

1 Brookville, PA 15825



Price	\$1,848,363
Building Size	10,640 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Lease term is guaranteed 15 years with 3 Five year options with a 10% rent increase in each option period- Rent commenced October 2014- Term yield of 6.5%- 10,640 SF building 100% leased to nation's number one small box discount retailer, Dollar General- All masonry and steel construction- 33 parking stalls-Metal roof.

2 Meadville, PA 16335



Price	\$3,639,272
Building Size	5,095 SF
Cap Rate	5.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

IDEAL 1031 EXCHANGE PROPERTY- Property delivered free and clear of debt. The offering affords a buyer the opportunity to invest in a growing entity, as Scott Enterprises was recently welcomed into the IHOP system and is scheduled to develop and operate 2 new IHOP locations in the Erie market in 2016. An investor has the opportunity to take advantage of historically low interest rates - see page 3 for debt quotes. BRAND NEW 20 YEAR SALE-LEASEBACK New 20-year lease to be signed at close of escrow 7.50% increases every 5 years. Absolute NNN investment - Zero landlord responsibilities. Healthy 7.10% rent/ sales -provides for sustainable operating margins 2015 annual store sales of \$3,000,000Extensive renovation in excess of \$250,000 completed in June of 2014.

3 Ruffs Dale, PA 15679



Price	\$1,444,800
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Lease term is guaranteed 15 years with 3 Five year options with a 10% rent increase in each option period- Construction to be completed with rent commencement in November 2015- Term yield of 6.5%- 9,100 SF building 100% leased to nation's number one small box discount retailer, Dollar General- All masonry and steel construction- 32 parking stalls- Standing seam metal roof.

4 Davidsville, PA 15928



Price	\$1,423,585
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Lease term is guaranteed 15 years with 3 Five year options with a 10% rent increase in each option period- Construction to be completed with rent commencement in December 2015- Term yield of 6.5%- 9,100 SF building 100% leased to nation's number one small box discount retailer, Dollar General- All masonry and steel construction- 30 parking stalls- Standing seam metal roof.

5 Donegal, PA 15628



Price	\$1,383,077
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Lease term is guaranteed 15 years with 3 Five year options with a 10% rent increase in each option period- Construction to be completed with rent commencement in March 2016- Term yield of 6.5%- 9,100 SF building 100% leased to nation's number one small box discount retailer, Dollar General- All masonry and steel construction- 29 parking stalls- Standing seam metal roof.

6 Philadelphia, PA 19132



Price	\$2,880,000
Building Size	5,400 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Ideal 1031 exchange candidate with a long-term lease in place- AutoZone recently extended the lease by 6 years, showing strong commitment to the site- AutoZone, Inc. (NYSE:AZO) has strong investment grade credit with a S&P rating of BBB, with more than ±5,100 stores, reported revenue of \$10.18 Billion, and a market cap of \$23.45 Billion- Rental increases of 2.87% on 12/1/19 and 10%+ in each option.

7 Altoona, PA 16603



Price	\$3,845,719
Building Size	2,200 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Two (2) NNN Burger King lease opportunities for acquisition. Both locations have been operating for over 40 years with the same franchise family. The franchisor currently operates nine other stores throughout the Pennsylvania market. The offering consists of one store located in Uniontown, PA and one located in Altoona, PA. Both are offered as fee simple assets with 15+ years remaining on the current lease. Burger King Corporate has recently slated both stores for their remodel program that should increase sales by an average of five to ten percent per Burger King performance projections. Both locations offer a base rent with percentage of sales override as indicated in the leases attached herein. The stability of a 40+ year franchise family and stable market demographics makes this an excellent investment opportunity for a hands off investor. Pricing of this opportunity was based upon a 6% cap rate on trailing three year average income of both locations - \$269,200. The seller has chosen to combine both stores into one sale package. Franchisee financials are available for review with signed C-A agreement.

8 Uniontown, PA 15401



Price	\$3,845,716
Building Size	2,200 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Two (2) NNN Burger King lease opportunities for acquisition. Both locations have been operating for over 40 years with the same franchise family. The franchisor currently operates nine other stores throughout the Pennsylvania market. The offering consists of one store located in Uniontown, PA and one located in Altoona, PA. Both are offered as fee simple assets with 15+ years remaining on the current lease. Burger King Corporate has recently slated both stores for their remodel program that should increase sales by an average of five to ten percent per Burger King performance projections. Both locations offer a base rent with percentage of sales override as indicated in the leases attached herein. The stability of a 40+ year franchise family and stable market demographics makes this an excellent investment opportunity for a hands off investor. Pricing of this opportunity was based upon a 6% cap rate on trailing three year average income of both locations - \$269,200. The seller has chosen to combine both stores into one sale package. Franchisee financials are available for review with signed C-A agreement.

9 Rochester, PA 15074



Price	\$1,870,667
Building Size	6,889 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- 15 Year NNN Lease- Brand New, High Quality Construction- Investment Grade Credit, S&P BBB-- Largest automotive replacement parts and accessories company in the United States.

10 McKees Rocks, PA 15136



Price	\$7,031,374
Building Size	11,186 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rite Aid store is a relocation from an inline store that has been in existence since 1980. The new store is at the same intersection as the old inline store, which was doing in excess of \$4.4 Million in sales with no drive through, limited parking, and poor street visibility. Rent commences on the new 20 year lease in February 25, 2016 so a buyer can close simultaneously with rent commencement to realize the full 20 years of rent. There is a 10% rent increase at the end of year 10 of the lease.

11 Dubois, PA 15801



Price	\$1,428,571
Building Size	6,816 SF
Cap Rate	5.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

AutoZone in DuBois, Clearfield County, Pennsylvania. The Tenant, AutoZone, is subject to a new 15-year NNN ground lease that commenced in September of 2015. The lease features 10% rental increases in each of the three, five-year option periods. AutoZone is well positioned at the signaled intersection of Liberty Boulevard and East Dubois Avenue, the main arterials through the town of DuBois.

12 Reading, PA 19602



Price	\$1,823,100
Building Size	9,180 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Great downtown Reading location. In the heart of a great neighborhood. Beautiful new brick Family Dollar.

13 Uniontown, PA 15401



Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes

Property Description

Uniontown Net Lease Properties. Offers will be accepted on individual or multiple properties. The offering consists of four net lease retail properties located in Uniontown, PA, a consumer driven suburban market immediately south of the economically robust city of Pittsburgh, PA. The Properties include Wendy's, Five Guys, Mattress Firm, and Eat' n Park, and are all separately parceled. Corporate Mattress Firm lease which has a stunning location, where over \$150,000 was invested by the landlord in 2013 for tenant improvements.

14 Uniontown, PA 15401



Price	\$1,357,000
Building Size	2,400 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Uniontown Net Lease Properties. Offers will be accepted on individual or multiple properties. The offering consists of four net lease retail properties located in Uniontown, PA, a consumer driven suburban market immediately south of the economically robust city of Pittsburgh, PA. The Properties include Wendy's, Five Guys, Mattress Firm, and Eat' n Park, and are all separately parceled. Newly developed Five Guys, one of the most rapidly growing and prominent fast food chains in the US, constructed in 2013.

15 Uniontown, PA 15401



Price	\$1,411,000
Building Size	2,650 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Uniontown Net Lease Properties. Offers will be accepted on individual or multiple properties. The offering consists of four net lease retail properties located in Uniontown, PA, a consumer driven suburban market immediately south of the economically robust city of Pittsburgh, PA. The Properties include Wendy's, Five Guys, Mattress Firm, and Eat' n Park, and are all separately parceled. Wendy's is subleasing their property to Wendy's corporate for \$108,000 annually, over 1.5-times the annual rent on the original lease, a positive indicator for the market.

16 Langhorne, PA 19047



Price	\$3,300,000
Building Size	7,305 SF
Cap Rate	6.66%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Margarita's Mexican Restaurant located in Langhorne, Pennsylvania. This triple net lease currently has 7.3 years remaining, with a 10% rent increase in November 2017, in addition to three, five year options with increases. The free-standing building is located adjacent to Sesame Place, a children's amusement park that attracts thousands of families every year.

17 Devon, PA 19333



Price	\$3,000,000
Building Size	7,000 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Patient First located in Devon, Pennsylvania. Patient First is one of the dominant urgent care centers in the Mid-Atlantic with 57 locations and more in development. Patient First has signed a brand new 20 year corporately guaranteed NNN ground lease with no landlord responsibilities or expenses. This property is currently under construction, with plans to open in early 2016. This 20 year lease boasts 10% rental increase every 5 years in the base term of the lease and in all option periods. Located along Lancaster Avenue, this property sits directly in front of the Devon Train Station, with traffic counts over 24,000 vehicles per day. Surrounding tenants include Starbucks, AAA, Courtyard Marriott, Acme, KMart and Whole Foods.

18 Greensburg, PA 15601



Price	\$3,300,000
Building Size	11,945 SF
Cap Rate	5%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

CVS/pharmacy located in Greensburg, Pennsylvania, a southeast suburb of Pittsburgh. This newly constructed CVS is subject to a 25-year NNN ground lease and is offered free and clear of debt. The Tenant, CVS, is situated upon 1.99 acres in the eastern part of the town's retail corridor. It should be noted that the Tenant pays a rental rate at fair market value for such a large parcel, and is relocating from an established 8,000 SF inline location eight tenths- of-a-mile away to this location which will feature a drive-thru. CVS Health Corporation, the guarantor of the lease, is investment grade and boasts a Standard & Poor's rating of BBB+.

19 North Wales, PA 19454



Price	\$3,455,000
Building Size	8,586 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Stand alone Asian Cuisine restaurant in an extremely busy location.

20 Canonsburg, PA 15317



Price	\$7,121,872
Building Size	14,620 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

17 + years remaining Part of five property portfolio NNN Lease - No LL responsibilities.

21 Hermitage, PA 16148



Price	\$2,215,000
Building Size	2,600 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This investment opportunity is a freestanding Kay Jewelers. Constructed in 2014, Kay Jewelers signed a brand new 11-year NNN lease with the option to extend for two (2) additional five (5) year periods. The initial lease term extends through 12/31/2025 with a 10% rental increase on 1/1/2021. Each option period also calls for a 10% rental increase. Kay Jewelers maintains their own common areas and is responsible for HVAC repairs and replacements. The only Landlord responsibility is roof and structure. The roof carries a new 15-year warranty. The lease is guaranteed by Sterling Jewelers Inc. (Sterling). Sterling recorded sales of \$3.765 Billion in fiscal year 2015. Kay Jewelers relocated to this site after operating successfully in Shenango Valley Mall for years. This investment is part of a newer development that was built in 2011 and includes three (3) other freestanding buildings leased to Chipotle, McDonald' s and Tim Horton' s.

22 Monroeville, PA 15146



Price	\$5,922,107
Building Size	7,851 SF
Cap Rate	5.65%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Marcus & Millichap is pleased to present the exclusive listing for Red Lobster located at 3941 William Penn Highway in Monroeville, Pennsylvania. The property is 7,851 square feet and is situated on approximately 1.57 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.5 years remaining on the lease. Current annual rent is \$340,251. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

23 Berwick, PA 18603



Price	\$6,767,496
Building Size	12,004 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Berwick, PA. The property is situated along W. Front Street at the three-way signalized intersection of W. Front Street, Ida Street, and Orange Street in the heart of Berwick. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

24 York, PA 17402



Price	\$2,184,000
Building Size	2,100 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Starbucks for sale in York, PA. New 10-year corporate guaranteed lease (estimated commencement June 2016). Signalized intersection at entrance into Queensgate Towne Centre. Proven 10 year Starbucks market, new BTS to add drive-thru. Strong sales with good combination of highway and local traffic. Close to Penn State York, York College, York Suburban High School and South York' s dominant residential growth area. New retailers added to the immediate area within the last 12 months include GNC, T-Mobile, Noodles & Co., Panera Bread, MOD Pizza, IHOP and Primanti Bros.

25 Horsham, PA 19044



Price	\$7,757,895
Building Size	3,500 SF
Cap Rate	4.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

This Citizens Bank is located in Horsham, Pennsylvania. Citizens Bank has over 15 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 2, 5 year option periods to renew. This property is located on Welsh Road which sees over 19,000 vehicles per day and it located directly across the street from a Giant anchored shopping center. Surrounding national tenants include CVS, Starbucks, Pizza Hut, 7Eleven and Dunkin' Donuts.

26 North Wales, PA 19454



Price	\$17,947,000
Building Size	136,904 SF
Cap Rate	4.50%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Costco Wholesale (S&P A+) located in the high growth sub market of North Wales, Pennsylvania just outside of Philadelphia.

27 Uniontown, PA 15401



Price	\$3,848,087
Building Size	5,104 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant net leased investment offering in Uniontown, PA. The subject property is occupied by IHOP, and operates under a long-term, absolute NNN lease. The site consists of an approximately 5,104 SF building on a 1.49 AC parcel.

28 Warminster, PA 18974



Price	\$5,948,800
Building Size	13,000 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a CVS Ground Lease located in Warminster, Pennsylvania. CVS recently executed a 25 year NNN ground lease which commenced in September of 2010 leaving over 21 years remaining on the initial lease term. CVS, which is publicly traded on the New York Stock Exchange under the ticker symbol CVS, has a current BBB+ credit rating by Standard & Poor's and reported annual revenues in excess of \$139 billion in 2014. Located at the signalized intersection of East County Line Road and Pinehorst Road, the subject property is directly across from the Marketplace at Huntingdon Valley, a 247,000 square foot retail center anchored by Weis Markets, Sears Hardware and LA Fitness. Additionally, CVS is positioned at the entrance to The Village at Whispering Pines, a newly developed collection of 78 townhomes. This densely populated area is home to over 206,000 residents within a five mile radius boasting an average household income in excess of \$96,000, a figure which is expected to grow by 15 percent over the next five years.

29 Hanover, PA 17331



Price	\$2,750,000
Building Size	3,950 SF
Cap Rate	4.55%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Exclusively offering a Fulton Bank, free-standing, absolute NNN leased investment on a pad in the Gateway Hanover Shopping Center, in Hanover, PA.

30 Hanover, PA 17331



Price	\$2,200,000
Building Size	5,437 SF
Cap Rate	5.49%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Newly constructed and opened in 2013, we offer a free-standing, double net, corporately operated Buffalo Wild Wings. Anchored by Target, Hobby Lobby, Ross Stores, PetSmart in the newest and one of the most popular power centers in Hanover, Gateway Hanover Shopping Center.

31 Norristown, PA 19401



Price	\$1,096,400
Building Size	2,989 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The subject investment is a 7-Eleven Convenience Store located on Germantown Pike in Norristown, Pennsylvania. The building consists of roughly 2,989 square feet and sits on approximately 0.44 acres of land. This 7-Eleven is subject to a true triple net lease. The store was built originally in 1964, and was fully rebuilt in 1988. The store has been at this same site for 51 continuous years. There are currently 3 years and 6 months remaining on the third five-year option period. There is 1, five-year option period remaining with a 12.5% rental increase from the previous rent.

32 Plymouth Meeting, PA 19462



Price	\$4,670,000
Building Size	3,800 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

TD Bank property located at 550 W Germantown Pike, Plymouth Meeting, PA (the Property).TD Bank is operating under a 20 year base lease term that extends to November 18, 2024 with four, five-year renewal options to immediately follow. The lease is absolute NNN with no landlord responsibility, and features 10% rental increases every five years, as well as at the start of each option period.

33 Lansdowne, PA 19050



Price	\$9,515,000
Building Size	14,800 SF
Cap Rate	5.15%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Walgreens Pharmacy opportunity within the Philadelphia MSA. The Subject Property, situated within Lansdowne, Delaware County, Pennsylvania, boasts a new corporately guaranteed 20-year absolute-net lease with no landlord responsibilities or expenses. Unlike other Walgreens leases the Subject Property offers eleven 5-year renewal options versus the typical 1-year renewals. Lansdowne is a dense infill suburb of Philadelphia with extremely high barriers to entry evidenced by over 25,000 people in the 1 mile ring and over 327,000 people in the 3 mile ring. The intersection of Lansdowne Avenue and Baltimore Pike is Main & Main in the Lansdowne submarket and features combined traffic counts over 32,000 VPD and strong foot traffic from the surrounding neighborhoods. The Subject Property is an outparcel of an established Aldi Anchored Shopping center and is surrounded by national retailers including Giant, Sav-a-Lot, Dollar Tree, Rite Aid, Goodwill, CVS, PNC Bank Wawa, and Giant to name a few.

34 Aliquippa, PA 15001



Price	\$1,626,000
Building Size	3,696 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant, net-leased Corporate Arby's location in Aliquippa, Pennsylvania, a bedroom community of Pittsburgh. The subject property is 3,696 square feet and sits on approximately 1.25 acres. There are approximately eight years remaining on the initial twenty year, absolute triple net (NNN) lease, providing for zero landlord obligations. The lease calls for annual rental increases of one percent, providing for a secure, increasing income stream.

35 Prospect Park, PA 19076



Price	\$3,642,800
Building Size	12,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS Pharmacy located in Prospect Park, Pennsylvania. The lease is 100% guaranteed by CVS Health Corporation with no Landlord responsibilities whatsoever. The lease has 7 years remaining and includes 10 options at 5 years each. For the twelve month period ended December 31, 2014, CVS Health Corporation had total revenue of \$139.37 billion, net income of \$4.64 billion and a net worth in excess of \$37.96 billion. CVS currently holds a Standard & Poor's credit rating of BBB+/Stable.

36 Mount Bethel, PA 18343



Price	\$1,818,915
Building Size	9,026 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand new construction Dollar General property located in Mt Bethel, PA.

37 Erie, PA 16510



Price	\$6,607,000
Building Size	13,650 SF
Cap Rate	5.60%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Single-tenant triple-net leased Walgreen's located in Erie, Pennsylvania. This is a corporate backed Walgreen's comprised of 13,650 square feet. Walgreen's has 18 years remaining on their base 25-year lease which includes 50 one-year options. The property is strategically situated on the hard corner signalized intersection of Buffalo Road (18,000 vehicles per day) and Nagle Road. The densely populated market houses nearly 100,000 people in a five-mile radius and is expected to continue growing over the next five years. This exceptional investment provides an investor strong stable cash flow from the largest pharmacy in the United States. Surrounding area retailers include: Kmart, Dollar Tree, Auto Zone, Applebee's, Wendy's, Arby's, McDonald's, Perkins, KFC, Tim Hortons, PNC Bank, Aldi, Dollar General, Advance Auto Parts, Big Lots. Subway, Panera, Taco Bell, Rite Aid, Cici's Pizza and many more.

38 Pottstown, PA 19464



Price	\$2,310,000
Building Size	8,240 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Corporate Guarantor: Family Dollar Stores, Inc. is the second largest dollar store chain in the United States, operating 8,100 stores across 46 states. As of February 2015, the company's TTM revenues increased by 3% when compared to the prior year to \$10.63 billion, and it ended the second quarter of 2015 with approximately \$4 billion in Total Assets Long-Term Absolute NNN Lease: New 15-year lease that is expected to commence on December 28, 2015 with six 5 year renewal options no Landlord responsibilities Attractive Rent Escalations: 10% rent escalation in Year 11 with 10% increases during each renewal option.

39 Coatesville, PA 19320



Price	\$2,116,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Corporate Guarantor: Family Dollar Stores, Inc. is the second largest dollar store chain in the United States, operating 8,100 stores across 46 states. As of February 2015, the company's TTM revenues increased by 3% when compared to the prior year to \$10.63 billion, and it ended the second quarter of 2015 with approximately \$4 billion in Total Assets Long-Term Absolute NNN Lease: New 15-year lease that is expected to commence on November 5, 2015 with six 5-year renewal options no Landlord responsibilities Attractive Rent Escalations: 10% rent escalation in Year 11 with 10% increases during each renewal option New Construction: The building is currently under construction with expected delivery in November 2015.

40 New Cumberland, PA 17070



Price	\$1,377,777
Building Size	8,446 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

STNL free-standing Dollar General for sale in New Cumberland, PA. New 10-year corporate Dollar General lease (estimated commencement December 1, 2015). Solid investment located just outside of Harrisburg, PA in York County. Area has seen substantial growth of jobs and housing development in recent years. Close proximity to New Cumberland Army Depot, Amazon Distribution Warehouse, and State Capitol Complex.

41 Jonestown, PA 17038



Price	\$1,451,000
Building Size	9,026 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in the Dollar General located in Jonestown, PA. Built in 2012, this free-standing, single tenant, absolute NNN, retail property consists of a 9,026 SF building sited on a 1.46 acre lot. With just under 12 years remaining on the initial lease term, the lease calls for a 3% rental increase in year 11. There are (3) three-year options with a 10% rental increase during each option period.

42 Pittsburgh, PA 15202



Price	\$2,055,305
Building Size	2,186 SF
Cap Rate	4.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The subject property is an 7-Eleven located on Noblestown Road in Pittsburgh, Pennsylvania . The property consists of a convenience store of 2,186 square feet and sits on approximately 0.61 acres of land. The lease is guaranteed by 7-Eleven corporate and is completely free of landlord responsibilities. There are rare 2 percent annual rental increases. Additionally, the tenant has one, five year option and one, four and a half year options to renew the lease.

43 Pittsburgh (Monongahela), PA 15063



Price	\$1,572,358
Building Size	6,889 SF
Cap Rate	6.15%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Single-tenant triple-net (NNN) leased auto parts store in Monongahela, Washington County, Pennsylvania. The tenant is Advance Auto Parts (NYSE:AAP), the largest automotive after market products supplier in North America and the leader in the chain auto parts store industry in sales and profits. The property is newly constructed with rent commencement on August 20, 2015. The property is Triple-Net (NNN) leased to Advance Auto Parts, Inc. for an initial term of 15 years through August 31, 2030, the lease provides five percent (5%) rental increases upon the tenant's exercising of each of four optional 5-year lease term extensions . The property includes a building of approximately 6,889 square feet and land area of 32,204 square feet (0.9067 acres). The price of this property is \$1,572,358 at a 6.15 percent cap rate on annual rental income of \$96,699.96.

44 North Versailles, PA 15137



Price	\$8,470,000
Building Size	106,271 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

106,271 square foot, single tenant, absolute net Kmart located at 1901 Lincoln Hwy (US 30) North Versailles, PA. North Versailles is in eastern Allegheny County, 12 miles east of downtown Pittsburgh. The suburban Pittsburgh location on a busy corridor makes the Route 30 Plaza offering a tremendous opportunity. With over 8 years left on its lease with a 23% bump in the first 5 year option and \$30,000 increases in every 5 year option after that there is tremendous stability in the investment. With 16 acres on US 30 and a number of out lot and re-tenanting options, there is also a tremendous value add opportunity without the blight that is often associated with that label.

45 Alum Bank, PA 15521



Price	\$1,600,061
Building Size	10,640 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- Lease term is guaranteed 15 years with 3 Five year options with a 10% rent increase in each option period- Rent commenced June 2015- Term yield of 6.5%-10,640 SF building 100% leased to nation's number one small box discount retailer, Dollar General- All masonry and steel construction- 47 parking stalls- Standing seam metal roof.

46 Hermitage, PA 16148



Price	\$2,192,000
Building Size	4,500 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

15-year absolute NNN sale-leaseback with Cadle, LLC. Cadle, LLC is the entity that owns all of the leases in Pennsylvania for Coveli Enterprises, the largest Panera Franchisee in the Country with over 250 locations. The lease calls for 10% rental increases every 5-years. The store is a proven location since 1999. The unit level sales in 2015 were \$2.42M or \$538 PSF, well above the Panera Bread chain average.

47 Coraopolis, PA 15108



Price	\$1,446,447
Building Size	3,600 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This investment opportunity is a Pizza Hut located in Coraopolis, Pennsylvania. The property consists of approximately 3,600 square feet of building space and sits on approximately 1.02 acres of land. Upon the close of escrow, Aurora Huts, LLC will enter into new, 20-year triple-net lease. Investors will benefit from two percent annual rental increases that commence in year six of the lease and carry through the four, five-year tenant renewal options.

48 Kittanning, PA 16201



Price	\$1,251,308
Building Size	2,752 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This investment opportunity is a Pizza Hut located in Kittanning, Pennsylvania. The property consists of approximately 2,752 square feet of building space and sits on approximately 1.00 acres of land. Upon the close of escrow, Aurora Huts, LLC will enter into new, 20-year triple-net lease. Investors will benefit from two percent annual rental increases that commence in year six of the lease and carry through the four, five-year tenant renewal options. Aurora Huts, LLC was found in March, 2007, when Aurora Huts acquired fifty-three Pittsburgh-area Pizza Hut locations from Pizza Hut's corporate parent, which had been operating the restaurants for more than 20 years. Jerry Buss is the President and Managing Member of Aurora Huts, LLC, which has 57 units located in the Pittsburgh, PA DMA. Mr. Buss was formerly the COO of PHI and has over 45 years of experience in the McDonald's and Pizza Hut organizations.

49 White Oak, PA 15131



Price	\$1,331,738
Building Size	2,275 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This investment opportunity is a Pizza Hut located in White Oak, Pennsylvania. The property consists of approximately 2,275 square feet of building space and sits on approximately 0.93 acres of land. Upon the close of escrow, Aurora Huts, LLC will enter into new, 20-year triple-net lease. Investors will benefit from two percent annual rental increases that commence in year six of the lease and carry through the four, five-year tenant renewal options.

50 Philadelphia, PA 19131



Price	\$9,800,000
Building Size	4,387 SF
Cap Rate	4.48%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

4,387-square foot Bank of America located in the Philadelphia section of Philadelphia County, Pennsylvania. Recent improvements in occupancy among regional office buildings located at this corridor suggest a strong desire of tenants to locate here. This Bank of America is backed by a corporate guaranty from Bank of America, National Association (N.A.) who is ranked #21 in the Fortune 500 list and a publicly traded company (NYSE: BAC). There are 13+ years and four, five-year options remaining on this triple-net (NNN) ground lease. There are 12 percent escalations every five-years during the base term of the lease, and 15 percent increases in each of the options. In 2010, this building was awarded LEED certification at the Silver level by the United States Green Building Council.

51 York, PA 17402



Price	\$1,050,000
Building Size	2,210 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

2,210 SF Free Standing Building situated on a Land Parcel of .60 Acres in York, PA with a long term Corporate Triple Net Lease in Place with Five Guys. Excellent Investment opportunity for a Smart Investor.

52 Pittston, PA 18640



Price	\$6,364,000
Building Size	14,820 SF
Cap Rate	5.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Single tenant absolute NNN Walgreen' s delivered free and clear and located in the city of Pittston, Pennsylvania. Pittston is in Luzerne County, situated between Scranton and Wilkes Barre. This 14,820-square fee corporate backed Walgreen' s has a pharmacy drive-thru, and 20 years remaining on an initial 25 year lease. This Walgreens is on an out-lot to a 170,079 square foot, 98 percent occupied, 18.36 acre property with several nationally recognized tenants including Kmart, H&R Block, Planet Fitness, and Dollar Tree. The site is located on highly trafficked South Township Boulevard (Highway 11) minutes from Interstate 81, Interstate 476, and nearly 2 miles from the Wilkes-Barre/Scranton International Airport. Immediate Retailers include Walmart, Aldi, Hallmark, AutoZone, Burger King, Wendy' s, Advance Auto Parts, Subway, Rite Aid, ALDI, and over 9 million square feet of prominent industrial parks. Mohegan Sun at Pocono Downs Casino, one of the largest and most distinctive entertainment, gaming, shopping and dining destinations in Pennsylvania, is five miles from this site.

53 Mifflinville, PA 18631



Price	\$1,550,095
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This asset is part of a 4 store portfolio, but can be purchased individually; rent commenced 12/15/2014. The Lease consists a 15 year primary term and 3 5-year options with a 10% increase in each option term.

54 Lehigh, PA 18235



Price	\$1,874,015
Building Size	9,100 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This asset is part of a 4 store portfolio, but can be purchased individually; rent commencement is 1/11/2014. The Lease consists a 15 year primary term (14 years remaining) with a 3% increase in year 11 and 3 5-year options with a 10% increase in each option term.

55 Wyomissing, PA 19610



Price	\$10,400,000
Building Size	45,800 SF
Cap Rate	5.52%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Stand alone 45,800 sf Ultra high visibility Best Buy Store in the high volume Wyomissing retail corridor. Parking for 238 or 5.2 ratio/1000sf with two loading docks.

56 Littlestown, PA 17340



Price	\$1,407,407
Building Size	10,519 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Great Opportunity to purchase a new 10-Year STNL Dollar General in Littlestown, PA. The existing building is being completely renovated with a new Façade, Roof, HVAC System, Utility System, and Interior. Dollar General has executed a brand new 10-Year corporately guaranteed NN lease for the property which will commence on December 1, 2014. The Tenant pays for all Real Estate Taxes, Property Insurance, Snow/Ice Removal, and a contribution for the CAM. The asset is just blocks from multiple schools and sits along a main artery entering the town, adjacent to a recently renovated McDonald's and new Royal Farms C-Store. Littlestown, which is located in Adams County, PA, is a growing community located within close proximity to Hagerstown, MD; Frederick, MD; and Gettysburg, PA. The market has seen strong residential growth with multiple new housing developments proposed in the next couple of years.

57 Mechanicsburg, PA 17050



Price	\$6,700,971
Building Size	39,089 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

39,089 square foot free-standing retail building leased to HH Gregg, Inc. located within the 300,000 sf Hampton Square Condominium. The center has cross access to Big Kmart, Lowes, McDonalds, M&T Bank, Sonoco, & T Mobile, and is anchored by Home Depot, Dick's, PetSmart, & Staples. This investment offers a significantly below market rent of \$12.00 psf in a \$18.00 psf market. The tenant performed all of the tenant improvements in connection with the conversion of this former Circuit City. It is the front corner location at the entrance to the 300,000 sf power center. It is excellent real estate and highly desirable to retailers. The lease is absolute triple net. Surrounding retailers include Big Kmart, Lowes, Applebee's, Avenue, Baskin Robbins, Bob Evans, Burger King, Carabbas Italian Grill, Cost Cutters, Denny's, Dunkin Donuts, EB Games, Enterprise Rent-a-Car, GameStop, GNC, Mattress Warehouse, McDonald's, M & T Bank, Ollie's Bargain Market, Sunoco, Outback Steakhouse, T-Mobile, TJ Maxx, RadioShack, and Wendy's.

58 Newville, PA 17241



Price	\$1,500,000
Building Size	14,133 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

14,000+ square foot building with Dollar General as anchor and H&R Block as existing tenants. 3100 square feet remains vacant. 7 1/2 years remain on initial 10-year lease with Dollar General with (3) 5-year options. New construction in 2013.

59 Hermitage, PA 16148



Price	\$1,600,000
Building Size	3,064 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Free-Standing Pizza Hut NNN / Sale Leaseback For Sale in Hermitage, Pa. Multi-Unit operator. 15 year Primary Term with (3) Five Year Options to renew. Yrs 1-5 \$80,000/year NNN Yrs 6-10 \$82,000/year NNN Yrs 11-15 \$84,050/year NNN Opt #1 16-20 \$86,151.25/ year NNN Opt #2 21-25 \$88,305.03/ year NNN Opt #3 26-30 \$90,512.66/ year NNN.

60 Chambersburg, PA 17201



Price	\$1,600,000
Building Size	2,834 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Free-Standing Pizza Hut NNN / Sale Leaseback For Sale in Chambersburg, PA. Multi-Unit operator. 15 year Primary Term with (3) Five Year Options to renew. Yrs 1-5 \$80,000/year NNN Yrs 6-10 \$82,000/year NNN Yrs 11-15 \$84,050/year NNN Opt #1 16-20 \$86,151.25/ year NNN Opt #2 21-25 \$88,305.03/ year NNN Opt #3 26-30 \$90,512.66/ year NNN.

61 Abington, PA 19001



Price	\$2,900,000
Building Size	7,000 SF
Cap Rate	5.17%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Patient First located in Abington, Pennsylvania. Patient First is one of the dominant urgent care centers in the Mid-Atlantic with 57 locations and more in development. Patient First has signed a brand new 20 year corporately guaranteed NNN ground lease with no landlord responsibilities or expenses. This property is currently under construction, with plans to open in early 2016. This 20 year lease boasts a 10% rental increase in year 6, and 2% annual rental increases commencing in year 11, and continuing through lease year 30, to the extend the lease is extended. The irreplaceable location, fronting on Old York Road with traffic counts of over 28,000 vehicles per day, is 0.8 miles from Abington Memorial Hospital. It is also surrounded my numerous national retail tenants including Walgreens, Bed Bath and Beyond, Trader Joe' s, Wawa and CVS.



Price	\$3,600,000
Building Size	12,500 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Petco has signed a new eleven year lease for the 12,500 SF space, which is currently under construction. Petco's grand opening is currently scheduled for March 2016. The lease structure is double net (NN), with minimal Landlord responsibilities. Tenant is responsible for CAM and parking area costs, as well as taxes, utilities, and insurance. Landlord is responsible for the roof and structure, both of which are brand new. The lease provides for rental bumps equal to \$1.00/SF at year 7, and at each of the three (3), five (5) year option periods. Petco announced in Q4' 15 that it had reached a deal with private equity firm CVC Capital Partners, Ltd. and Canadian Pension Plan Investment Board. The \$4.6 billion deal is one of the biggest leveraged buyouts of 2015, and helps position Petco strategically for growth in a highly competitive space.



Price	\$6,115,196
Building Size	6,625 SF
Cap Rate	5.65%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 4766 McKnight Road in Pittsburgh, Pennsylvania. The property is 6,625 square feet and is situated on approximately 2.20 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 18.5 years remaining on the lease. Current annual rent is \$345,509. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.



Price	\$1,615,000
Building Size	10,000 SF
Cap Rate	6.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Goodwill property located in Huntingdon, Pennsylvania, a pad site to a Walmart Supercenter. The subject property offers a brand new corporately guaranteed 10 year double-net lease, with rental increases every 5 years in the base term and each of the two, five- year options. The double net (NN) lease structure offers minimal landlord responsibilities and/or expenses (see lease abstract). Located at the entrance of a Walmart Supercenter anchored shopping center, the subject project, a large 1.7 acre parcel, fronts on William Penn Highway, a major retail corridor and thoroughway in Huntingdon, with over 10,000 vehicles passing by daily. Additional Surrounding National Retail Tenants Include McDonald's, Rite Aid, Peebles, Sears, Advance Auto Parts, Dollar Tree, Pizza Hut, Dollar General, Napa Auto Parts, Burger King and Wendy's to name a few.

65 Big Run, PA 15715



Price	\$1,608,400
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar, a leading discount retail chain with over 7,900 stores in 46 states. The company reported revenue of \$10.3 billion in 2013, a 10% increase over 2012, and has a market capitalization estimated at \$6.5 billion. Family Dollar sells merchandise in core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel and home fashions.

66 North East, PA 16428



Price	\$2,333,050
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar, a leading discount retail chain with over 7,900 stores in 46 states. The company reported revenue of \$10.3 billion in 2013, a 10% increase over 2012, and has a market capitalization estimated at \$6.5 billion. Family Dollar sells merchandise in core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel and home fashions.

67 Altoona, PA 16601



Price	\$2,040,000
Building Size	6,500 SF
Cap Rate	5.15%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Single tenant convenience store property NNN leased to Sheetz, Inc. The Subject Property is located in Altoona Pennsylvania, the home of Sheetz' s corporate headquarters and an area of Western Pennsylvania where Sheetz dominates the convenience store sector. This new construction store has 14 years remaining on a corporately guaranteed 15 year lease, with 10% rental increases starting in year 11, and in each of the seven, five year options. The NNN ground lease structure offers no landlord responsibilities, expenses or management and comes with significant tenant capital invested into the site. Additionally, this store will be one of the first in Pennsylvania scheduled to sell alcohol, adding another significant source of revenue that cannot be found in all Sheetz locations.

68 Hanover, PA 17331



Price	\$3,600,000
Building Size	12,000 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Building for sale - currently used as a Ryan's Steakhouse. Great sales volume at this location.

69 Pittsburgh, PA 15232



Price	\$4,500,000
Building Size	5,368 SF
Cap Rate	5.27%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment property for sale Original lease: April 18, 1994 (Rite Aid has been a tenant since 1974)Current option extended from September 1, 2015 through August 31, 2025Rent: \$237,205.68 NNN.

70 Reading, PA 19601



Price	\$1,530,860
Building Size	9,100 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Long Term Corporate Guaranty Net Lease with 3% Rent Increases in the Primary Lease Term and 10% Rent Increases in Option Periods. Minimal Landlord Responsibilities including parking area Maintenance Reimbursement.

71 Coatesville, PA 19320



Price	Price Not Disclosed
Building Size	9,100 SF
Cap Rate	6.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand new building located in rapidly growing Valley Township. Dollar General just signed a brand new NNN 15-year lease.

72 2417 SR 118, Hunlock Creek, PA 18621



Price	\$1,606,300
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Dollar General recently signed a brand new 15-year lease for their 9,026 square foot store on a 2.00-acre parcel. This is a brand new location is expected to open in March 2015.Dollar General is on a NNN lease in which the tenant is responsible for procuring and paying for all operating expenses including common area maintenance, property insurance as well as reimbursing the landlord for real estate taxes. Dollar General is also responsible for the repair and replacement of the parking lot as well as roof, structure, HVAC and utility systems. The lease also calls for two, five-year renewal options as well as one, four-year and 11-month option. All options have a notification period of 180 days and call for rental escalations of 10% per option period.

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