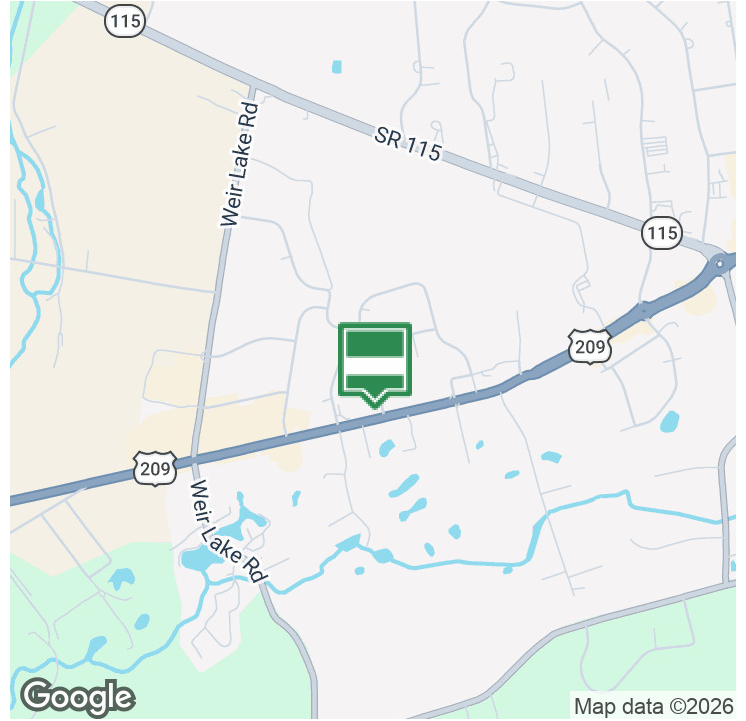


# Multi-Tenant Enterprise Rent-A-Car Anchored Investment

1105 Scott St., Brodheadsville, PA 18322



## OFFERING SUMMARY

Sale Price:	\$849,000
Cap Rate:	6.3%
NOI:	\$53,509
Available SF:	
Lot Size:	1.24 Acres
Building Size:	4,596 SF
Zoning:	GC - General Commercial
Market:	Northeast PA
Submarket:	Brodheadsville
Price / SF:	\$184.73

## PROPERTY OVERVIEW

Opportunity to own a recently opened and renovated 2,500 SQFT Enterprise Rent-A-Car Rental NN Lease with prorated reimbursement on property taxes and common area maintenance. Three 5-year renewals remain with 2% increases annually. Enterprise recently remodeled in 2023 - demonstrating their investment in this location.

The adjoining Residential unit is 3 Beds, 2.5 Baths with updated HVACs, flooring, plumbing, and electrical. The property presents an ideal opportunity to invest in a strong commercial tenant, diversified with a residential tenant. Current Gross Income \$63,000, with an NOI of \$53,500/yr with a calculated CAP Rate of 6.3%.

Near Kinsley's ShopRite, Autozone, Dollar General, Dunkelberger's Sports Outfitter, Ace Hardware and Weis Markets.

## PROPERTY HIGHLIGHTS

- NN Lease with Annual Escalations
- Three 5-Year Renewal Extensions
- Recent Tenant Investment in Property

## Jennifer Mickens

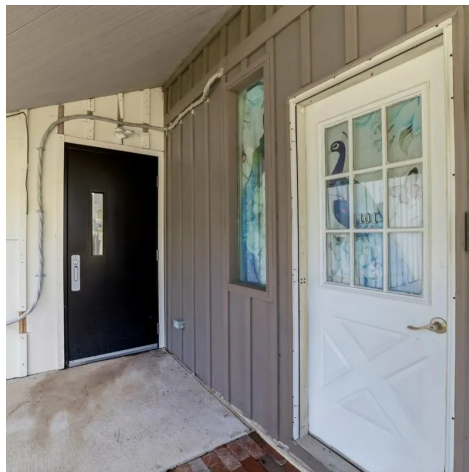
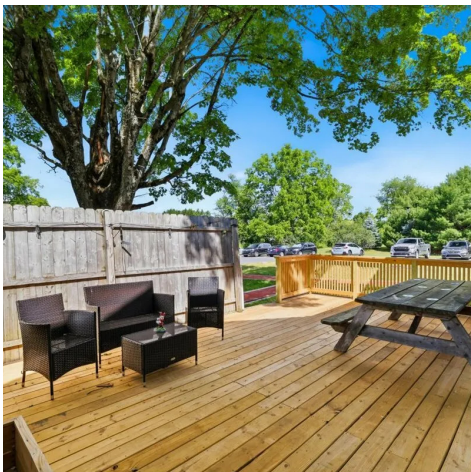
Broker / Owner / Property Manager  
 570.801.6170  
 570.620.6931  
[jennifer@tacmcommercial.com](mailto:jennifer@tacmcommercial.com)

TACM Commercial Realty Inc  
 2331 Route 209/Suite 5  
 Sciota, PA 18354

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**Jennifer Mickens**

Broker / Owner / Property Manager

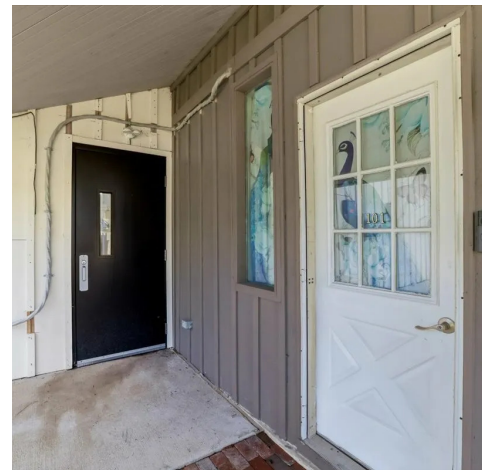
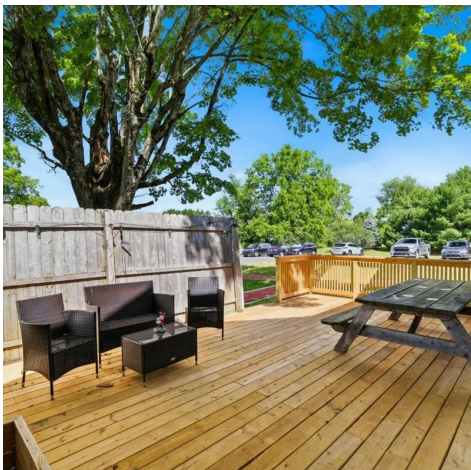
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<b>INCOME SUMMARY</b>	<b>ENTERPRISE RENT-A-CAR PLUS RESIDENTIAL TENANT</b>
Residential Unit	\$27,600
Commercial Unit	\$35,400
Vacancy Cost	(\$2,520)
<b>GROSS INCOME</b>	<b>\$60,480</b>
<b>EXPENSES SUMMARY</b>	<b>ENTERPRISE RENT-A-CAR PLUS RESIDENTIAL TENANT</b>
Taxes	\$10,953
Insurance	\$2,100
Misc Maintenance	\$1,000
Snow/Land (Minus 80% Reimbursement by Enterprise)	\$1,200
House Meter	\$480
Taxes Paid by Enterprise	(\$8,762)
<b>OPERATING EXPENSES</b>	<b>\$6,971</b>
<b>NET OPERATING INCOME</b>	<b>\$53,509</b>

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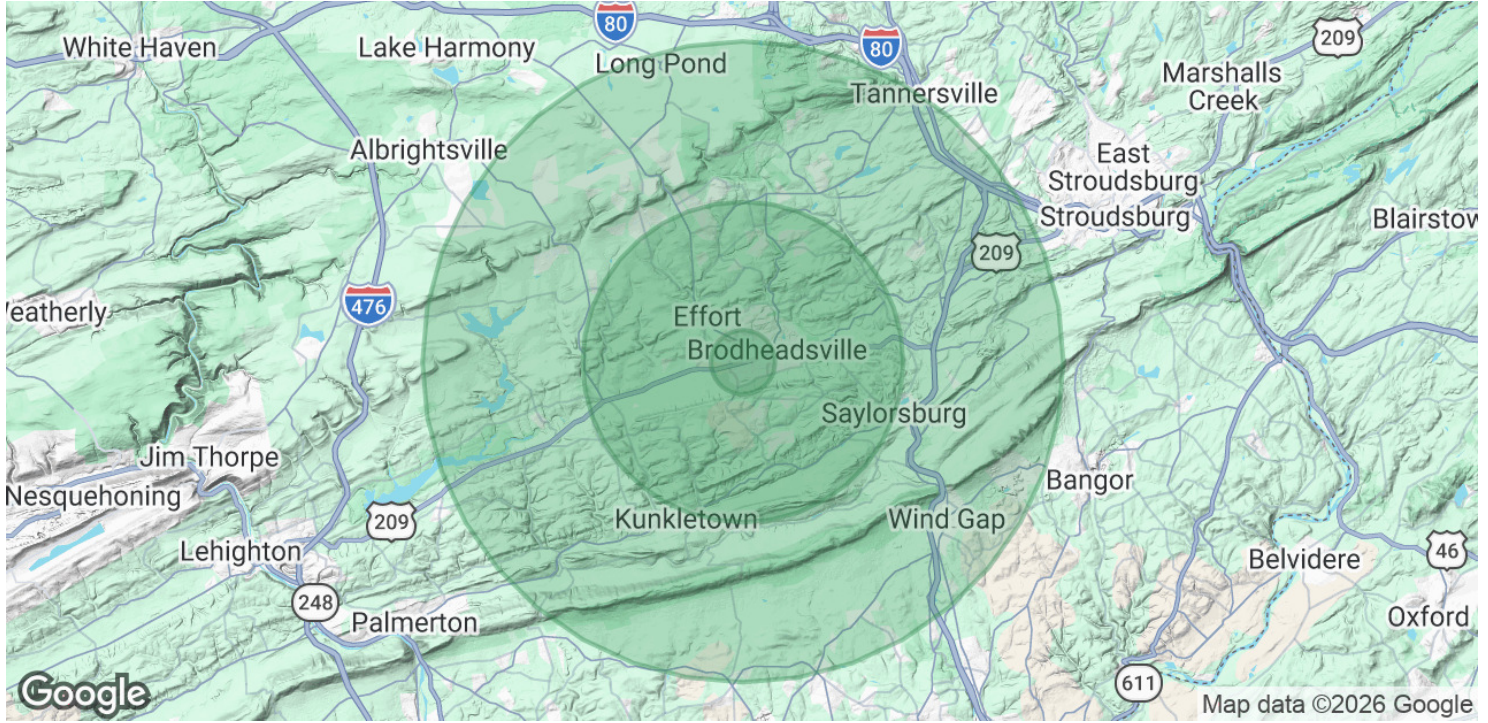
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# Multi-Tenant Enterprise Rent-A-Car Anchored Investment

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	990	24,866	83,005
Average Age	46.3	41.0	41.4
Average Age (Male)	44.2	39.3	40.4
Average Age (Female)	48.8	43.0	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	373	8,870	30,267
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$70,430	\$69,366	\$70,185
Average House Value		\$237,873	\$234,223

2020 American Community Survey (ACS)

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