

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



10+ Years Remaining | Annual 1% Rental Increases | Strong Sales | Corporate Guaranty (NYSE: DRI | S&P: BBB)



110 Bluebird Lane

MILLVILLE NEW JERSEY

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTO





SRS Real Estate Partners-Northeast, LLC is pleased to present the opportunity to acquire the fee simple interest in an absolute NNN-leased Longhorn Steakhouse located in Millville, New Jersey. There are over 10 years of primary term remaining with four (4) additional five-year renewal options, promoting stable long-term income. The lease includes 1% annual rental increases throughout the initial term and option periods, delivering steady NOI growth and a built-in hedge against inflation. The location reports strong sales with consistent YOY sales growth (contact agent for details). The lease is guaranteed by Darden Restaurants, Inc. (NYSE: DRI), one of the largest restaurant operators in the U.S. with over 2,100 locations nationwide and an investment-grade credit rating (S&P: BBB).

Strategically positioned along State Hwy 47 (31,500 VPD) near its intersection with Veterans Memorial Hwy (24,800 VPD), the property offers excellent frontage, visibility, and accessibility. It is an outparcel to a Lowe's-anchored center with national co-tenants such as Planet Fitness, Chili's, and AutoZone, and is directly adjacent to Cumberland Crossing Shopping Center, anchored by Walmart and featuring other national tenants including Hobby Lobby, Dollar Tree, and Texas Roadhouse. Nearby regional retail hubs include Union Lake Crossing (5.1M annual visits) and Cumberland Mall (6.2M annual visits), the latter ranking in the 89th percentile nationally among comparable malls, further enhancing the area's retail draw. The surrounding trade area includes more than 68,000 residents and 27,300 employees with an average household income of \$87,814, supporting long-term tenant performance and demand for retail dining.

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$3,939,000
Net Operating Income	\$206,780
Cap Rate	5.25%
Guaranty	Darden Restaurants, Inc (Corporate)
Tenant	Longhorn Steakhouse
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes (contact agent for details)
ROFR/ROFO	No

PROPERTY SPECIFICATIONS

Rentable Area	5,627 SF
Land Area	1.97 Acres
Property Address	110 Bluebird Lane Millville, New Jersey 08332
Year Built	2006
Parcel Number	10 00228- 01-00003
Ownership	Fee Simple (Land & Building Ownership)

10+ Years Remaining | Options To Extend | Annual 1% Rental Increases | Strong Sales | Corporate Guaranty (NYSE: DRI | S&P: BBB)

- Over ten (10) years of primary lease term remaining with four (4) additional five-year renewal options, offering stable, long-term income
- 1% annual rental increases throughout the primary and option periods provide consistent NOI growth and an inflation hedge
- The location reports strong sales with consistent YOY sales growth (contact agent for details)
- Lease includes a corporate guaranty from Darden Restaurants, Inc. (NYSE: DRI), one of the largest restaurant operators in the U.S. with 2,100+ locations nationwide and an investment-grade S&P credit rating of BBB

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Strong Frontage On State Hwy 47 (31,500 VPD) | Near Veterans Memorial Highway (24,800 VPD)

- Prominent frontage along State Hwy 47 (31,500 VPD), just off its intersection with Veterans Memorial Highway (24,800 VPD), ensuring excellent visibility and access

Strong Demographics In 5-Mile Trade Area

- More than 68,000 residents and 27,300 employees support the trade area
- \$87,814 average household income

Prime Retail Node | Outparcel to Lowe's-Anchored Center | Adjacent to Cumberland Crossing

- Ideally positioned as an outparcel to a Lowe's-anchored shopping center with national co-tenants including Planet Fitness, Chili's, and AutoZone
- Directly adjacent to Cumberland Crossing Shopping Center, which draws 2.9 million annual visits and is anchored by Walmart alongside Hobby Lobby, Dollar Tree, and Texas Roadhouse
- Also situated near additional high-traffic retail destinations such as Union Lake Crossing (5.1M annual visits) and Cumberland Mall (6.2M annual visits)
- Cumberland Mall ranks in the 89th percentile nationally among comparable regional malls according to Placer.ai, underscoring the area's strong retail draw
- The surrounding synergy from these major retail centers drives consistent consumer traffic and promotes cross-shopping at the subject property



PROPERTY OVERVIEW



LOCATION



Millville, New Jersey
Cumberland County
Vineland-Bridgeton MSA

ACCESS



Bluebird Lane: 2 Access Points

TRAFFIC COUNTS



N. 2nd Street/State Hwy 47: 31,500 VPD
Veterans Memorial Hwy: 24,800 VPD

IMPROVEMENTS



There is approximately 5,627 SF of existing building area

PARKING



There are approximately 123 parking spaces on the owned parcel.
The parking ratio is approximately 21.9 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 10 00228- 01-00003
Acres: 1.97
Square Feet: 85,813

CONSTRUCTION



Year Built: 2006

ZONING



Regional Commercial (RC)





Union Lake Crossing



Lakeside Middle School



THE VITAMIN SHOPPE

31,500 VPD



Cumberland Mall



Cumberland Crossing Shopping Center



24,800 VPD

WEST BLVD



31,500 VPD



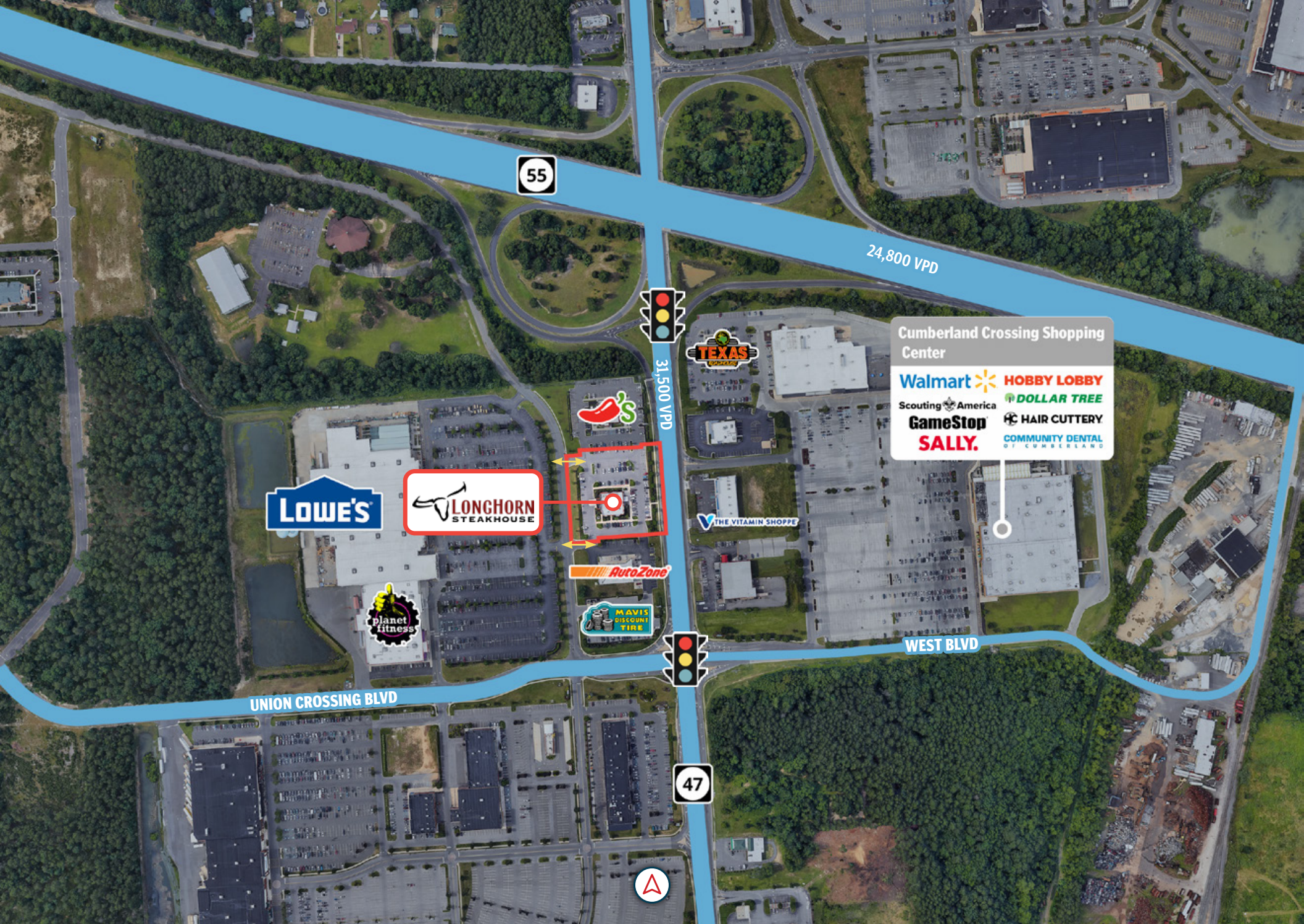
THE VITAMIN SHOPPE

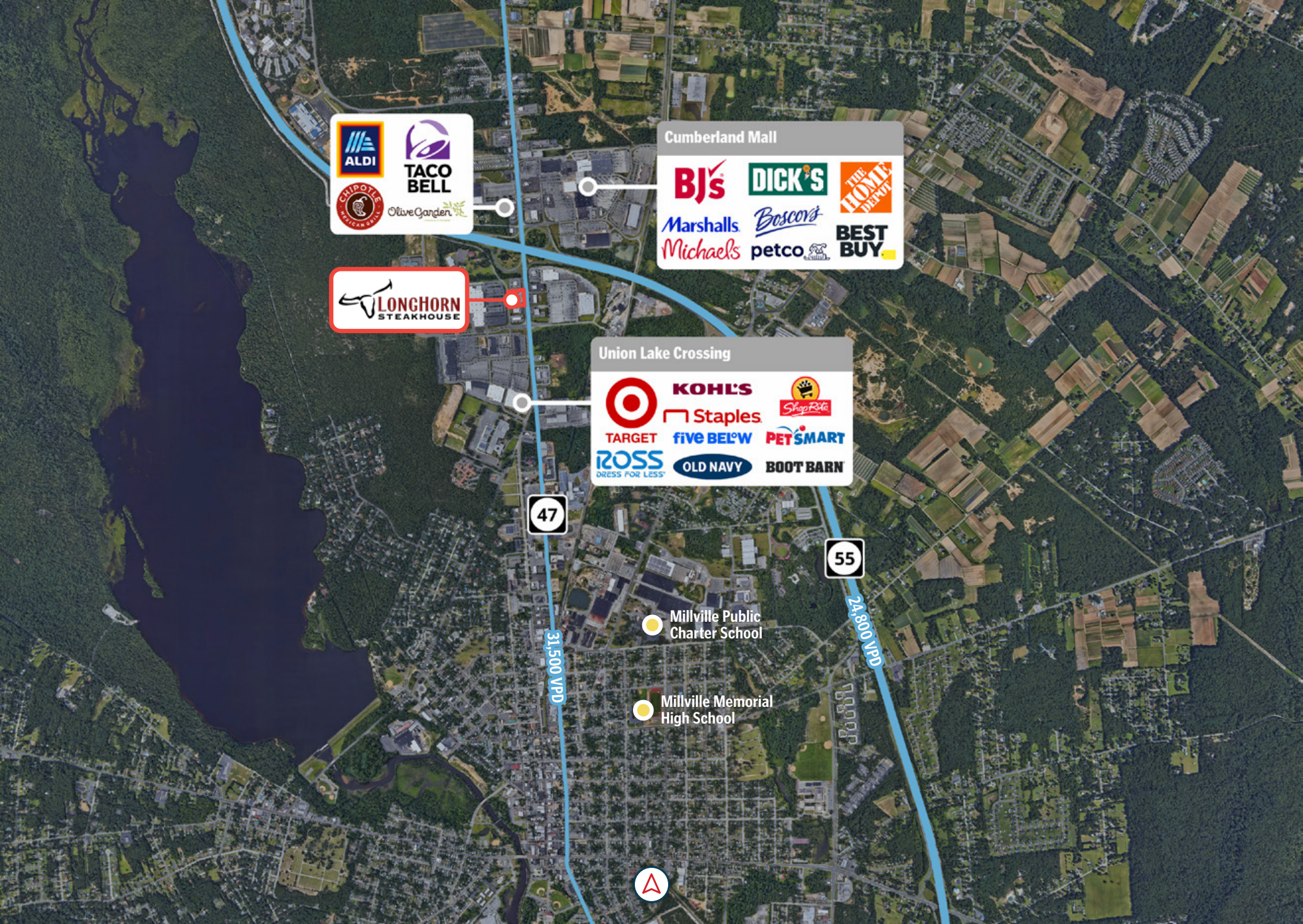
AutoZone

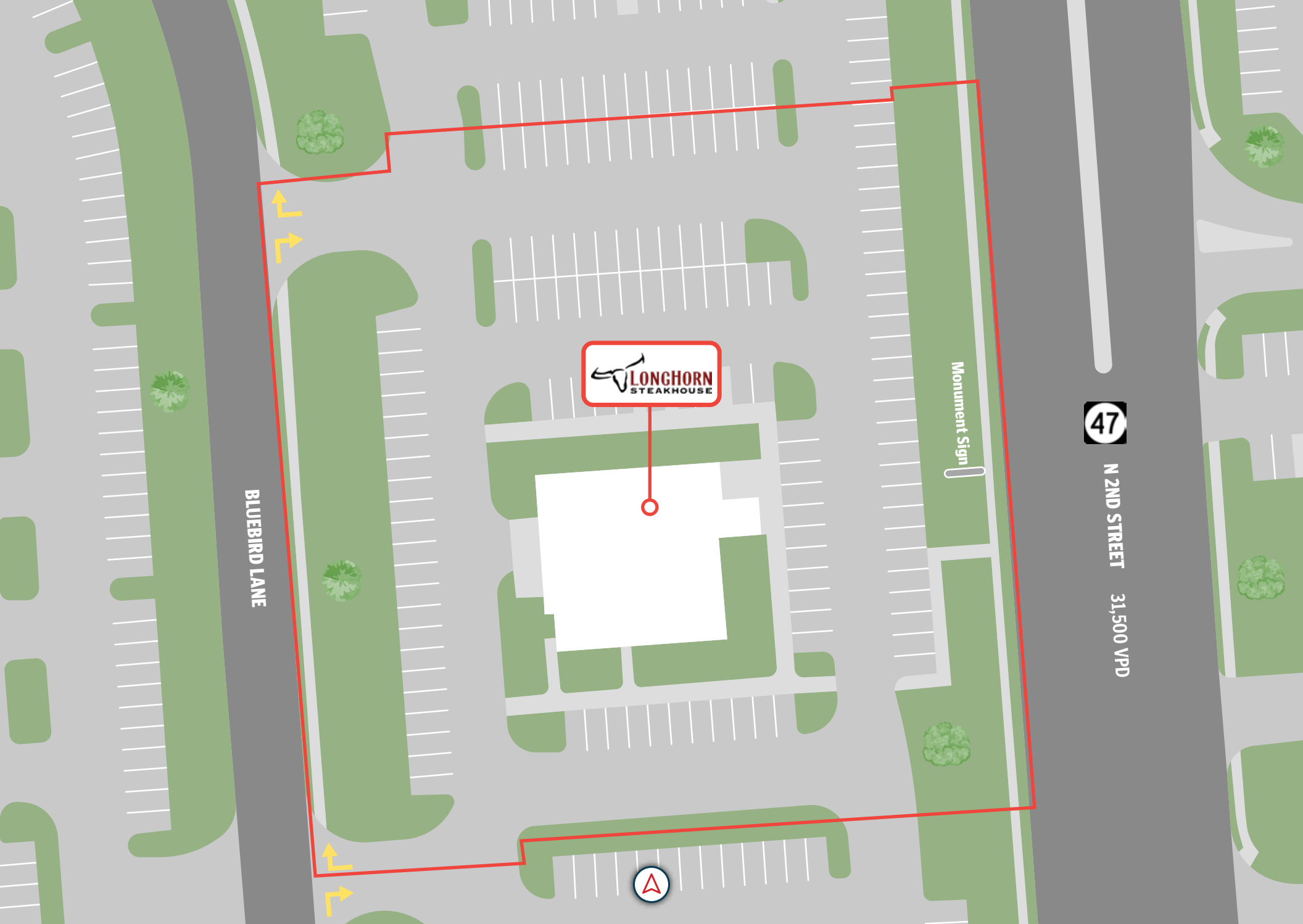


BLUEBIRD LN









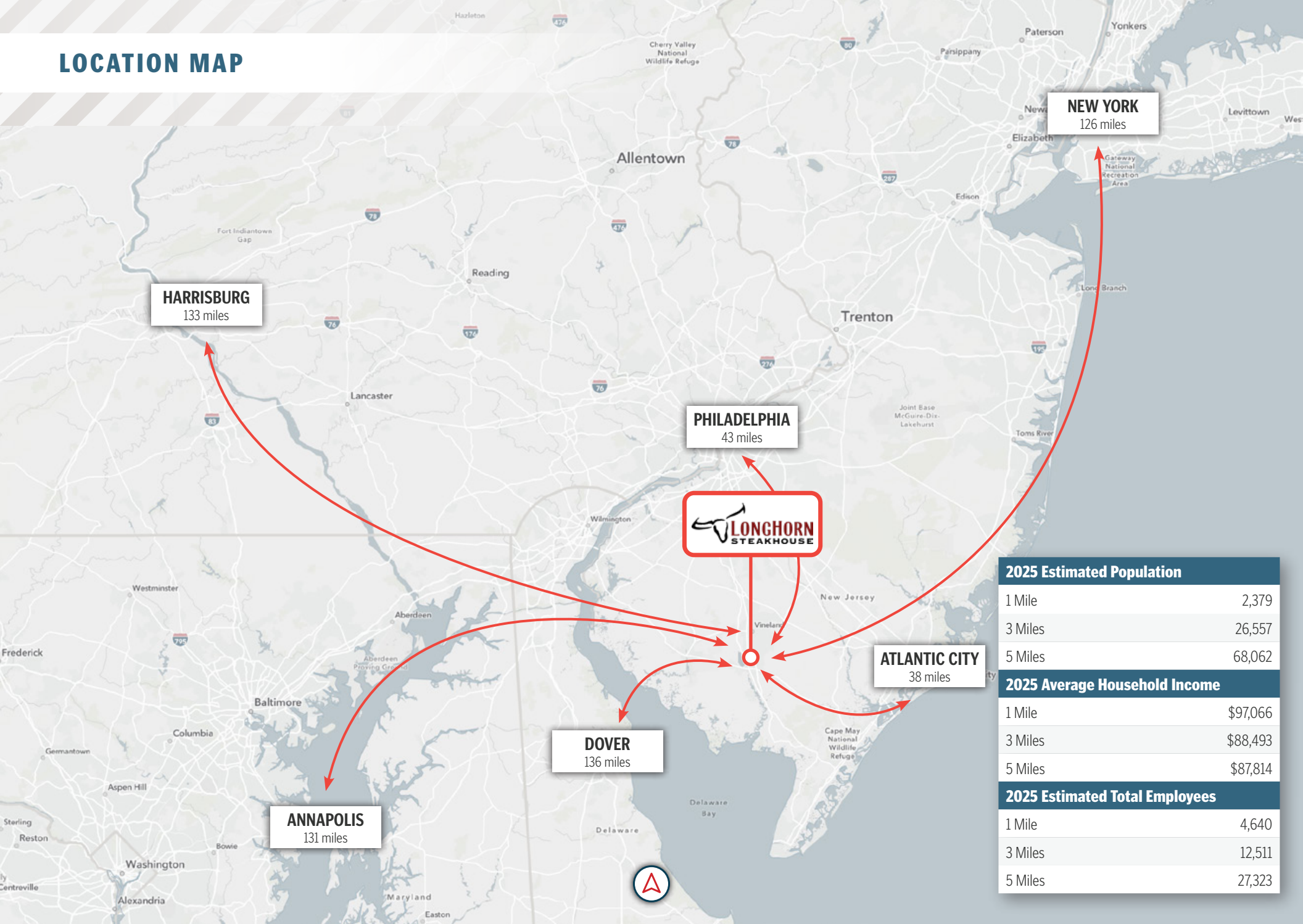
N 2ND STREET 31,500 VPD

Monument Sign

BLUEBIRD LANE



LOCATION MAP



2025 Estimated Population	
1 Mile	2,379
3 Miles	26,557
5 Miles	68,062
2025 Average Household Income	
1 Mile	\$97,066
3 Miles	\$88,493
5 Miles	\$87,814
2025 Estimated Total Employees	
1 Mile	4,640
3 Miles	12,511
5 Miles	27,323



MILLVILLE, NEW JERSEY

Millville is located in Cumberland County in southern New Jersey approximately 45 miles from Philadelphia, 120 miles from New York City, and 140 miles from Washington, D.C. It lies between the southern termini of the New Jersey Turnpike, the Garden State Parkway, State Highway 55, and the Atlantic City Expressway. The City of Millville had a population of 27,137 as of July 1, 2025.

Millville was named the fourth best urban center in the state of New Jersey. The city's development strategy relies on its riverfront and industrial heritage while embracing the high tech future. Millville is in a prime location, with a mixture of open space, recreation and development sites with affordable price tags. Millville uses public / private partnerships to support economic diversification, city beautification, special events, and recreational opportunities. Millville has a strong commitment to meaningful and long-lasting economic development for improved quality of life. The largest industries in Millville are Health Care & Social Assistance, Retail Trade, and Manufacturing.



Built around the Maurice River, the Glasstown Center Arts District is designed as an inviting place for visitors to stroll, relax, shop for art and fine crafts, and enjoy themselves. It preserves Millville's heritage as a center for the glass industry and is home to many skilled craftsmen that produced collectibles. Also located in town is Wheaton Arts, which attracts 80,000 visitors annually. Here you can watch world class glass art created in the Glass Studio. A variety of special events, exhibitions and educational programs are offered throughout the year. The Millville Army Air Field Museum, which is currently doubling its size is the site of "America's First Defense Airport" during World War II.

Transportation is provided by bus to Philadelphia, New York City, and Wilmington, Delaware. Several motor freight common carriers connect Millville with Philadelphia, New York, Baltimore, and other cities. The Millville Municipal Airport is an air freight depot and a maintenance field. Water transportation is available by means of the Maurice River which is navigable to the center of the city.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,379	26,557	68,062
2030 Projected Population	2,398	26,251	67,407
2010 Census Population	2,220	27,659	70,276
Projected Annual Growth 2025 to 2030	0.16%	-0.23%	-0.19%
Households & Growth			
2025 Estimated Households	1,014	10,673	26,220
2030 Projected Households	1,037	10,731	26,427
2010 Census Households	964	10,489	25,213
Projected Annual Growth 2025 to 2030	0.45%	0.11%	0.16%
Race & Ethnicity			
2025 Estimated White	74.25%	62.23%	63.62%
2025 Estimated Black or African American	14.63%	22.66%	18.04%
2025 Estimated Asian or Pacific Islander	1.22%	1.92%	2.41%
2025 Estimated American Indian or Native Alaskan	0.42%	0.71%	0.98%
2025 Estimated Other Races	11.27%	9.69%	16.89%
2025 Estimated Hispanic	24.42%	25.24%	37.47%
Income			
2025 Estimated Average Household Income	\$97,066	\$88,493	\$87,814
2025 Estimated Median Household Income	\$67,079	\$64,330	\$66,767
2025 Estimated Per Capita Income	\$39,774	\$35,292	\$33,877
Businesses & Employees			
2025 Estimated Total Businesses	246	982	2,332
2025 Estimated Total Employees	4,640	12,511	27,323



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Longhorn Steakhouse	5,627	4/4/2016	4/30/2036	Current	-	\$17,232	\$3.06	\$206,780	\$36.75	Absolute NNN	4 (5-Year)
				5/1/2026	1%	\$17,404	\$3.09	\$208,848	\$37.16		

1% annual rental increases thereafter,
throughout both the primary term and option periods

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact SRS Debt & Equity at jordan.yarosh@srsre.com



LONGHORN STEAKHOUSE

longhornsteakhouse.com

Company Type: Subsidiary

Locations: 622+

Parent: Darden Restaurants, Inc.

2025 Employees: 197,924

2025 Revenue: \$12.08 Billion

2025 Net Income: \$1.05 Billion

2025 Assets: \$12.59 Billion

2025 Equity: \$2.31 Billion

Credit Rating: S&P: BBB

LongHorn Steakhouse is known for fresh, boldly seasoned and expertly grilled steaks like the signature bone in Outlaw Ribeye all served in a relaxed, warm atmosphere inspired by a rancher's home. Headquartered in Orlando, LongHorn has more than 622 restaurants across 44 states and is a division of Darden Restaurants, Inc., (NYSE: DRI), which owns and operates more than 2,100 restaurants. LongHorn is committed to making a positive difference in the lives of others in the community. As part of this commitment, LongHorn Steakhouse restaurants have donated nearly 28 million pounds of food to local non-profit organizations across the country.

Source: longhornsteakhouse.com/about-us, finance.yahoo.com, darden.com, scrapehero.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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