

1

Willingboro, NJ 08046



Price	\$2,550,000	Property Notes
Building Size	8,000 SF	
Cap Rate	6.31%	
Property Sub-type	Medical Office	
Status	Active	

Property Description

8,000 square foot, single tenant medical office building leased to DaVita Healthcare Partners Inc. on a corporately guaranteed basis. The 18 station clinic has a healthy patient count, operating six days per week, with a total a 15 shifts. The asset' s location benefits from being adjacent to the Lourdes Medical Center, a 249 Bed community hospital. Considering that the hospital does not offer in-center Hemodialysis or Peritoneal Dialysis Treatments, the DaVita facility serves to meet this need. This facility' s operational patient utilization rate is well above the national average. Inconsideration of the favorable operational metrics, DaVita has proactively signed a lease extension through April of 2025.The property is leased on an absolute net basis with exception to the structure being a responsibility of the landlord. This provides that the tenant is responsible for the reimbursement of taxes, insurance, utilities, and maintenance of the interior portions of the premises, the roof, and air conditioning systems.

2

Beverly, NJ 08010



Price	\$2,553,000	Property Notes
Building Size	8,320 SF	
Cap Rate	6.25%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

8,320-square-foot freestanding Family Dollar situated on 1.16 acres in Downtown Beverly, New Jersey. Part of the Philadelphia MSA (Population: 6.05 million), Beverley is a highly developed city situated on the Delaware River in western Burlington County, New Jersey. Beverly benefits from a crime rate 27% lower than the national average, proximity to I-295, and the large employers in neighboring towns in Burlington County. In March 2016, Family Dollar will sign a new 15-year absolute NNN lease with a 10% rent increase in year 11 and each of the six 5-year renewal options. The site is conveniently located with excellent frontage on the signalized intersection of Warren Street and Cooper Street (Combined Traffic Count: 8,100 VPD) just 1.5 miles north of Highway 130 (Traffic Count: 38,484 VPD) which is used to connect Beverly to Philadelphia and Trenton. Family Dollar is situated within a prominent retail and commercial corridor with 5.6 MSF of retail, 14.7 MSF of industrial and 6,519 multifamily units within a 3-mile radius.

3

Iselin, NJ 08830



Price	\$4,218,750	Property Notes
Building Size	2,200 SF	
Cap Rate	4.80%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

This is a rare Capital One Bank fee simple absolute NNN ground lease in the Greater New York City area. The ground lease calls for zero landlord obligations. The 100% fee simple interest in the underlying land is being offered. The lease calls for scheduled 12.5% rental increases every 5 years in the initial term and throughout the two 10 year options to renew. The asset is well situated at a major commercial thoroughfare and is surrounded by national retailers including Starbucks, Staples and T-Mobile, and is approximately 30 miles from NYC.

4 Trenton, NJ 08619



Price	\$2,008,000
Building Size	7,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Advance Auto Part in Trenton, New Jersey. The free-standing structure measures 7,000 square feet and was delivered to the tenant in 2002 as a built-to-suit relocation store. Advance Auto Parts is bound by double net terms through December 2022, with the only landlord responsibilities being roof, structure, parking lot, and shared HVAC responsibility if the repair is over \$500. The tenant is responsible for HVAC maintenance and repair under \$500. In addition, the tenant is responsible for all common area maintenance and carries their own insurance, also reimbursing the landlord for all real estate taxes.

5 Willingboro, NJ 08046



Price	\$6,400,000
Building Size	15,120 SF
Cap Rate	7%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Walgreen's located at 4296 Route 130 in Willingboro, New Jersey. This is an absolute net lease with no landlord responsibilities. The property consists of a 15,120 square foot Walgreen's and has 5 years remaining on the initial 25 year lease. The property is being listed for sale at \$6,400,000 or a 7.00% cap rate.

6 Hackettstown, NJ 07840



Price	\$1,750,000
Building Size	9,000 SF
Cap Rate	6.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General store in a core northeast market just 50 miles from New York City.

7 Hackettstown, NJ 07840



Price	\$1,175,000
Building Size	4,988 SF
Cap Rate	6.52%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Safelite AutoGlass located in Hackettstown, New Jersey. The subject property has five (5) years remaining on an absolute NNN lease with 3% annual rent increases. Safelite Auto Glass is the nation's largest provider of vehicle glass repair and replacement services with company stores in all 50 states.



Price	\$4,913,000
Building Size	13,050 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS leasehold interest located at the northeast corner of White Horse Ave.. and New Jersey Highway 33 in the Hamilton Township, NJ. The existing 13,050 square foot freestanding single-tenant building is leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with nine (9) years remaining on the initial lease. CVS has four (4) renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.



Price	\$1,951,314
Building Size	3,188 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

3,188 SF net-leased retail property on Springfield Ave in Maplewood, NJ. Dunkin Donuts occupies 2,288 SF, and they have just over 12 years remaining on 20-year absolute NNN leases (zero landlord responsibilities). There are two (5) year options to renew, and 2% yearly rental increases during both the base-term of the lease and during the option periods. This is an established Dunkin Donuts, having opened in this location over 18 years ago. The property rests on 12,044 Sf lot, and it has a dedicated front parking lot that can accommodate 20 cars. The Dunkin Donuts franchisee also operates a Blimpie's Sandwich Shop out o this location. Blimpie's lease has the exact same terms as the Dunkin Donut's lease, including the same rent commencement date, lease expiration date, yearly increases and option periods. Blimpie's occupies 900 SF and their current rent is \$16,500 per year. This is also an absolute NNN lease.



Price	\$10,144,000
Building Size	12,900 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a brand new freestanding, single tenant, absolute NNN leased, CVS Pharmacy with drive-thru, located in Stanhope, NJ. The brand new lease has a 25-year initial term with 5(5-year) option periods. Each option period features a 10% increase at the start of each option period, allowing an investor to hedge against inflation.

11 Paterson, NJ 07503



Price	\$16,345,000
Building Size	15,703 SF
Cap Rate	4.95%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Store opened for business on June 16th, and the parking lot was full day 1. Walgreen's anticipates high sales volumes here, as Walgreen's acquired a very high volume, independent pharmacy that had operated across the street from this new store. Paterson is densely populated, and grossly under-served by national drugstores. The other Walgreen's in Paterson is a top performing location. Developer had to assemble nine different parcels to make this project happen. It is directly across the street from the main entrance to St. Joseph's Regional Medical Center, the largest hospital in the area.

12 Bergenfield, NJ 07621



Price	\$3,571,429
Building Size	3,915 SF
Cap Rate	3.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

100% fee-simple interest in the McDonald's ground lease property located in Bergenfield, NJ (the Property). The Property is located seven miles northwest of New York City, capitalizing on premier demographics and access with a strong community base and multiple transportation options nearby. McDonald's USA, LLC (McDonald's) is operating under a brand new 20-year ground lease with four, five-year renewal options. The lease features rare, 10% rental escalations every five years throughout the base lease term and at the beginning of each option period. The lease is Absolute Net with no landlord responsibilities for operating or capital expenses related to the Property.

13 West Windsor, NJ 08550



Price	\$3,934,700
Building Size	10,563 SF
Cap Rate	7%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Single-tenant, absolute-net leased Kindercare Learning Center located in West Windsor, New Jersey. The subject property is 10,563 square feet and was built in 1997. It is adjacent to the well-travelled Princeton-Hightstown Road thoroughfare and is centrally located between Southfield Shopping Center to the southeast and a large business park to the northwest. The surrounding area is highly conducive to childcare centers and includes elementary schools, parks, dance/karate centers and abundant residential housing. There is extensive national retail in close proximity including Walmart, Victoria Secret, Rite Aid, Ross, UPS and several prominent QSR brands.

14 East Windsor, NJ 08520



Price	\$3,928,708
Building Size	8,939 SF
Cap Rate	6.50%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Single-tenant, absolute-net leased Knowledge Beginnings located in East Windsor, New Jersey. The subject property is 8,939 square feet, built in 2008, and is located less than a mile northwest of Highway Interstate 130 at 304/300 D Princeton-Hightstown Road. The surrounding area is highly conducive to childcare centers and includes elementary schools, parks, dance/karate centers and abundant residential housing. There is extensive national retail in close proximity including Target, CVS Pharmacy, Ross, Staples, and several prominent QSR brands. The township of East Windsor encompasses approximately 16 square miles in Mercer County in New Jersey and has strong median household income of \$84,500 per the 2010 Census. The lease terms are very favorable to the landlord with zero landlord responsibilities and CPI rent bumps every five years, not to exceed seven percent. There are currently seven years remaining on the lease with four, five-year options.

15 Kearny, NJ 07032



Price	\$13,485,000
Building Size	12,670 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's is anticipating very high sales volumes at this location, as evidenced not only by the relatively high rent they were willing to pay, but also as indicated by the very rare rent increases. 99 out of 100 Walgreen's leases have flat rent for the full 75 years of the lease. Kearny is densely populated, and grossly under-served by national drugstores. This neighborhood also happens to be grossly under-served by retailers in general.

16 Parsippany, NJ 07054



Price	\$7,738,095
Building Size	3,276 SF
Cap Rate	4.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Bank of America Ground Lease located in Parsippany, NJ (Morris County). B of A is situated on the high profile signalized corner of Route 46 (41,000 VPD) & Beverwyck Road (14,000 VPD). B of A signed a 15 year absolute NNN ground lease (zero LL responsibilities) including 3-5 year options. In addition, attractive 12% increases occur every 5 years, including the option periods. The site is just over .90 acres and has a double lane drive-thru with 35 parking spaces. Bank of America is rated A- by Standard & Poor's. Expected rent commencement is February 2016.

17 Voorhees, NJ 08043



Price	\$20,200,000
Building Size	115,396 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

BJ's Wholesale Club (S&P: B-) operates over 2,000 members only warehouse clubs in 15 states and is the 3rd-largest wholesale club in the U.S. with over 9 million members Original 20-year net lease that has 8.75 years remaining with five 5-year renewal options. Rent increases every 5 years equal to the lesser of percentage change in CPI or \$0.92 PSF. Subject property is also an anchor to the 335,000-square-foot Cedar Hill Shopping Center which also occupied by Lowe's Home Improvement, A.C. Moore, Sleepy's, Great Clips, Game Stop, and Subway among others. In addition, 10,800 square feet of shop space was just completed on an outparcel in front of BJ's that is occupied by Starbucks and Vitamin Shoppe.

18 Orange, NJ 07050



Price	\$2,150,000
Building Size	8,020 SF
Cap Rate	6.14%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

"Family Dollar - Investment Grade Credit (S&P Rated BBB-)" Ten Year Net Lease with Nine Years Remaining" New Construction - 2014" Rare Rent Increases in Current Term" Located at Signalized Intersection of Scotland Road and Tremont Avenue" Four-Side Block Construction" Over 273,000 People within Three Miles" Dense, Urban Infill Market.

19 Fort Lee, NJ 07024



Price	\$8,750,000
Building Size	12,835 SF
Cap Rate	5.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee-simple interest in an attractive retail property located in Fort Lee, NJ.

20 Millville, NJ 08332



Price	\$3,288,120
Building Size	5,627 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single tenant net leased Long Horn Steakhouse sale leaseback opportunity. The property is strategically located in a dominant retail corridor as an outparcel to a Lowe's anchored development. The Long Horn Steakhouse lease will have an initial primary term of fifteen years remaining upon close of escrow. This absolute net lease will feature 1% annual rental escalations. Long Horn Steakhouse is known for a Passion for Grilling fresh, tender, juicy steaks and offers guests the widest variety of cuts and numerous preparations, including its signature bone-in Outlaw Ribeye, all served in a relaxed, warm atmosphere inspired by a rancher's home. Long Horn has more than 470 restaurants across 38 states. The tenant will be RARE Hospitality International, Inc., a wholly owned subsidiary of Darden Restaurants, Inc., doing business as LongHorn Steakhouse. Darden Restaurants, Inc. is publicly traded (NYSE: DRI) with a market capitalization in excess of \$7.50* billion and is an investment grade rated company (Standard & Poor's: BBB-)*.

21 Union, NJ 07083



Price	Price Not Disclosed
Building Size	18,000 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NEW WALGREENS & NORTHFIELD BANK.

22 Clayton, NJ 08312



Price	\$1,895,000
Building Size	9,100 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar NNN Lease and adjacent Land with FULL Approvals for a 4000 /SF Retail Building For Sale. I have attached Rent Rolls with Options. Family Dollar has a corporate guarantor .

23 Hamilton Township, NJ 08619



Price	\$1,549,440
Building Size	1,800 SF
Cap Rate	6.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Starbucks property located in Hamilton Township, Mercer County, New Jersey. This double net, corporately guaranteed lease currently has 5.5 years remaining, with the tenant exercising their first, 5 year option period early, proving their commitment to this location. A highly visible, free-standing location that is served by two entrances, the offering benefits from neighboring tenants including: Foley's Shop n Bag, Kmart, Planet Fitness, Rite Aid and others.

24 Kenilworth, NJ 07033



Price	\$1,950,000
Building Size	2,000 SF
Cap Rate	4.99%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple single tenant Santander Bank. There are 3+ years remaining on an absolute NNN lease (zero LL responsibilities) with one-five year option remaining. Annual three percent increases are built into the lease. In addition, the tenant pays a one percent of base rent management fee to the land lord. The subject property has been a banking location since the 1990s and is situated on the busy boulevard, next to the local high school. Santander, in business for over 110 years, is rated A2 by Moody's and has over 700 retail locations in the United States. The asking price of \$1,950,000 represents a 4.99% cap rate.

25 Sicklerville, NJ 08081



Price	\$1,760,834
Building Size	4,560 SF
Cap Rate	5.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Columbia Bank located in Sicklerville, New Jersey. Columbia Bank has 9 years remaining on its initial 20 year lease. This is a NNN ground lease with no landlord responsibilities or expenses. There are 10% rental increases every 5 years with 4, 5 year option periods to renew. This irreplaceable location is a pad side to the Gloucester Town Center, a 107,220 sqft shopping center with national retail tenants including Acme, Hallmark and Dollar Tree. Situated on Berlin-Crosskeys Road, this area has seen new retail development since 2006 totaling over 600,000 square feet highlighted by Lowe's, Target and Michaels. Additional nearby retail tenants include Wawa, Panera, McDonald's, CVS, Dunkin Donuts, and Walgreens.

26 Plainfield, NJ 07062



Price	\$2,500,000
Building Size	9,035 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

"Family Dollar - Investment Grade Credit - (S&P Rated BBB-)" New Ten Year Lease with Two to Five Year Options" Newly Renovated Property - 2015" Located Along Main Retail Thoroughfare - South Avenue" Nearby National Retailers Include Walgreen's, PNC Bank, McDonald's, Burger King, and 7-Eleven" Over 125,000 People Within Three Miles" Dense, Urban Infill Market.

27 Pleasantville, NJ 08232



Price	Price Not Disclosed
Building Size	9,200 SF
Cap Rate	6.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This free-standing property is located at 310 Black Horse Pike, Pleasantville, NJ. Other tenants in the area include Dunkin Donuts, Rite Aid, Kmart, Sam's Club, Rainbow, Taco Bell, Burger King. Dollar Tree has just signed a brand new 10-year lease.

28 Salem, NJ 08079



Price	Price Not Disclosed
Building Size	9,600 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand new building with excellent highway visibility. Dollar General just signed a new 10 year NNN lease, The high traffic count and convenient location makes this an ideal investment.

29 Lumberton, NJ 08048



Price	Price Not Disclosed
Building Size	9,700 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

2500+/- SF NNN leased Susquehanna Bank branch with over 15 years of term left on the original Lease. In addition to the bank branch there is a newly built class A Office building on the site containing 7200 SF with approvals in place to build an additional 7200 SF office building. The building that is built is currently vacant. The site contains approximately 5 acres of commercial ground. The building(s) are ideal for professional office, medical, day care etc.

30 Williamstown, NJ 08094



Price	\$1,350,000
Building Size	2,000 SF
Cap Rate	6.20%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Gas Station with convenient Store. Business not for sale--Investment with NNN Lease 7.1 % CAP.

31 Little Egg Harbor, NJ 08087



Price	\$7,875,000
Building Size	14,820 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Available Immediately 14,280 SF Walgreen's NNN with 18 Year Initial Term Plus Renewal Options Located at the Signalized Intersection of Center Street and Mathistown Road.



Price	\$7,500,000
Building Size	14,000 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NEW CVS GROUND LEASE NNN ROUTE 18 North & West Ferris Rent Commencement 3rd Quarter 2013 NEW NNN GROUND LEASE.



Price	\$2,600,000
Building Size	6,800 SF
Cap Rate	5.10%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single Tenant NNN Investment Property. Damon's has occupied this location for almost ten years with a long standing history in the Marlboro Business Community. The company leased the land and built this freestanding building and acquired a C liquor License. Damon's at a Glance With nearly 50 company and franchised locations worldwide, Damon's International, Inc., is a leading full service, casual dining restaurant concept that emphasizes prime rib, grilled steaks, chicken, seafood, salad and Damon's award winning ribs. Guests enjoy a quiet dining room or Damon's high-energy Clubhouse that features DTV, a proprietary, state of the art multi screen entertainment system offering sports, network programming and interactive games. Founded in 1979, Damon's International, Inc., is headquartered in Columbus, Ohio.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.