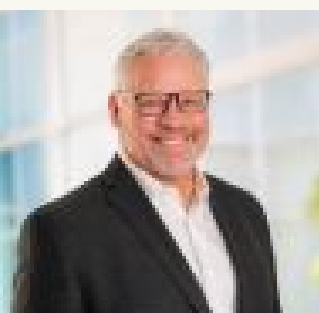


SINGLE TENANT NET LEASE



34 E. Holly Avenue
Pitman Borough
Gloucester County, NJ
(Philadelphia Area)



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNIEY**
Realty/Development, LLC

Offering Summary

34 East Holly Avenue
Pitman, New Jersey

Listed Price: \$1,750,000.00

NOI: Currently \$100,000

Cap rate: 5.71%

New Ten Year Lease Term

Plus:

10% Rent Increases every 5 years
throughout initial term & options

Lease Summary

Lease Type: NN Lease

Operating Expenses: Tenant Responsibility

Roof/Structure: Landlord Responsibility
(Brand New Roof with warranty May 2024)

Operating History at this location: February 13, 1963

Current Lease Term Start Date: September 4, 2024

Building size (GLA) : 4000+/- sf

Snow Removal: Tenant Responsibility

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**FEINBERG &
McBURNey**
Realty/Development, LLC

Tenant Summary

Sherwin-Williams has one of the industry's most recognized portfolios of branded and private-label products. The Company's Sherwin-Williams® branded products are sold exclusively through a chain of more than 5,000 company operated stores and facilities in the United States, Canada, the Caribbean and Latin America. **Fitch Rating BBB+**

Pitman Facility

60+ year Operating History: Sherwin-Williams has operated in *this location* since 1963!

The store just underwent a complete 100% remodel with new roof, HVAC, all utilities, parking lot, interior floor and fascia

34 EAST HOLLY AVENUE, PITMAN, NEW JERSEY

Images



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McBURNey**
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34 EAST HOLLY AVENUE, PITMAN, NEW JERSEY

Images



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McBURNIEY**
Realty/Development, LLC

34 EAST HOLLY AVENUE, PITMAN, NEW JERSEY

Images



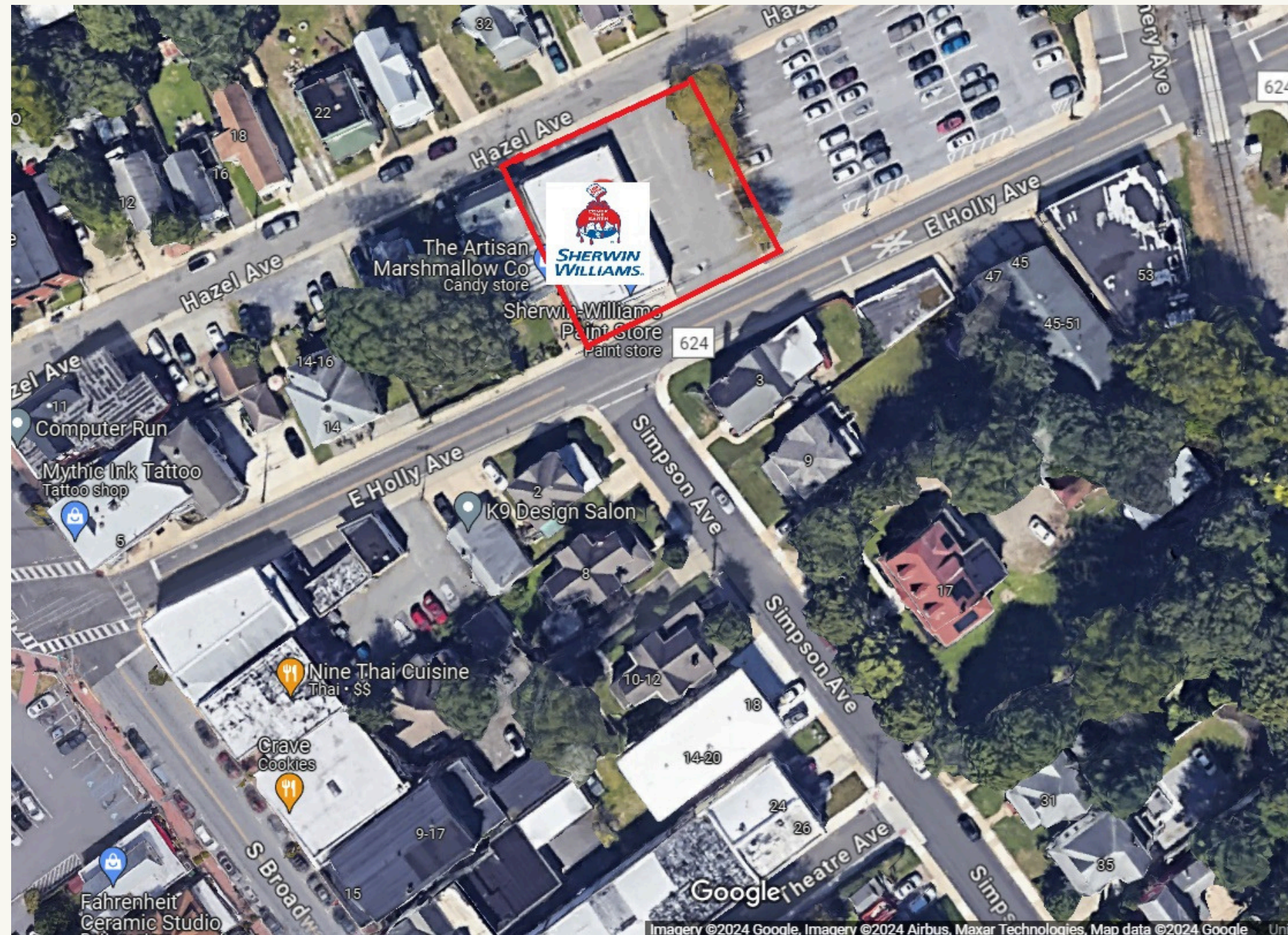
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34 EAST HOLLY AVENUE, PITMAN, NEW JERSEY

Aerial



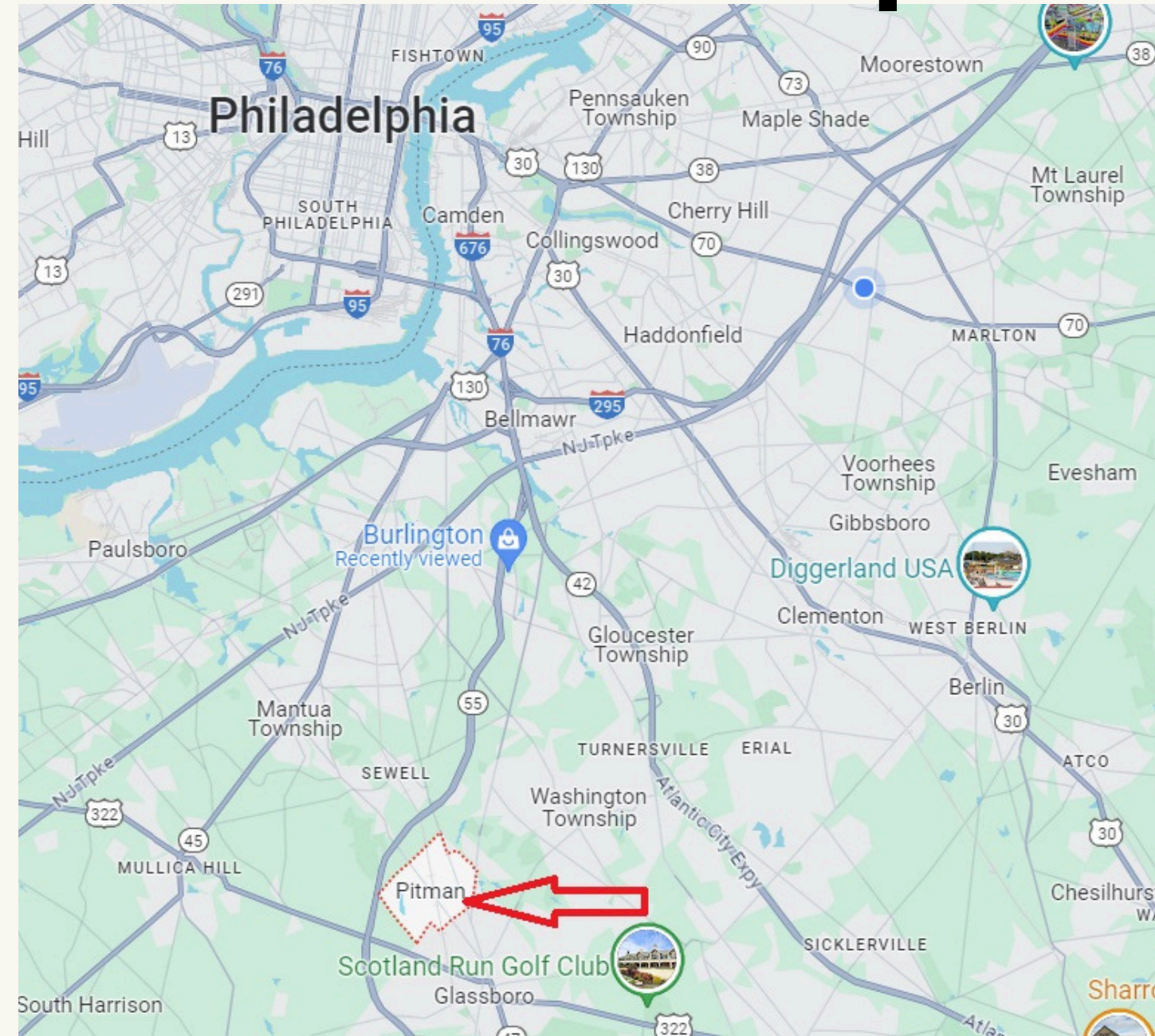
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**FEINBERG &
McBURNey**
EST. 1960
Realty/Development, LLC

34 EAST HOLLY AVENUE, PITMAN, NEW JERSEY

Location Map



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**FEINBERG &
McBURNey**
Realty/Development, LLC

Demographics

				<u>1 mile</u>	<u>3miles</u>	<u>5miles</u>
Population				25,800	78,800	174,000
Household Income				\$96,800	\$103,000	\$101,000
Daytime Employment				22,700	65,800	141,000
			*Source:	Crexi, Inc.		

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Disclaimer

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