTE NET, NO LANDLORD RESPONSIBILITIES

- High Performing Store with 30 Year Operating History at Location
- Store sales greatly exceeding average Jiffy Lube
- 4 Bays allowing for more throughput than average 3 Bay locations

### JONESTOWN ROAD AND I-83 FWY RAMP FRONTAGE

- Located at the On-Ramp to I-83 Fwy (89,607 CPD) gives commuters stop for lube and tune for travel
- Highly Visible Location on Jonestown Road (30,147 CPD) leading to Downtown Harrisburg

### DENSE AND AFFLUENT HARRISBURG SUBURB

- Located on a Major Retail Corridor, Surrounded by National Retailers: Walmart, Costco, Target, Home Depot, CVS, BestBuy, Hobby Lobby, Rite Aid, Marshall's, Homegoods.
- 0.8 Mile North of The University of Pittsburgh Medical Center. UPMC is a \$23 billion integrated global nonprofit health enterprise that has 92,000 employees, 40 hospitals with more than 8,000 licensed beds and 800 clinical locations
- 5-Mile Population: 174,326 and the Average Household Income is \$74,574



# Harrisburg, Pennsylvania

Harrisburg, the state capital of Pennsylvania, sits on the Susquehanna River. Harrisburg is the metropolitan center for some 400 communities. Its economy and more than **45,000 businesses** are diversified with a large representation of service-related industries, especially health-care and a growing technological and biotechnology industry to accompany the dominant government field inherent to being the state's capital. The region's extensive transportation infrastructure has allowed it to become a prominent center for trade, warehousing, and distribution.

In 2010 Forbes rated Harrisburg as the **second best place in the U.S. to raise a family**. In 2010 The Daily Beast website ranked 20 metropolitan areas across the country as being recession-proof, and the Harrisburg region was ranked 7th.

It is the largest of the two anchor cities of the Harrisburg-Carlisle MSA, also known as the Susquehanna Valley, which had a 2020 population of 591,712.



**PennState**  
Harrisburg

**Walmart** 

**UPMC** LIFE CHANGING MEDICINE



**Giant**



 **PNC BANK**

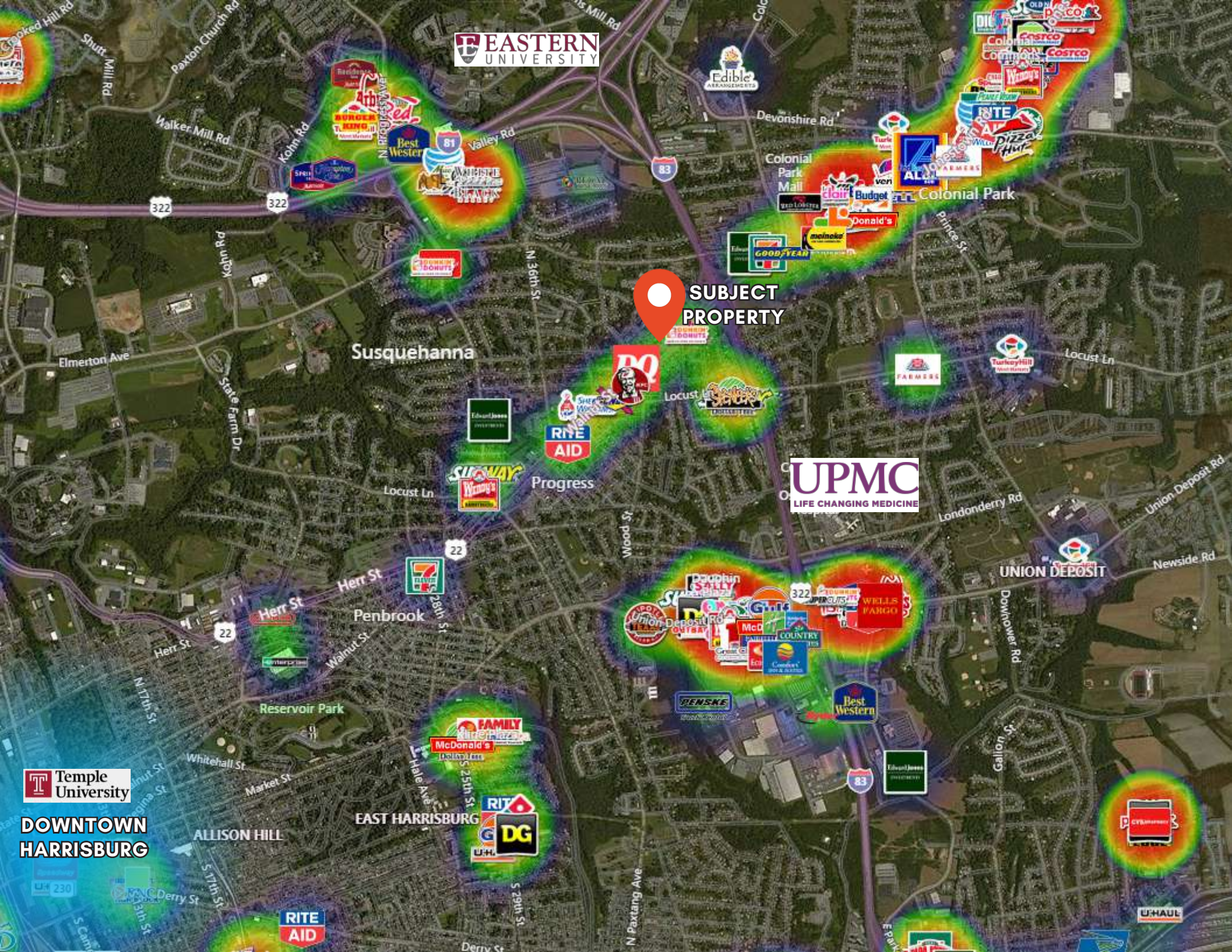
 **TE**  
connectivity

 **COMCAST**

 **RITE AID**

**HERSHEY** 

**aramark** 



**EASTERN**  
UNIVERSITY

**SUBJECT  
PROPERTY**

Susquehanna

Progress

Penbrook

Reservoir Park

EAST HARRISBURG

ALLISON HILL

**Temple**  
University

**DOWNTOWN  
HARRISBURG**

**UPMC**  
LIFE CHANGING MEDICINE

UNION DEPOSIT

# OFFERING SUMMARY

## PROPERTY DETAILS

Price	<b>\$3,131,673</b>
GLA	<b>2,600 SF</b>
Cap Rate	<b>5.25%</b>
NOI	<b>\$164,412.84</b>
Lot Size	<b>0.92 Acre</b>
Type of Ownership	<b>Fee Simple</b>

## LEASE SUMMARY

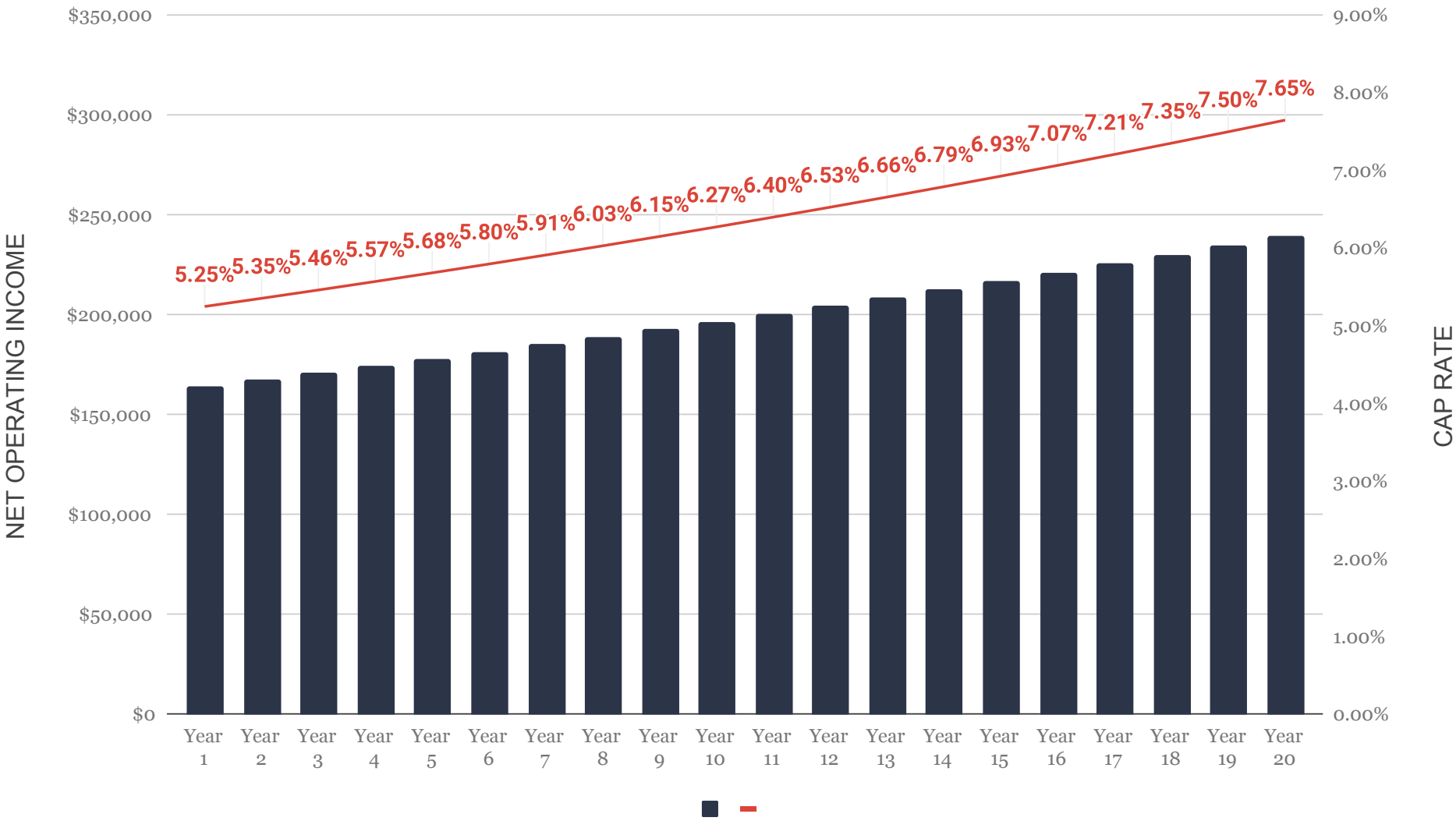
Tenant	<b>Jiffy Lube</b>
Lease Type	<b>Absolute Net</b>
Guarantor	<b>Corporate</b>
Lease Commencement	<b>1/6/1992</b>
Lease Expiration	<b>4/31/2032</b>
Lease Term	<b>20 Years</b>
Lease Term Remaining	<b>10 Years</b>
Landlord Responsibility	<b>None</b>
Tenant Responsibility	<b>NNN</b>
Options	<b>Two (10-Year) Options</b>
Increases	<b>2% Annually in Base &amp; Option Terms</b>

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2026 Projection	12,123	84,081	174,326
2021 Estimate	12,045	82,397	170,567
2010 Census	11,890	79,088	163,125
2000 Census	11,617	76,984	155,378
<b>HOUSEHOLD INCOME</b>			
Average	\$65,802	\$73,481	\$74,574
Median	\$51,987	\$56,921	\$55,729
Per Capita	\$31,511	\$31,278	\$32,099
<b>HOUSEHOLDS</b>			
2026 Projection	5,798	35,738	74,920
2021 Estimate	5,745	34,825	72,858
2010 Census	5,596	32,954	68,735
2000 Census	5,507	31,876	64,511
<b>HOUSING</b>			
Median Home Value	\$157,769	\$162,769	\$168,445
<b>EMPLOYMENT</b>			
2021 Daytime Population	16,778	118,325	231,726
2021 Unemployment	6.56%	6.28%	7.14%
Average Time Traveled (Minutes)	22	22	22
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	33.61%	34.06%	33.32%
Some College (13-15)	18.93%	18.13%	17.28%
Associate Degree Only	10.61%	9.69%	9.01%
Bachelor's Degree Only	19.16%	17.79%	18.66%
Graduate Degree	9.45%	9.87%	10.42%

4007 Jonestown Road • Harrisburg, Pennsylvania

RENT SCHEDULE					
FROM	TO	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
5/1/2022	4/30/2023	\$13,701.07	\$164,412.84	\$63.24	5.25%
5/1/2023	4/30/2024	\$13,975.09	\$167,701.08	\$64.50	5.35%
5/1/2024	4/30/2025	\$14,254.59	\$171,055.08	\$65.79	5.46%
5/1/2025	4/30/2026	\$14,539.68	\$174,476.16	\$67.11	5.57%
5/1/2026	4/30/2027	\$14,830.48	\$177,965.76	\$68.45	5.68%
5/1/2027	4/30/2028	\$15,127.09	\$181,525.08	\$69.82	5.80%
5/1/2028	4/30/2029	\$15,429.63	\$185,155.58	\$71.21	5.91%
5/1/2029	4/30/2030	\$15,738.22	\$188,858.69	\$72.64	6.03%
5/1/2030	4/30/2031	\$16,052.99	\$192,635.87	\$74.09	6.15%
5/1/2031	4/30/2032	\$16,374.05	\$196,488.58	\$75.57	6.27%
5/1/2032	4/30/2033	\$16,701.53	\$200,418.36	\$77.08	6.40%
5/1/2033	4/30/2034	\$17,035.56	\$204,426.72	\$78.63	6.53%
5/1/2034	4/30/2035	\$17,376.27	\$208,515.26	\$80.20	6.66%
5/1/2035	4/30/2036	\$17,723.80	\$212,685.56	\$81.80	6.79%
5/1/2036	4/30/2037	\$18,078.27	\$216,939.27	\$83.44	6.93%
5/1/2037	4/30/2038	\$18,439.84	\$221,278.06	\$85.11	7.07%
5/1/2038	4/30/2039	\$18,808.64	\$225,703.62	\$86.81	7.21%
5/1/2039	4/30/2040	\$19,184.81	\$230,217.69	\$88.55	7.35%
5/1/2040	4/30/2041	\$19,568.50	\$234,822.05	\$90.32	7.50%
5/1/2041	4/30/2042	\$19,959.87	\$239,518.49	\$92.12	7.65%

# RENT SCHEDULE



INTERSTATE  
PENNSYLVANIA  
**83**  
I-83 FWY  
89,607 CPD

JONESTOWN RD  
30,147 CPD

**BEST BUY**

**HOBBY LOBBY**  
DAVID'S BRIDAL

**ROSS**  
DRESS FOR LESS  
at home  
The Home Décor Superstore

**Hallmark**  
**DICK'S**  
SPORTING GOODS

**Marshall's** **JOANN**

**STARBUCKS**  
COFFEE

Olive  
Garden

**CHIPOTLE**  
MEXICAN GRILL

**TRUIST**

**HomeGoods**  
FINE WINE &  
GOOD SPIRITS

**DOLLAR TREE**

**SALLY**  
BEAUTY SUPPLY  
sleep + number

**FIVE GUYS**  
noodles  
company

**COLD STONE**  
CREAMERY  
**H&R BLOCK**  
Guitar Center

**jiffy lube**

**target**

**THE HOME DEPOT**

**CVS**  
pharmacy

**Michael's**  
**KOHL'S**

**SHERWIN WILLIAMS**

**Dominos**  
Pizza

**RITE AID**

**RED ROBIN**  
GOURMET BURGERS  
**Wendy's**

**COSTCO**  
WHOLESALE

**MID PENN BANK**

**petco**  
**STARBUCKS**  
COFFEE

**Party City**

**Pizza Hut**

**BED BATH & BEYOND**

**ULTA**  
BEAUTY

**PEPBOYS**  
AUTO

**Arby's**

**M/W**

**Giant**  
**BAM!**  
BOOKS-A-MILLION

**LA Z BOY**

**CARPET & TILE MART**  
FLOORING SUPERCENTERS

**COLONIAL PARK MALL**  
**Boscov's**  
**S&T Bank**  
**Dental Care**  
OF HARRISBURG  
**HIBBETT**  
**EL RODEO**  
**meineke**  
car care center  
**ALDI**  
**MCDONALD'S**  
**Auto Zone**  
**LONGHORN**  
STEAKHOUSE  
**McALISTER'S**  
DELICIOUS  
**verizon**  
Steaden & Colonial Park  
Family Dentistry  
**TACO BELL**  
**Budget**  
**BUFFALO WILD WINGS**  
**JOEY'S**  
**SHOE CARNIVAL**  
**POPEYES**  
**GILLIGAN'S**  
Bar & Grill  
**RED LOBSTER**  
**FUN TIME**  
CINEMAS

**DUNKIN'**  
DONUTS

# Downtown Harrisburg



Diva Nails and Spa  
Apex Healthcare Services  
Smokes2Go  
Gabriella Italian Restaurant  
Capital Tattoo Company  
Laura's Boutique  
ACI Supermarket  
Empire Beauty School

Masic Motors Inc  
Harrisburg Smoke Shop  
Central PA Halal Market  
El Amana Market



DMG Auto Sales & Repairs  
True Legends Barber  
Roberto's Pizza  
Heaven & Nature Store  
Around the Clock Laundry



RI Snyder Electric

JONESTOWN RD  
30.141 C/PD



**Jiffy Lube®** is a leading provider of automotive preventive maintenance. With a national footprint of more than 2,000 franchisee owned service centers across the country, Jiffy Lube offers a range of services from oil changes and tire rotations, to everything in between. For over 35 years, Jiffy Lube® has consistently pushed the quick lube industry forward. In 1979, we created the first drive-through service bay to make oil changes quicker for our customers. We also introduced the first window sticker to help remind you when to get your next oil change. Jiffy Lube also developed a nationwide database, giving you the freedom to visit any Jiffy Lube location with the peace of mind that your service records will travel with you.

Today, more than 20 million customers each year trust Jiffy Lube® to keep their vehicles running right. We maintain our leadership in the industry by continuously enhancing and improving operations, while also expanding our service offerings to better help you Leave Worry Behind® before, during and after each visit.

Headquartered in Houston, Texas, Jiffy Lube® International is a wholly owned, indirect subsidiary of Shell Oil Company.

- Ranked #1 in Category in Entrepreneur's 2022 Franchise 500
- Ranked #1 in the 2014 Training Top 125, Training magazine's annual ranking of companies' excellence in training and development programs
- Ranked #3 in Entrepreneur magazine's 2013 Franchise 500®
- Ranked #4 in the 2013 Learning Elite, CLO magazine's annual ranking of innovative training companies
- Ranked #1 in the 2011 ASTD BEST Award for the best international training program by the American Society of Training and Development

**2,200+**  
Locations

**Automotive**  
Industry

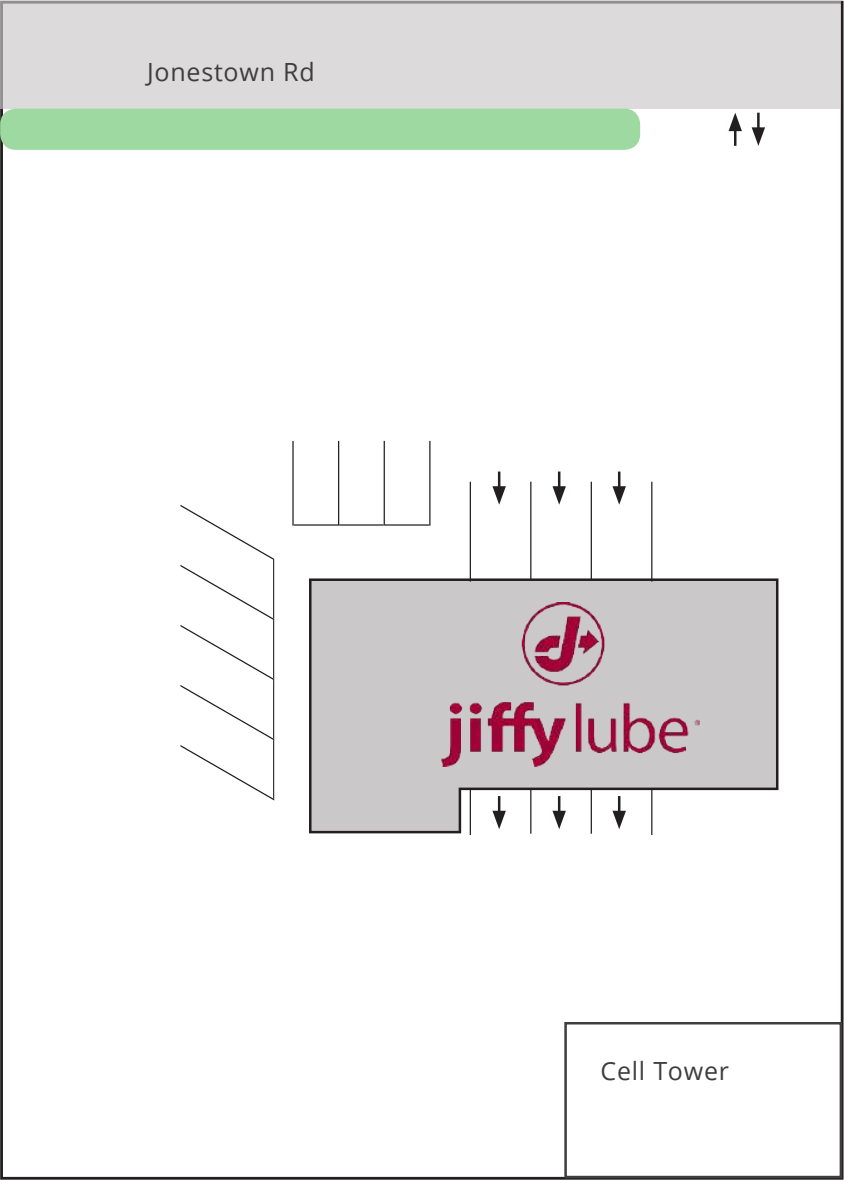
**Houston, TX**  
Headquarter

**1971**  
Founded

**www.jiffylube.com**  
Website

**TENANT OVERVIEW**

PLAT MAP & SITE PLAN



# JIFFY LUBE

4007 JONESTOWN ROAD • HARRISBURG, PENNSYLVANIA

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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## PAUL BITONTI

Senior Vice President Investments

Senior Director - National Retail Group

**Office:** (949) 419-3246

**Mobile:** (714) 276-8582

paul.bitonti@marcusmillichap.com

**License:** CA 01325076