

INVESTMENT OPPORTUNITY

249 Route 33 | Mercerville, NJ 08619 | Mercer County

FOR SALE

±2,325 SF BUILDING



CORPORATE GUARANTEE | 15 YEAR LEASE



PROPERTY FEATURES

- ±2,325 SF Chipotle Retail Building built in 2025
- Corporate Guarantee: Fortune 500 Company
- 15 Year Lease - Rent commenced 7/3/2025
- Property is located at the signalized corner of White Horse Avenue and Route 33 (combined 32,000+ VPD)
- Points of ingress/ egress on Route 33 and Eaton Avenue.
- Property's lease includes 10% rental increases every 5 years in the base term of the lease and in each option period guaranteeing contractual yield growth for the landlord.
- More than 92,000 residents within 3 miles and over 233,000 within 5 miles of the site.
- Surrounding retailers include CVS, Applebee's, ACE Hardware, Rite Aid, Retro Fitness, Big Lots, McDonald's, and Subaru to name a few to name a few.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,035	35,316	85,520
AVERAGE HHI	\$109,553	\$112,559	\$108,382
TOTAL HOUSEHOLDS	5,035	35,316	85,520

*Representative Photo

CAP RATE: 4.75% | NOI: \$140,000 | PRICE: \$2,947,369



Interstate Commercial
1400 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.icre.net

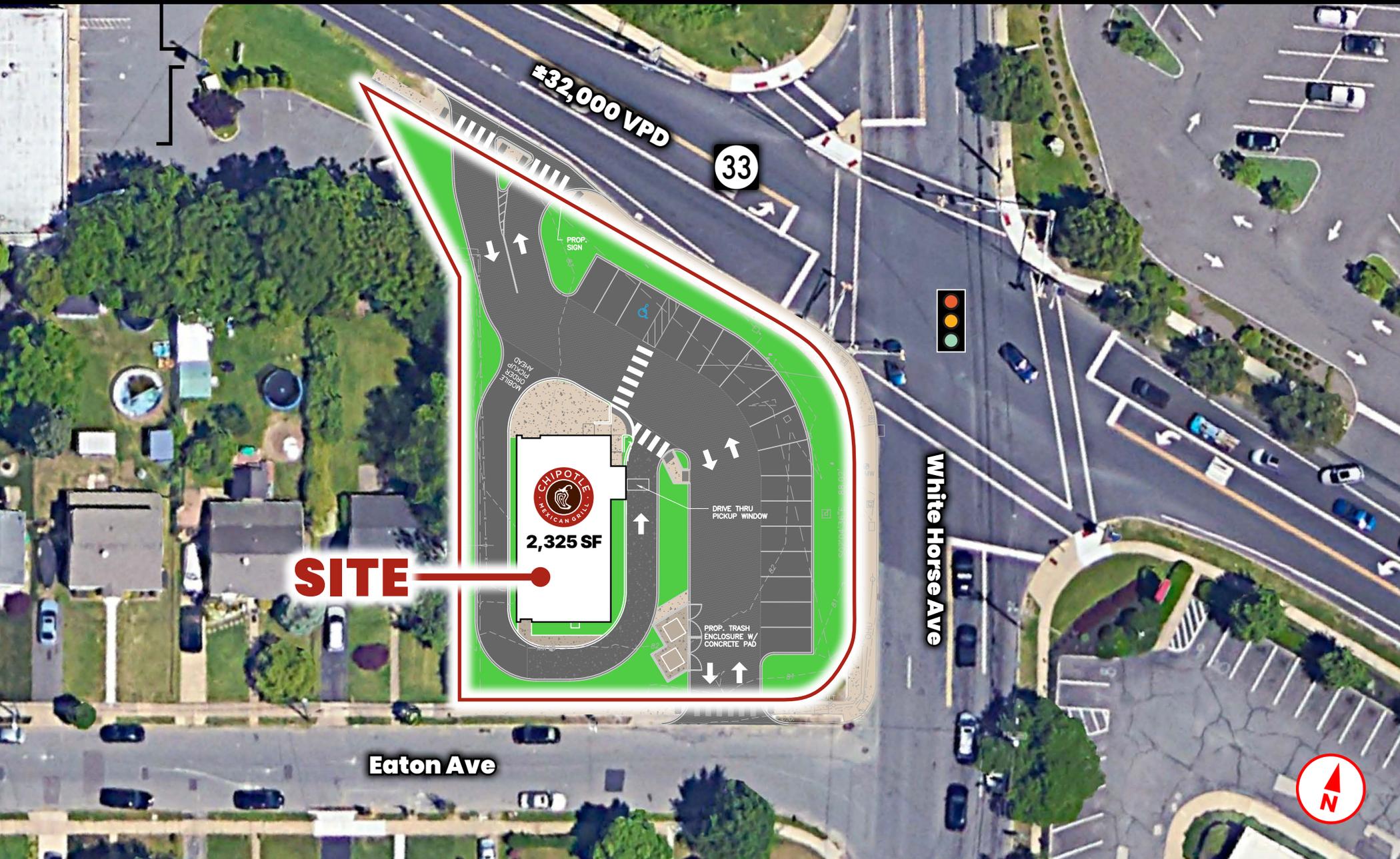
FOR MORE INFORMATION:

RYAN W. TURNER

Phone: 856.439.9200

Email: turner@ic-re.com

SITE PLAN AERIAL: 249 ROUTE 33 | MERCERVILLE, NJ 08619



SITE

INTERSTATE
COMMERCIAL

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RETAIL MARKET AERIAL: 249 ROUTE 33 | MERCERVILLE, NJ 08619



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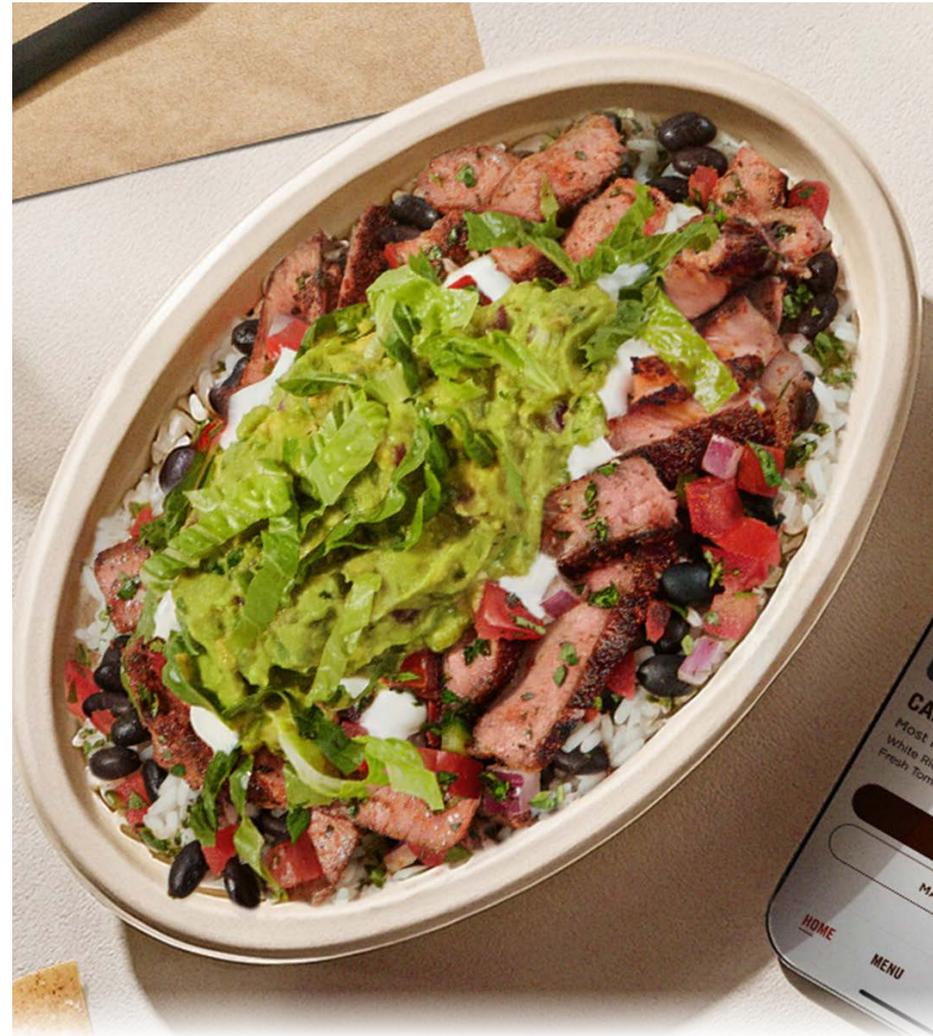
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CHIPOTLE
MEXICAN GRILL
**NNN LEASE
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LEASE ABSTRACT: 249 ROUTE 33 | MERCERVILLE, NJ 08619

PRICE:	\$2,947,369
CAP RATE	4.75%
YEAR BUILT:	Under Construction
BUILDING SQUARE FOOTAGE:	2,325
LOT SIZE:	0.46 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Chipotle Mexican Grill of Colorado, LLC
GUARANTEE:	Corporate
LEASE TYPE:	NNN*
ROOF AND STRUCTURE:	Landlord Responsible
LEASE DATE:	1/31/2022
LEASE COMMENCEMENT:	7/3/2025 – Estimated
LEASE EXPIRATION:	7/31/2039 – Estimated
INITIAL LEASE TERM:	15 Years
TERM REMAINING ON LEASE:	15 Years
RENEWAL OPTIONS:	3x5 Years; notice on or before 120 days before the expiration of term
INCREASES:	10% Every 5 Years and in Each Option Period



Landlord repairs/maintenance: Landlord at its sole cost and expense, shall maintain in good order, condition, and repair (including replacements and upgrades thereof), life safety systems, the foundations, subflooring, footings, walls, all unexposed plumbing, all structural elements of the Premises and the roof (including its waterproof membrane) of the Premises in a watertight condition. Subject property's roof is under a long-term manufacturer's warranty.



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TENANT PROFILE: 249 ROUTE 33 | MERCERVILLE, NJ 08619



LOCATIONS: 3,375+ | HEADQUARTERS: Newport Beach, CA

Chipotle Mexican Grill “Chipotle” is an American restaurant chain that was founded in 1993 and is currently headquartered in Newport Beach, CA. Chipotle is one of the world’s most favored fast-casual restaurant chains and is consistently voted America’s favorite fast-casual Mexican restaurant with average unit sales of \$2.8 million (2022). Chipotle is also one of Wall Street’s most favored stocks (NYSE: CMG) and has returned 6X since 2018.

Chipotle has made strong investments in technology, delivery, drive-thru and curb-side service. Chipotle’s app and the new Chipotlane drive-thru concept have accelerated the growth of digital sales which now make up nearly 50% of Chipotle’s total revenue. Chipotle operates over 3,375 restaurants in over 49 states and 1,700 cities around the world and has plans to continue its aggressive store growth.



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