

LOWE'S

Ground Lease Investment Opportunity



Recent Extended Lease | Excellent Visibility & Access | Quick Access to U.S. Hwy 422 (52,500 VPD)



1136 Town Square Road

POTTSTOWN PENNSYLVANIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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CONSULTANT

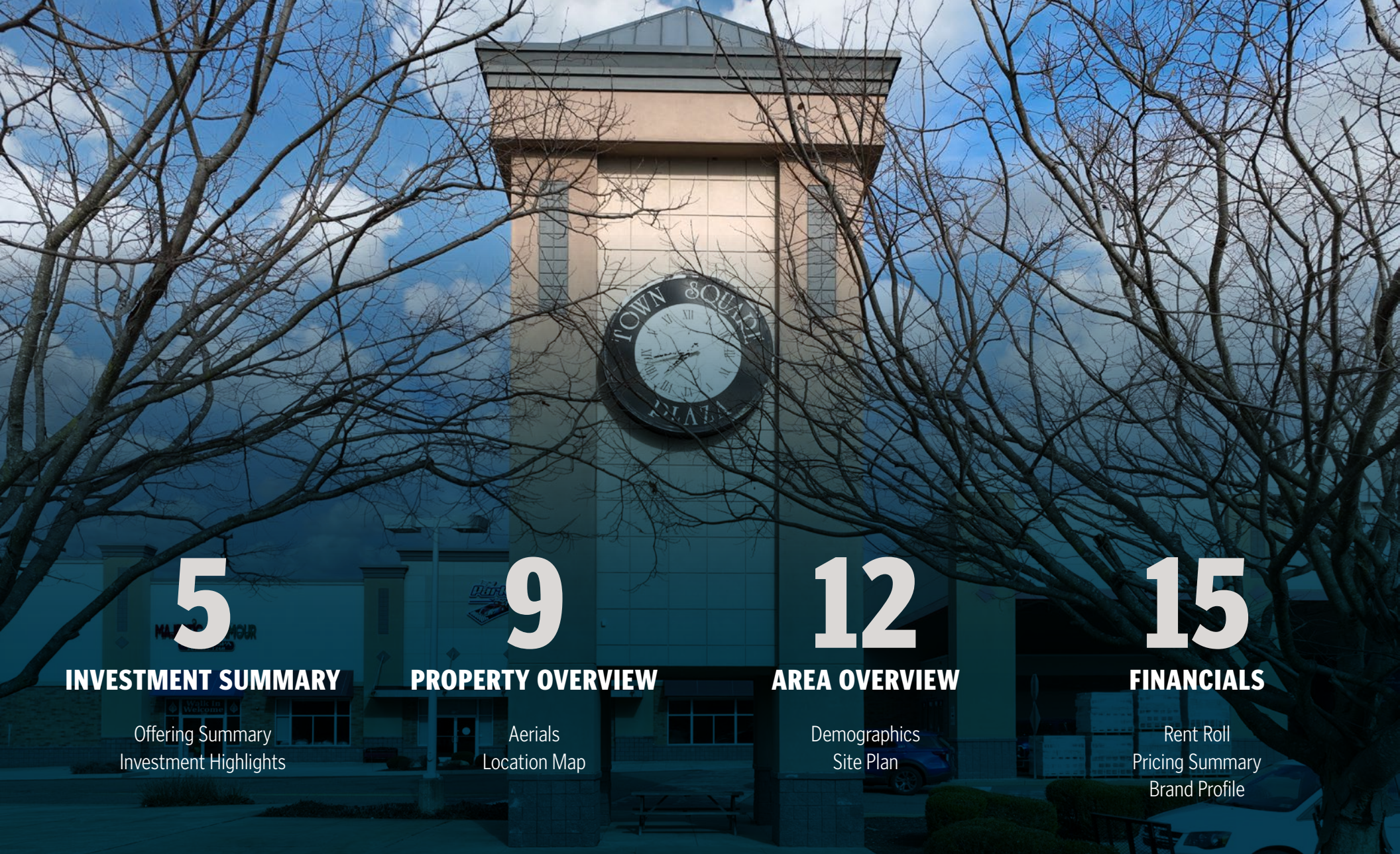
JEFF GATES

Senior Vice President

National Net Lease



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531



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PROPERTY PHOTO





SRS Real Estate Partners-Northeast, LLC is pleased to offer the opportunity to acquire the Leased Fee interest (land ownership) in a NNN Ground Leased, anchor of the Town Square Plaza, Lowe's investment property located in Pottstown, Pennsylvania. The tenant, Lowe's Home Centers, LLC recently extended their lease 15 years with further 3 (5-year) options to extend, demonstrating their commitment to the site. The lease features variable increases beginning year 7 in the initial term and at the third extended term period, steadily growing NOI and hedging against inflation.

The subject property is strategically located at the signalized, hard corner intersection of Lenape Crossing and State Highway 100 (17,900 VPD). The site benefits from excellent visibility and access via a large pylon sign and multiple points of ingress/egress. State Highway 100 serves as a retail thoroughfare for the surrounding community featuring several other shopping centers highlighted by national/credit tenants Dick's Sporting Goods, Kohl's, Jo-Ann Fabrics, and Giant Foods Supermarket. The asset, Lowe's Home Improvement, occupying nearly 135,000 square feet in a prominent center. Lowe's serves as a landmark, destination retailer drawing consumers to the shopping center. The 5-mile trade area is supported by a population of over 74,000 with an average household income of \$108,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$18,333,000
Price/SF	\$136
Net Operating Income	\$990,000
Cap Rate	5.40%

PROPERTY SPECIFICATIONS

Rentable Area	134,582 SF
Land Area	<Pending Subdivision>
Property Address	1136 Town Square Road Pottstown, Pennsylvania 19465
Year Built	2005
Parcel Number	1703 02430000
Ownership	Leased Fee (Land Ownership)

INVESTMENT HIGHLIGHTS



Lowe's Anchored | Anchor Recent Brand New 15-Year Extension |

- Offering features a Lowe's, the anchor to Town Square Plaza
- Lowe's has been operated on site for an extensive history, and recently extended the lease for 15 years with additional three 5-year options

National/Credit Tenant Presence | Crossover Retail Exposure

- Town Square Plaza is anchored by a nearly 135,000 SF Lowe's Home Improvement, serving as the primary retailer in the shopping center
- Nearby national/credit tenants include Dick's Sporting Goods, Kohl's, Jo-Ann Fabrics, and Giant Foods Supermarket
- Strong tenant synergy throughout the center increases consumer draw and promotes crossover shopping to the remaining tenants including Rite Aid, PetSmart, Longhorn Steakhouse, and AT&T

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- Strategically located at the signalized, hard corner intersection of Lenape Crossing and State Highway 100 (17,900 VPD)
- The site benefits from excellent visibility and access via a large pylon sign and multiple points of ingress/egress

Strong Demographics In 5-Mile Trade Area

- More than 74,000 residents and 29,000 employees support the trade area
- \$108,658 average household income



PROPERTY OVERVIEW



LOCATION



Pottstown, Pennsylvania
Chester County
Philadelphia MSA

ACCESS



Town Square Road: 3 Access Points

TRAFFIC COUNTS



Pottstown Pike/State Highway 100: 17,900 VPD

IMPROVEMENTS



There is approximately 134,574 SF of existing building area

PARKING



Reciprocal parking in the center

PARCEL



<Pending Subdivision>

CONSTRUCTION



Year Built: 2005

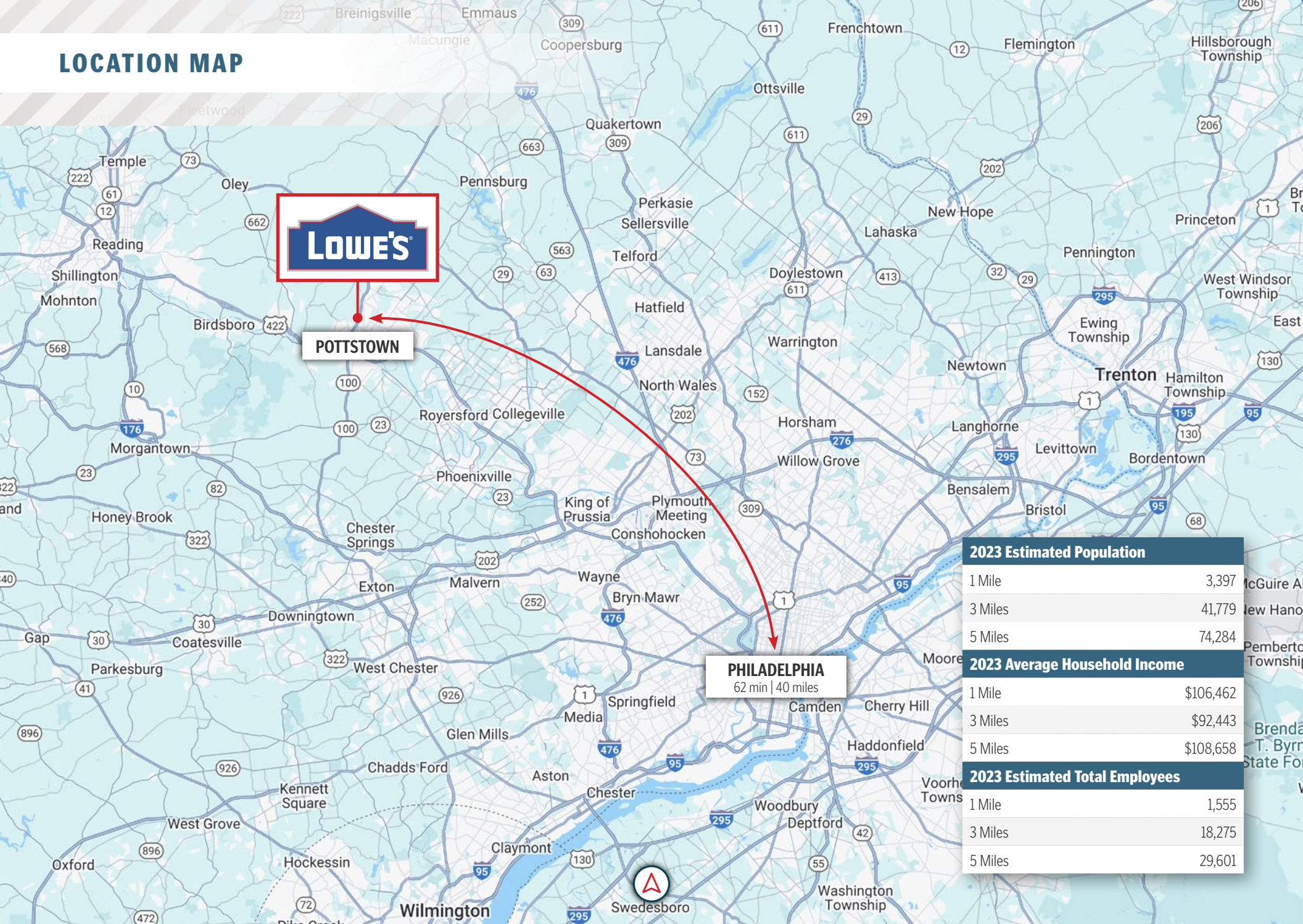
ZONING



C-3: Planned Commercial



LOCATION MAP



POTTSTOWN

PHILADELPHIA
62 min | 40 miles

2023 Estimated Population

1 Mile	3,397
3 Miles	41,779
5 Miles	74,284

2023 Average Household Income

1 Mile	\$106,462
3 Miles	\$92,443
5 Miles	\$108,658

2023 Estimated Total Employees

1 Mile	1,555
3 Miles	18,275
5 Miles	29,601



POTTSTOWN, PENNSYLVANIA

Pottstown, Pennsylvania, in Montgomery county, is 15 miles SE of Reading, Pennsylvania (center to center) and 32 miles NW of Philadelphia, Pennsylvania. The Borough of Pottstown had a population of 23,637 as of July 1, 2023. Located in western Montgomery County, along the Schuylkill River, the Borough is striving to create an environment that encourages all residents, businesses, and organizations to advance and thrive. Pottstown has a rich history, vibrant culture, and evokes a traditional town character through its notable architecture, tree lined streets, and charming downtown business district.

The largest industries in Pottstown, PA are Health Care & Social Assistance, Retail Trade, and Manufacturing and the highest paying industries are Utilities, Management of Companies & Enterprises, and Public Administration.

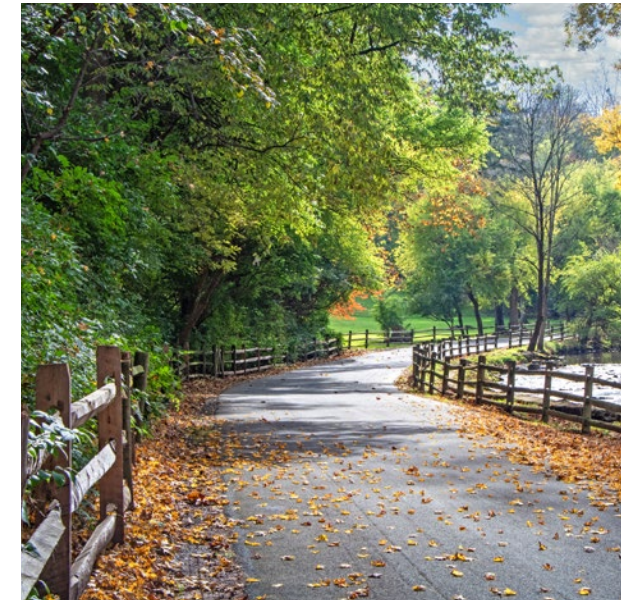
Pottstown and Nearby Attractions are Pottsgrove Manor, Hopewell Furnace National Historic Site, Valley Forge Historical Society Museum, Mennonite Heritage Center, Elmwood Park Zoo, French Creek State Park. Pottsgrove Manor, the house of John Potts who founded the community, was constructed in 1752 and features early Georgian architecture. The 197-acre arboretum and conservation area, Welkinweir, which is also located in Pottstown, is currently on the list of the National Register of Historic Places. The Mennonite Heritage Center showcases exhibits of the history of Mennonites in southern Pennsylvania. Hopewell Furnace National Historic Site, Valley Forge National Historical Park, Peter Wentz Farmstead, and Daniel Boone Homestead are some of the nearby places of historic interest. Visitors can enjoy hiking, biking, horseback riding, fishing, camping, and picnicking at the Evansburg State Park Marsh Creek State Park, and French Creek State Park. Some of these parks also include golf courses. The community hosts the Colonial May Fair during May every year.

Montgomery County Community College - West Campus is situated in Pottstown. Valley Forge Christian College, Albright College, Ursinus College, and Eastern University are located nearby. Air transportation is available from the Philadelphia International Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	3,397	41,779	74,284
2028 Projected Population	3,372	41,710	75,284
2010 Census Population	3,224	39,327	69,576
Historical Annual Growth 2010 to 2020	0.6%	0.52%	0.52%
Households & Growth			
2023 Estimated Households	1,476	16,781	29,027
2028 Projected Households	1,475	16,909	29,634
2010 Census Households	1,440	15,901	27,077
Historical Annual Growth 2010 to 2020	0.36%	0.48%	0.58%
Race & Ethnicity			
2023 Estimated White	84.6%	70.5%	75.7%
2023 Estimated Black or African American	4.9%	14.8%	11.5%
2023 Estimated Asian or Pacific Islander	2.1%	1.5%	1.7%
2023 Estimated American Indian or Native Alaskan	0.0%	0.3%	0.2%
2023 Estimated Other Races	1.5%	3.3%	2.6%
2023 Estimated Hispanic	4.1%	9.2%	7.4%
Income			
2023 Estimated Average Household Income	\$106,462	\$92,443	\$108,658
2023 Estimated Median Household Income	\$77,379	\$65,562	\$79,504
2023 Estimated Per Capita Income	\$43,920	\$37,242	\$42,555
Businesses & Employees			
2023 Estimated Total Businesses	162	1,692	2,798
2023 Estimated Total Employees	1,555	18,275	29,601







Tenant Name	Square Feet	LEASE TERM			RENTAL RATES				Recovery Type	Options	
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually			PSF
Lowe's	134,574	-	Sep. 2038	Current	-	\$82,500	\$0.61	\$990,000	\$7.36	NNN	3 (5-Year)
		(Renewed 2023)		Jan-2031	6.1%	\$87,500	\$0.65	\$1,050,000	\$7.80		Opt 1&2: \$96,250/Mo Opt 3: \$105,875/Mo

FINANCIAL INFORMATION

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Lease Type	NNN

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



LOWE'S HOME IMPROVEMENT

lowes.com

Company Type: Public (NYSE: LOW)

Locations: 1,700+

2023 Employees: 300,000

2023 Revenue: \$97.06 Billion

2023 Net Income: \$6.44 Billion

2023 Assets: \$43.71 Billion

Credit Rating: S&P: BBB+

Lowe's Companies, Inc. (NYSE: LOW) is a FORTUNE® 50 home improvement company serving approximately 17 million customer transactions a week in the United States. With total fiscal year 2022 sales of over \$97 billion, approximately \$92 billion of sales were generated in the United States, where Lowe's operates over 1,700 home improvement stores and employs approximately 300,000 associates. Based in Mooresville, N.C., Lowe's supports the communities it serves through programs focused on creating safe, affordable housing and helping to develop the next generation of skilled trade experts.

Source: corporate.lowes.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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