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Price: \$3,423,800

Cap Rate: 6.50%



Corporately Guaranteed Lease



Recent Lease Extension



130+ Locations



Affluent Area with \$116,061 Avg HH Income (1 mile)



10% Rent Increases



Extremely High Unit Level Sales



Huge Catering Business



2.3 Million Person MSA



25,585 People within 3 Miles



NFL City

LEASE

The Lease is with Mission BBQ Robinson PA, LLC and guaranteed by Mission BBQ Management, LLC which is a corporate guaranty backed by 130+ locations. Tenant has been at this location since 2018 (6 years) and has recently extended its lease early with over 8.5 years of primary term now remaining. Rent increases 10.00% every five years and during each of the 5-year renewal options. Landlord is responsible for roof/structure and Tenant reimburses for all non-capital expenses. The shopping center manager takes care of all CAM. They bill the Landlord who then bills the Tenant. Tenant reports extremely strong sales at this location and expanded its space to accommodate for its highly successful catering business. Ask broker for more details.

PROPERTY

The property consists of 6,114 SF in total on 0.720 acres and sits as an outlot to a Kohl's anchored shopping center. There is an additional outdoor patio area. Mission BBQ originally occupied 4,000 SF but due to strong demand, they decided to lease the additional 2,114 SF as well and now occupy 100% of the building. The property itself offers easy signalized access and has excellent visibility on Steubenville Pike / Lincoln Highway with 25,030 vehicles passing by daily. Other retailers in the shopping center include Staples, Mattress Firm, Hobby Lobby, and Tile Shop. The property is in the center of the local trade area and is surrounded by big box national retailers in all directions. It is also conveniently located right off the I-376 interchange.

TENANT

Mission BBQ is one of the fastest growing BBQ chains in the country. The company currently has 130+ locations across the Midwest and Eastern United States. They opened their first location on September 11, 2011 as a way to honor those who protect our country. The company's mission is to provide great BBQ and serve those who serve. Each store is decorated with military, police, and fire rescue pictures and patches donated by the local communities. The brand has a loyal following and offers a very bright future. With over 7,000 employees, the founders are still highly active and involved with the company.

Location:	6541 Steubenville Pike, Pittsburgh, PA 15205
County:	Allegheny County
Tenancy:	Single
Property Type:	Retail Restaurant
Building Size:	± 6,114 SF
Land Area:	± 0.720 Acres
Year Built:	1999 (former Bob Evans)
Occupancy:	100%
Ownership Interest:	Fee Simple
Environmental:	Clean Phase I from 2017

Asher Wenig

Senior Vice President

PA License #ABR004406

Contact Broker

