



2 BETHEL ROAD
SOMERS POINT, NJ

Low Price Point / Heavy Traffic / NJ Shore Location



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PAPPAS CARDONE
NET LEASE GROUP



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Executive Summary

Shen's Sushi

2 Bethel Road | Somers Point | NJ

Offering Price

\$499,000

Cap Rate **6.41%**

Net Operating Income **\$32,000**

Gross Leaseable Area **1,482 SF**

Lot Size **.21 Acres**

Year Built **2006**

Guarantor **Shen's Sushi & Ramen House LLC**



Lease Summary

Lease Type	Double Net (NN)	Original Lease Term	5 Years
Roof/Structure	Landlord Responsibility	Remaining Lease Term	1.5 Years
Lease Commencement	4/1/2022	Renewal Options	2, 5-Year
Lease Expiration	3/31/2027	Rent Increases	5% Annually

Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through - 3/31/26	-	-	-
Year 2	4/1/26 - 3/31/27	-	5%	-
Option 1	4/1/27 - 3/31/32	-	5% Annually	-
Option 2	4/1/32 - 3/31/37	-	3% Annually	-

Investment Highlights



Passive Income

Double Net Leased Restaurant with Minimal Responsibilities Located at the Heavily Trafficked Signalized Intersection of Bethel Road and Ocean Heights Avenue with More Than 37,500 Vehicles Passing Daily



Lease Term

Tenant has Over 1.5 Years Remaining on the Base Term of the Lease with 5% Annual Rent Increases, as a Hedge Against Inflation



NJ Shore Location

Situated Just 3 Miles from the New Jersey Shore Town of Ocean City Providing Steady Traffic Past the Site



Shopping Center

Strategically Located Across from Ocean Heights Plaza a 80,000 Square Foot Shopping Center Anchored by ShopRite which Attracts over 3 Million Visitors Annually



Retail Corridor

Subject Property is Surrounded by a Host of the Nation's Most Successful Retailers Including CVS, Starbucks, Applebee's, Wendy's, Five Below, Staples, T-Mobil, and Many More



Atlantic City

Subject Property is Strategically Positioned within 12-Miles from Atlantic City Home to 9 Casinos Making it the Casino Capital of the East Coast



Growing Population

Area Projected to Experience Population Growth Between 2024 and 2029 within a 1, 3 and 5-Mile Radius



Sound Demographics

Situated in a Dense Area with Over 73,000 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$132,000 within a 3-Mile Radius

Retail Map

Ocean Heights Plaza

3 Million Visitors Annually

FIVE BELOW



STAPLES



Bethel Road 11,648 VPD

Fulton Bank

verizon

New Road 15,728 VPD

Advance Auto Parts

CVS
pharmacy



Ocean Heights Avenue 19,121 VPD



Parcel Map

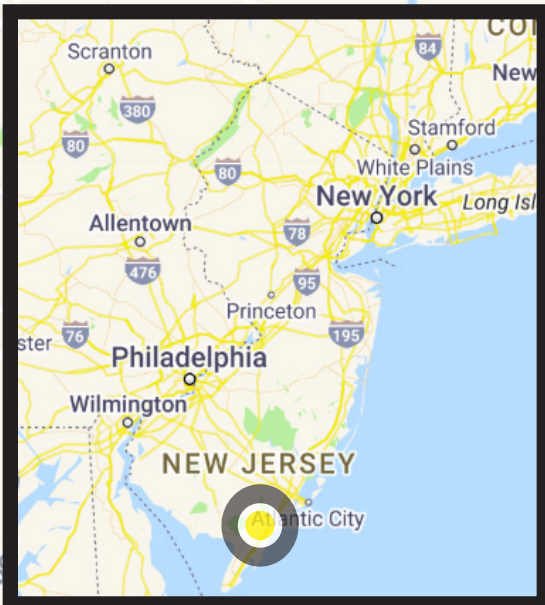
Bethel Road 11,648 VPD



Ocean Heights Avenue 19,121 VPD

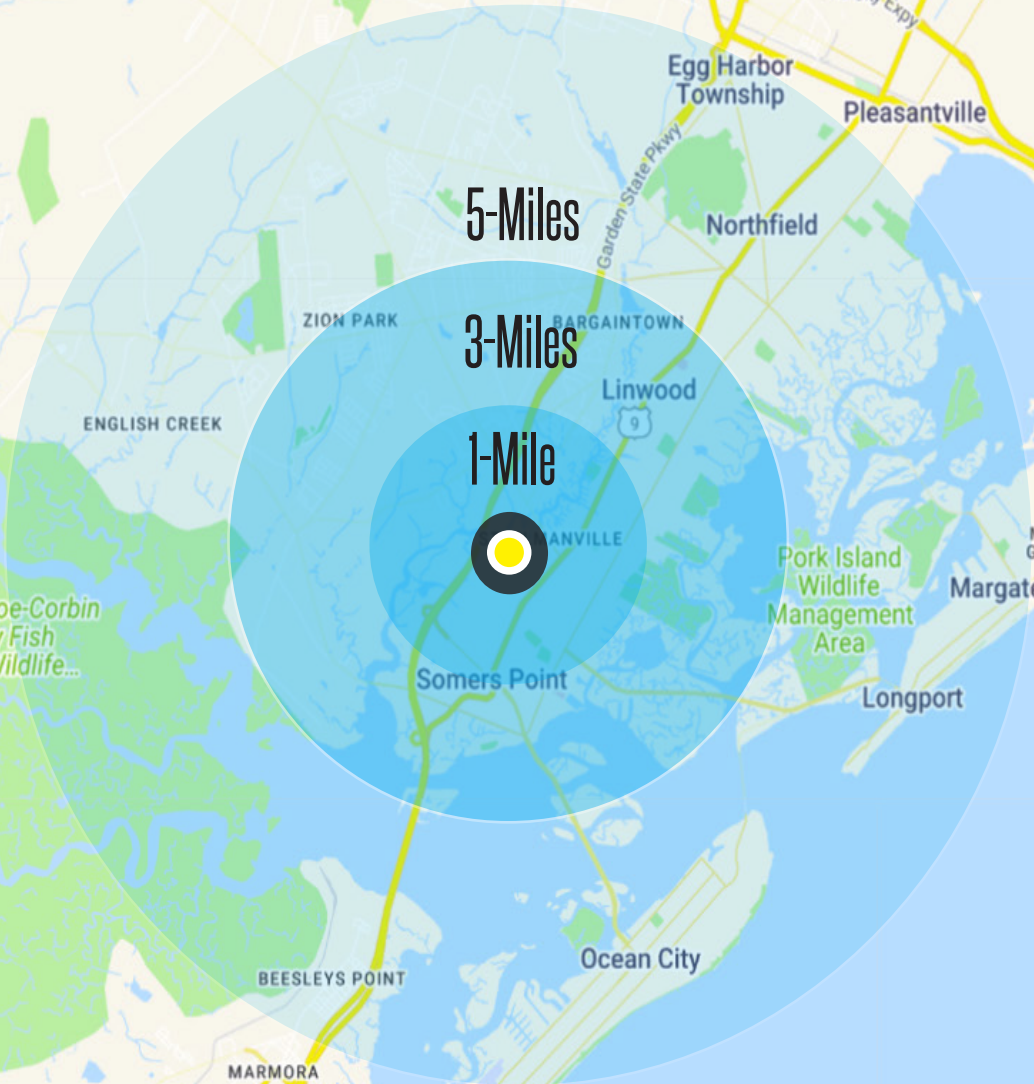
Regional Map

Subject Property



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	8,172	31,887	73,440
2024 Estimate	8,153	31,671	72,823
Projected Growth 2024-2029	0.22%	0.68%	0.85%
Growth 2010-2020	0.27%	-0.26%	0.98%
INCOME			
Average	\$109,349	\$132,263	\$128,578
Median	\$91,831		
Per Capita	\$45,991	\$52,029	\$51,720
HOUSEHOLD			
2029 Projection	3,584	12,720	29,751
2024 Estimate	3,555	12,575	29,418
Projected Growth 2024-2029	0.80%	1.15%	1.13%
Growth 2010-2020	3.85%	3.30%	2.22%



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