

OFFERING MEMORANDUM

**LONG JOHN
SILVER'S**

LONG-TERM *CORPORATE* *GUARANTEED* SINGLE-TENANT NNN OPPORTUNITY

6198 CRESSONA MALL RD, POTTSVILLE, PA 17901



POTTSVILLE ST

BANG
REALTY

km Kidder
Mathews



*Exclusively
listed by*

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PROPERTY OVERVIEW

Kidder Mathews and Bang Realty are pleased to present the exclusive offering of a Long John Silver's located at 6198 Cressona Mall Road in Pottsville, Pennsylvania. The property comprises approximately 2,640 square feet on a 0.70-acre parcel at the signalized intersection of Route 61 and Cressona Mall Road, which sees combined daily traffic counts exceeding 33,000 vehicles. The asset is subject to an absolute triple-net (NNN) lease that commenced on July 8, 2022, and expires on July 31, 2037, providing over 12 years of remaining lease term. The lease features 10% rent increases every five years and multiple renewal options, with the tenant responsible for all expenses, offering truly passive income to the investor.

| | |
|-----------------|---|
| ADDRESS | 6198 Cressona Mall Rd, Pottsville, PA 17901 |
| GROSS LAND SIZE | ± 0.7 Acres |
| BUILDING SIZE | 2,640 SF |
| PARCEL NO. | 18-05-0143.001 |
| PROPERTY TYPE | Net Leased Quick Service Restaurant |

2,640 SF

BUILDING SIZE (SF)

7/31/37

LEASE EXPIRATION

\$1,060,000

SALE PRICE

Strategically positioned along Pottsville's primary retail corridor, the property is surrounded by a strong mix of national and regional tenants including Staples, CVS, Planet Fitness, Giant, AutoZone, McDonald's, and more. The site benefits from proximity to major demand drivers such as Lehigh Valley Hospital – Schuylkill Campus (129 beds), Schuylkill Haven School District, and Penn State Schuylkill. Over 39,000 people reside within five miles, and more than 65,000 within ten miles of the property. This high-visibility, service-oriented location provides a stable, long-term investment opportunity in a core Pennsylvania market.



| | |
|------------------|--|
| PRICE | \$1,060,000 |
| LEASE TERM | ±12 Years, 3 Months |
| LEASE GUARANTOR | Corporate |
| ANNUAL RENT | \$53,000 |
| CAP RATE | 5% |
| YEAR 3 CAP RATE | 5.5% |
| LEASE START DATE | 7/7/2022 |
| LEASE EXPIRATION | 7/31/2037 |
| LEASE TYPE | Triple Net (NNN) |
| ROOF & STRUCTURE | Tenant Responsible |
| OPTIONS TO RENEW | Two (2), Five (5)-Year & One (1), Four Year and Eleven Month (4.9) |
| RENTAL INCREASES | 10% Every 5 Years |

PROPERTY HIGHLIGHTS

Long-Term, Passive NNN Lease

New 15-year absolute triple-net (NNN) lease commenced July 7, 2022, and expires July 31, 2037. Over 12 years of remaining lease term with 10% rent increases every five years. Tenant is responsible for all expenses including taxes, insurance, and maintenance

Established National Brand - Long John Silver's

Long John Silver's is the largest quick-service seafood chain in the U.S., with over 600 locations and more than 10,000 employees. Operated by LJS Partners LLC, which includes original founder Jim Patterson Sr. Known for sustainability harvested, ocean-grown seafood. Actively expanding globally, including a 54-unit development agreement in Indonesia announced in 2021.

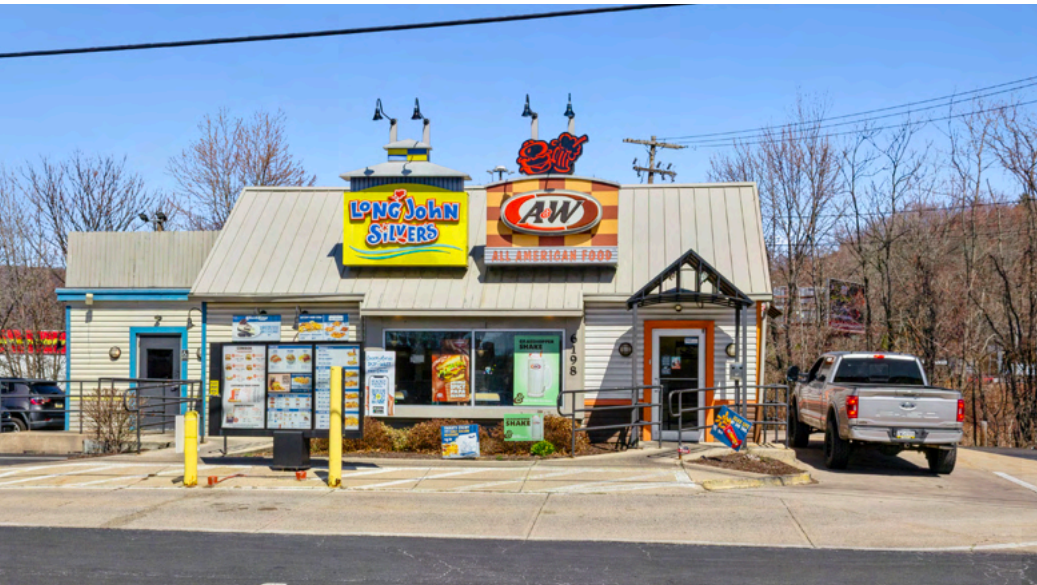
Strong Location & Demographics

Located at the signalized intersection of Cressona Mall Road and Route 61, with combined traffic counts of over 33,000 vehicles per day. Adjacent to Cressona Mall and less than one mile from Penn State Schuylkill (800+ students). Just four miles from Lehigh Valley Hospital-Schuylkill, a 129-bed regional medical facility. Surrounded by national and regional tenants including Staples, CVS, Planet Fitness, Giant Food Store, AutoZone, Burger King, McDonald's, and more. Over 39,000 residents within a five-mile radius and more than 65,000 within a ten-mile radius.





EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



RENT SCHEDULE

| Lease Year | Annual Rent | Monthly Rent | CAP Rent |
|--|-----------------|-------------------|--------------|
| Current - July 31, 2027 (Base) | \$53,000 | \$4,416.67 | 5.00% |
| August 1, 2027 - July 31, 2032 (Base) | \$58,300 | \$4,858.33 | 5.50% |
| August 1, 2032 - July 31, 2037 (Base) | \$64,130 | \$5,344.17 | 6.05% |
| August 1, 2037 - July 31, 2042 (Option) | \$70,543 | \$5,878.58 | 6.66% |
| August 1, 2042 - June 31, 2047 (Option) | \$77,597 | \$6,466.44 | 7.32% |
| August 1, 2047 - June 31, 2052 (Option) | \$85,357 | \$7,113.09 | 8.05% |



ALLENTOWN, PA

Allentown is an active city with a strong market and strategic location —

Strategic Location

Allentown's location in the Lehigh Valley offers easy access to major transit hubs like Philadelphia, New York City, and Washington, D.C. Its location near major highways, Interstate 78 and Route 22, makes it ideal for regional commerce, logistics, and distribution.

Economic Stability

Allentown has undergone significant economic revitalization driven by a mix of industries, healthcare, and technology services. The city's diverse and growing economy, coupled with recent downtown revitalization, provides a stable base and strong investment opportunities.

Strong Demographics

The Lehigh Valley, which includes Allentown, is a flourishing and diverse metropolis with a dynamic demographic environment and sustained population growth because of its affordability and job opportunities. The city's diverse population supports a thriving cultural scene and an ongoing market of housing, retail, and services.

Infrastructure and Transportation

Allentown's extensive transportation network, including I-78, Route 22, and Lehigh Valley International Airport, makes it a key logistical and transportation hub. The city thrives because of its strong infrastructure, which underpins both national and regional businesses.

Quality of Life

The city provides a great quality of life and a balanced lifestyle with parks, cultural attractions, and recreational opportunities. Historical sites like Lehigh Canal Park and the Allentown Art Museum, as well as an abundance of recreational, cultural, and family-friendly activities, make it a desirable place to live and work. Allentown's Downtown revitalization has created a vibrant urban hub and enhanced the city's attractiveness.

Education and Healthcare

Allentown is home to notable medical facilities and substantial educational institutions, ensuring that residents have access to outstanding healthcare and education. The city is a desirable place for professionals, families, and companies looking for opportunity and stability because of these resources.

In summary, Allentown's strategic position, diversified economy, energetic community, and reliable infrastructure make it an excellent area to invest in and lease real estate. Allentown has become one of the most popular places to invest in and own real estate.

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2024 ESTIMATED POPULATION | 5,250 | 13,276 | 41,011 |
| 2029 PROJECTED POPULATION | 5,297 | 13,434 | 41,349 |
| 2010 CENSUS | 5,488 | 13,388 | 41,997 |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2024 ESTIMATED HOUSEHOLDS | 2,187 | 5,366 | 16,944 |
| 2029 PROJECTED HOUSEHOLDS | 2,187 | 5,391 | 16,964 |
| 2010 CENSUS | 2,242 | 5,496 | 17,316 |

AVERAGE HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|---|----------|----------|----------|
| 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME | \$78,875 | \$91,682 | \$88,139 |
| 2029 PROJECTED AVERAGE HOUSEHOLD INCOME | \$80,478 | \$94,385 | \$90,765 |
| CENSUS AVERAGE HOUSEHOLD INCOME (2010) | \$55,648 | \$59,998 | \$53,876 |
| PROJECTED ANNUAL CHANGE (2024-2029) | 0.4% | 0.6% | 0.6% |





A trusted and established restaurant, offers a delicious selection of traditional seafood, fried to crispy perfection and served with flavorful sides, delivering the taste of the sea.

Long John Silver's offers a delicious seafood dining experience in a relaxed, family-friendly atmosphere. Seafood enthusiasts nationwide appreciate the brand's commitment to quality and customer satisfaction.

Famous for its premium, perfectly fried fish dinners. Its success and loyal customer base have made it a popular restaurant nationwide. They are desirable tenants because they select high-traffic retail locations, which ensures a consistent flow of customers.



OF LOCATIONS **482**

NUMBER OF OFFICES **3**

LOCATIONS IN PENNSYLVANIA **23**

ASSOCIATES **~10,000**

YEAR FOUNDED **1969**

HQ LOCATION **Louisville, KY**

THE EDGE IN YOUR MARKET

For over 50 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$10B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

42.4M+

SF ANNUALLY LEASED

31.7M+

SF ANNUALLY SOLD

ASSET SERVICES

51M SF

MANAGEMENT PORTFOLIO

750+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,600

ASSIGNMENTS ANNUALLY

43/25

TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

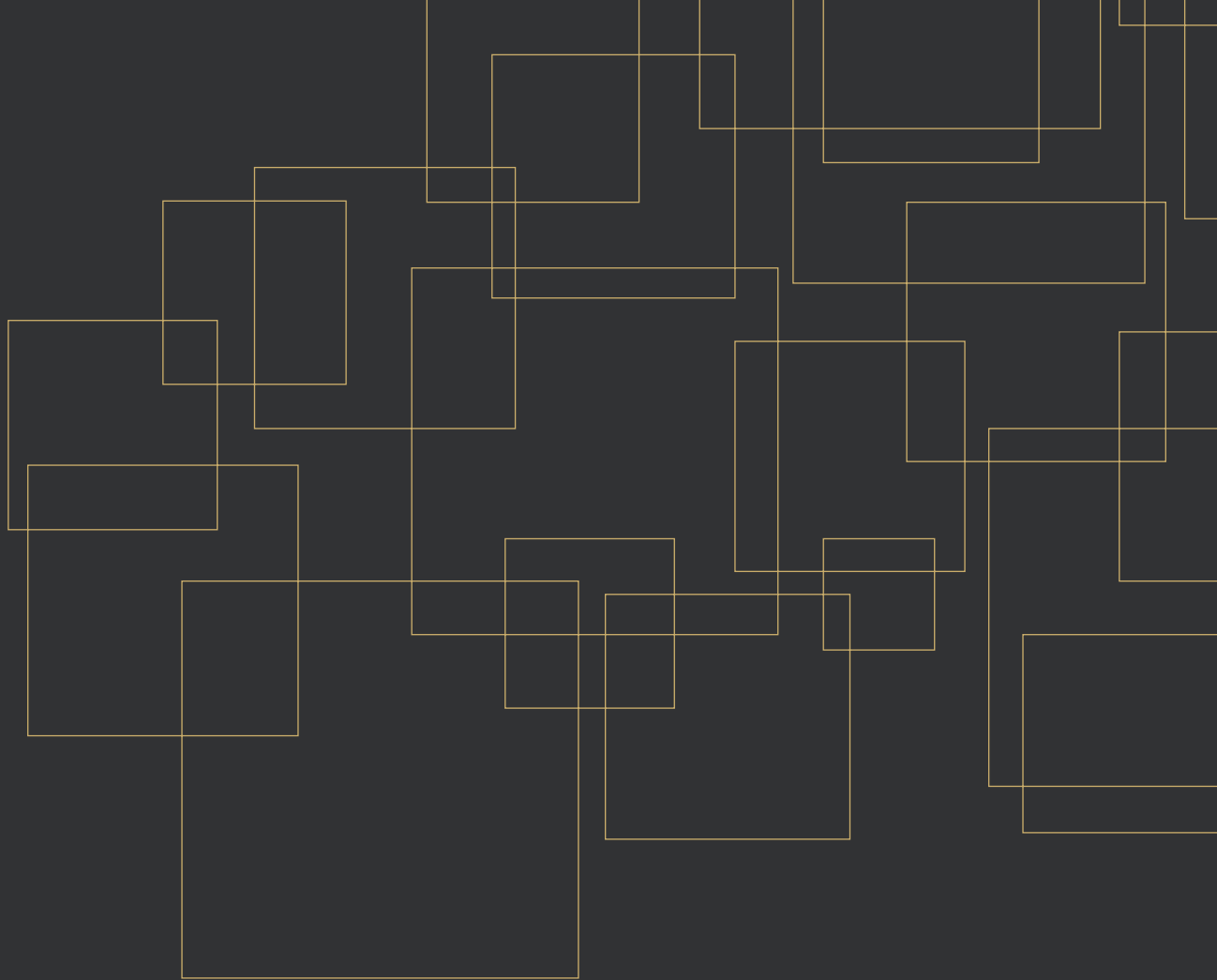
Commercial Brokerage

Asset Services

Valuation Advisory

Debt & Equity Finance





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