

***New Long Term 20 Year Absolute NNN Lease***  
**Essential Retailer – Corporate Guaranteed Asset**

315 Atlantic City Blvd | Beachwood, NJ | 08722



**SANDWICHES**



**COFFEES & TEAS**



**Colliers**  
INTERNATIONAL





# Property Overview

## Single Tenant Absolute NNN Lease

We are pleased to present an opportunity to purchase a single tenant absolute NNN leased Farm Stores asset on a brand new 20 year lease with a corporate guaranty. The subject property is very well positioned at the hard corner signalized intersection of Atlantic City Blvd and Beachwood Blvd. Additionally, the subject property sits just off U.S. Hwy 9 and is surrounded by a dense single family residential consumer base, making this an ideal location for Farm Stores use. This is an excellent opportunity to purchase a single tenant absolute NNN leased investment, on a new 20 year corporate guaranteed lease, with 3% annual rental increases and zero landlord obligations.





PRICING DETAILS	
List Price	\$1,348,527
CAP Rate	5.75%
Annual Rent	\$77,540
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT	
Tenant Trade Name	Farm Stores
Lease Guarantor	Farm Stores Franchisee, LLC
Lease Start	September 15, 2020
Lease Expiration	September 31, 2040
Lease Term	20 Years
Term Remaining On Lease	20 Years
Base Rent	\$77,540
Rental Adjustments	3% Annual Increases Commencing 4/1/2023 (Next Bump - 10/1/2022: \$79,866.49)
Option Periods	2 - 5 Year Options 3% Annual Increases Each Option
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

## Investment Highlights

- **New Long Term 20 Year Absolute NNN Lease** – Zero Landlord Responsibilities
- **Farm Stores** – Corporate Guaranty – Farm Stores Franchising, LLC
- **Farm Stores** – America’s Only Double Drive-Thru Convenience Store Concept
- In Operation for Over 60 Years
- **Over 60 Existing Farm Stores** Including Company Owned Stores, Dealers and Franchisees (Additional Locations Under Development)
- Inflation Hedge – 3% Annual Increases (Beginning Year 3) Including Option Periods (2 – 5 Year Options)
- **Hard Corner Signalized Intersection** – Directly Across from CVS  
Positioned Just Off U.S. Hwy 9
- **Located on Atlantic City Blvd** – 18,475+ VPD – Great Visibility & Easy Access
- **Main Corridor Serving the Dense Residential Consumer Base** Surrounding the Subject Property
- Ideal 1031 Exchange Asset – All Expenses Paid Directly – Ease of Management
- **Essential Retailer** – Consumer Staples Products – Recession Resistant Concept
- **Demographics** – Over 119,250 Residents within a 5 Mile Radius
- Average Household Income of Over \$89,500 within a 3 Mile Radius



PARCEL DETAILS	
APN	05 00004- 26-00006
Building Size	1,570 SF
Land Size	0.64 Acres

## Farm Stores America’s Only Double Drive-Thru Convenience Store Concept







## Guarantor Overview

### America's Double Drive Thru Convenience Stores

Farm Stores is America's largest and original drive-thru grocery store. They have been a favorite neighborhood stop for generations of Floridians, since 1957. There are 60 existing Farm Stores including company owned stores, dealers and franchisees with new locations under construction in Florida, Texas, New York, New Jersey, Louisiana, and Connecticut.

Farm Stores are fast, friendly, neighborhood drive-thru stores that sell groceries, coffee, and fresh-baked breads and pastries. They are the drive-thru version of the "10 Items or Less" checkout lane at the supermarket, plus the drive-thru version of a coffee shop or convenience store.



## 9 THINGS *to love about Farm Stores*

**\$700  
BILLION  
INDUSTRY**

Farm Stores is part  
of a growing  
\$700 Billion industry

**GROCERY  
+BAKERY  
+RESTAURANT**  
*Farm Stores*

A hybrid of grocery store, bakery  
and restaurant  
- Farm Stores is 100% unique



80% of Farms Stores customers are  
repeat customers, returning to the store  
at lease once weekly!

Stocking the  
**(MOST  
FREQUENT  
MOST  
CONVENIENT)**  
store

Farm Stores sells the grocery  
and foodservice items that  
consumers purchase most  
frequently and delivers them  
in the most convenient way  
possible - via small, drive-thru  
locations

**EFFICIENT  
BUSINESS  
MODEL**

Our extremely efficient business  
model has low operating cost  
and requires few employees

**CONVENIENCE  
CONVENIENT  
STORE**

Not a traditional convenience  
store, we view ourselves as a  
convenient store - and we're  
the last stop for busy families  
on the-go and on the way home

**LARGEST  
& OLDEST**

Since 1957, Farm Stores is the  
largest and oldest drive-thru  
grocery store in America

**MULTI-UNIT  
OPPORTUNITIES**

We have great locations  
available and multi-unit  
growth potential




Nationwide Area Developer  
opportunities are available now




***Ocean County, New Jersey***

Ocean County is located along the Jersey Shore in the central portion of New Jersey. Its county seat is Toms River. Since 1990, Ocean County has been one of New Jersey’s fastest-growing counties. As of the 2019 Census estimate, the county’s population was 607,186, a 5.3% increase from the 576,567 enumerated in the 2010 United States Census, making Ocean the state’s sixth-most populous county. The 2010 population figure represented an increase of 65,651 (+12.8%) from the 2000 Census population of 510,916, as Ocean surpassed Union County to become the sixth-most populous county in the state.


Ocean County is located 50 miles east of Philadelphia, 70 miles south of New York City, and 25 miles north of Atlantic City, making it a prime destination for residents of these cities during the summer. Ocean County is part of the New York metropolitan area but is also home to many tourist attractions frequently visited by Delaware Valley residents, especially the beachfront communities of Seaside Heights, Long Beach Island, Point Pleasant Beach, as well as Six Flags Great Adventure, which is the home of the world’s tallest and second-fastest roller coaster, Kingda Ka. Ocean County is also a gateway to New Jersey’s Pine Barrens, one of the largest protected pieces of land on the East Coast.




**601,651**  
Population



**\$285,200**  
Median Property Value

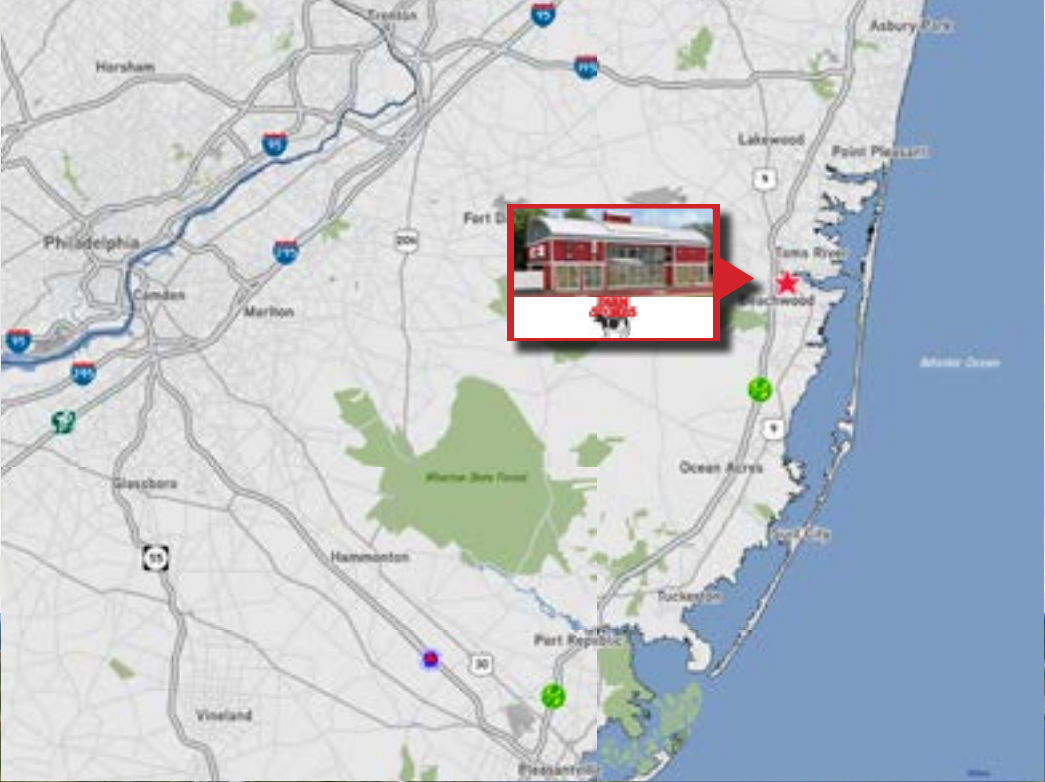


**42.7**  
Median Age



**263,534**  
Labor Force  
Largest Industries: Health Care &  
Social Assistance, Retail Trade, and Education

**\$68,551**  
Median Household  
Income



***Beachwood, New Jersey***

Beachwood is a borough in Ocean County, New Jersey. The borough borders the Ocean County municipalities of Berkeley Township, Pine Beach and South Toms River. As of the 2010 United States Census, the borough’s population increased to 11,045 reflecting an increase of 670 (+6.5%) from the 10,375 counted in the 2000 Census, which had in turn increased by 1,051 (+11.3%) from the 9,324 counted in the 1990 Census. the highest recorded in any decennial census.

**Education**

As of the 2018–19 school year, the district, comprised of 18 schools, had an enrollment of 15,472 students and 1,171 classroom teachers. Students in kindergarten through 5th grades attend either Beachwood Elementary School in Beachwood or Pine Beach Elementary in the neighboring community of Pine Beach. Intermediate school students attend Toms River Intermediate School South in Beachwood for grades 6–8. High school students attend Toms River High School South in Toms River Township for grades 9–12.

**Transportation**

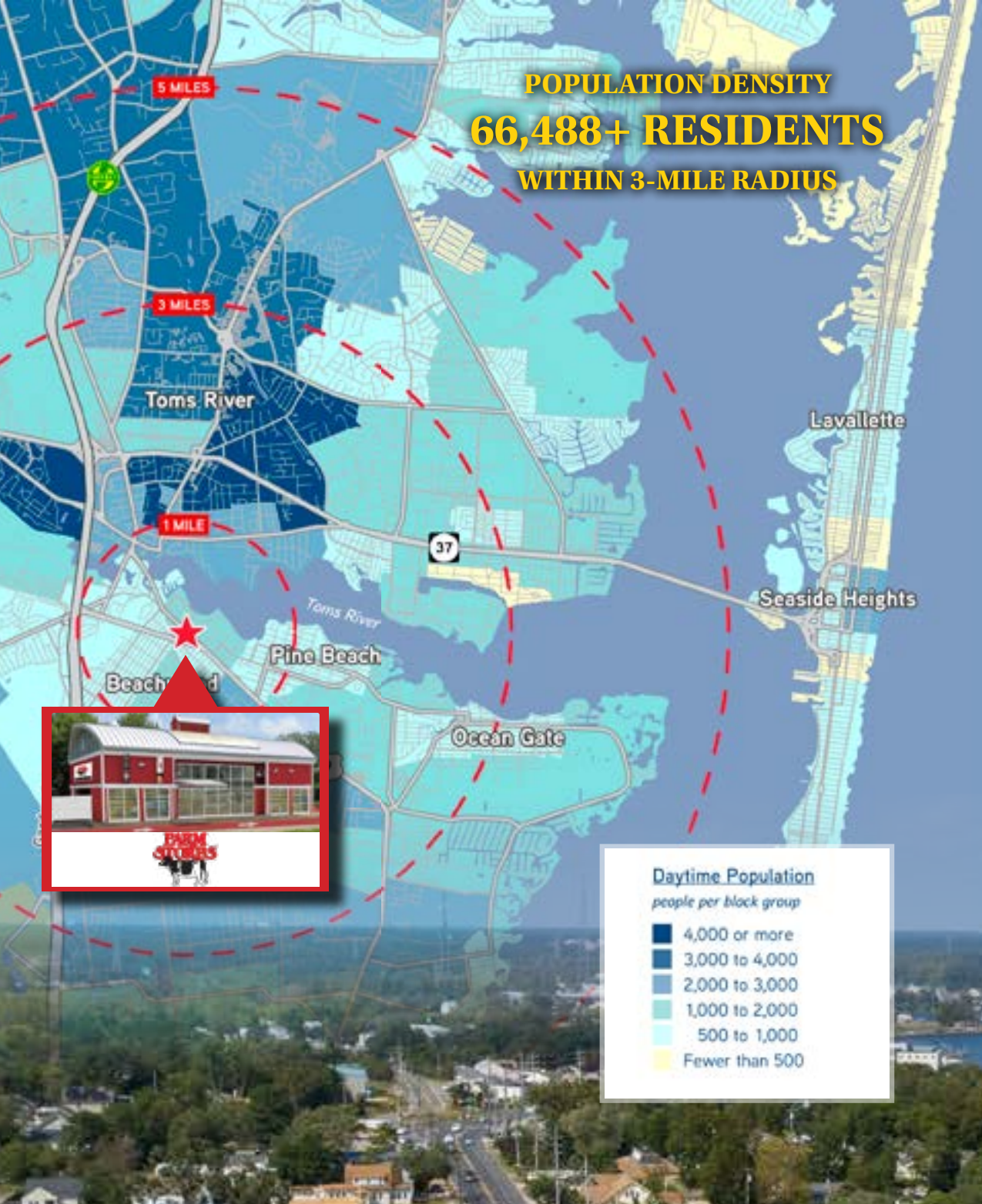
The Garden State Parkway passes through the borough, connecting Berkeley Township in the south to South Toms River in the north.



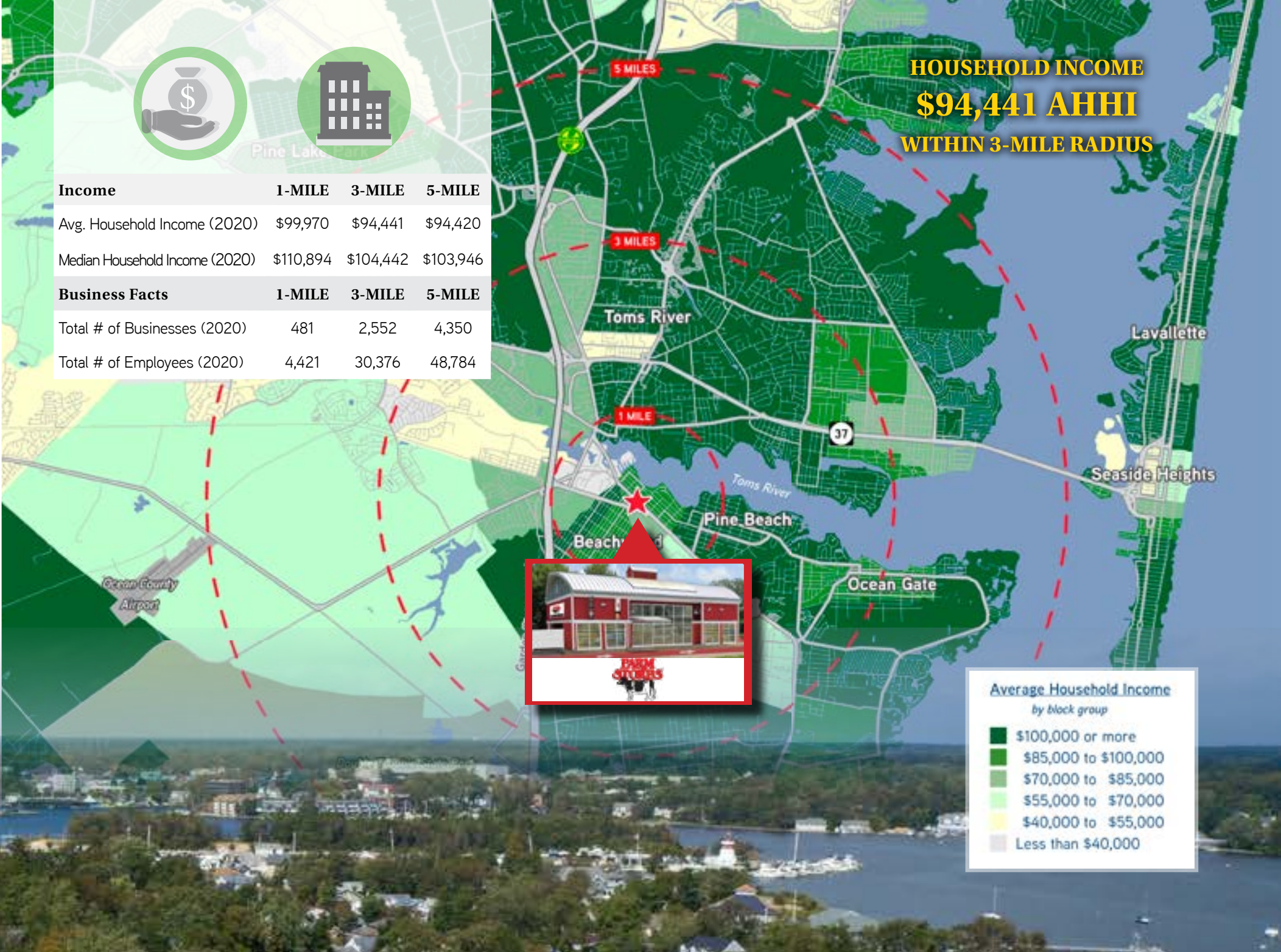




Population	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	9,816	66,488	124,360
Projected Population (2025)	10,002	67,992	127,229
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	3,430	24,330	48,672
Projected Households (2025)	3,484	24,790	49,672



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2020)	\$99,970	\$94,441	\$94,420
Median Household Income (2020)	\$110,894	\$104,442	\$103,946
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2020)	481	2,552	4,350
Total # of Employees (2020)	4,421	30,376	48,784







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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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