



BRAND NEW CONSTRUCTION, 10-YEAR LEASE WITH INCREASES EVERY 5 YEARS

GREGORYS COFFEE

MANALAPAN, NEW JERSEY



TABLE OF

CONTENTS

FINANCIAL OVERVIEW	3
TENANT OVERVIEW & LEASE SUMMARY	4
INVESTMENT HIGHLIGHTS	5
CONSTRUCTION PLANS	6-7
AERIALS	8-9
DEMOGRAPHICS & MAP	10



ADDRESS

360 Rt. 9
Manalapan, NJ



PRICE

\$2,419,354



CAP RATE

6.2%

NOI

\$150,000

FINANCIAL OVERVIEW

PRICE	\$2,419,354
CAP RATE	6.2%
GROSS LEASABLE AREA	1,385 SF
YEAR BUILT	2025 (under construction)

Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
LEASE TERM	10 Years
RENT COMMENCEMENT	
LEASE EXPIRATION	
INCREASES	10% Every Five Years, Including Options
OPTIONS	Two, 5- Years
OPTION TO TERMINATE	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$150,000	\$12,500
Year 6 - Year 10	\$165,000	\$13,750
Option 1	\$181,500	\$15,125
Option 2	\$199,650	\$16,637



TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: CORPORATE
GUARANTOR: GREGORYS COFFEE, INC.



HEADQUARTERS:
NEW YORK, NEW YORK



50
LOCATIONS



FOUNDED IN
2006

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

During the Term, Landlord shall maintain the structure of the foundation, the exterior load-bearing walls, and the roof of the Premises (it being agreed that any structural components installed by or materially modified by Tenant or other Tenant Party shall be the responsibility of Tenant to maintain). In no event shall Landlord be responsible to repair or maintain any of Tenant's Work or any component or system of the Premises which have been materially altered as part of Tenant's Work. Notwithstanding the foregoing or anything contained herein to the contrary, Tenant shall be responsible for any repairs and/or replacements caused or necessitated by Tenant and/or its subtenants, concessionaires and licensees, and/or their respective contractors, subcontractors, consultants, customers, vendors, invitees, employees and/or agents (each, a "Tenant Party" and, collectively, "Tenant Parties"). Tenant shall immediately notify Landlord of any roof leaks or other maintenance issues that it or any other Tenant Party becomes aware of and Landlord's obligation to repair pursuant to this Section is conditioned upon such prompt notice from Tenant. If Landlord is required to make repairs by reason of any Tenant Parties' acts or omission to act, Landlord may add the cost of such repairs to Additional Rent which shall be due within ten (10) days following demand therefor plus an amount equal to ten percent (10%) of same for Landlord's overhead.

TENANT RESPONSIBILITIES

From and after the Tender Date, Tenant shall at its sole cost and expense make and pay for any and all maintenance, repairs and replacements on the Premises, including, without limitation, the Building and all other improvements on the Premises, keeping the same in a first-class state of repair and operating order. Tenant shall be responsible for, without limitation, fixtures, electrical, plumbing and mechanical systems and equipment serving the Building, furnishings and signs of Tenant, all non-structural components of the Building, air-conditioning, ventilating, plumbing, sprinklering, heating and electrical installations, ceilings, interior walls, carpeting and floor surfaces, exterior entrances, glass and show-windows (and frames and moldings thereof), partitions, doors, floor surfaces, fixtures, equipment and appurtenances thereof, landscaping, signage and light standards as well as periodic painting, and restriping as necessary of the parking area on the Premises, including driveways, sidewalks, curbing and drainage (collectively, the "Parking Area"), and all other service facilities and all other improvements. Additionally, Tenant shall at its expense (i) replace all broken or damaged glass or substitutes therefor, as the case may be and (ii) keep the Premises free of snow, ice and debris.

Without limiting anything previously provided herein, Tenant shall maintain, repair and replace the heating/ventilation/air conditioning system (including, without limitation, the rooftop unit(s), if any, the "HVAC System") servicing the Premises. In connection therewith, Tenant shall, commencing from the Tender Date and throughout the Term, keep in full force and effect a service contract covering said HVAC System with a qualified licensed HVAC contractor for the maintenance and repair of the HVAC System, which contract shall, at a minimum, provide for quarterly replacement of filters, oiling of mechanical components and inspection for wear and tear. Within fifteen (15) days of Landlord's request therefor, but in no event more than once in any consecutive twelve (12) month period, Tenant shall provide Landlord with a copy of the foregoing HVAC System service contract.

TAXES

Tenant shall pay all real estate taxes.

INSURANCE

Tenant shall obtain and keep in full force liability and property insurance.

ASSIGNMENT & SUBLETTING

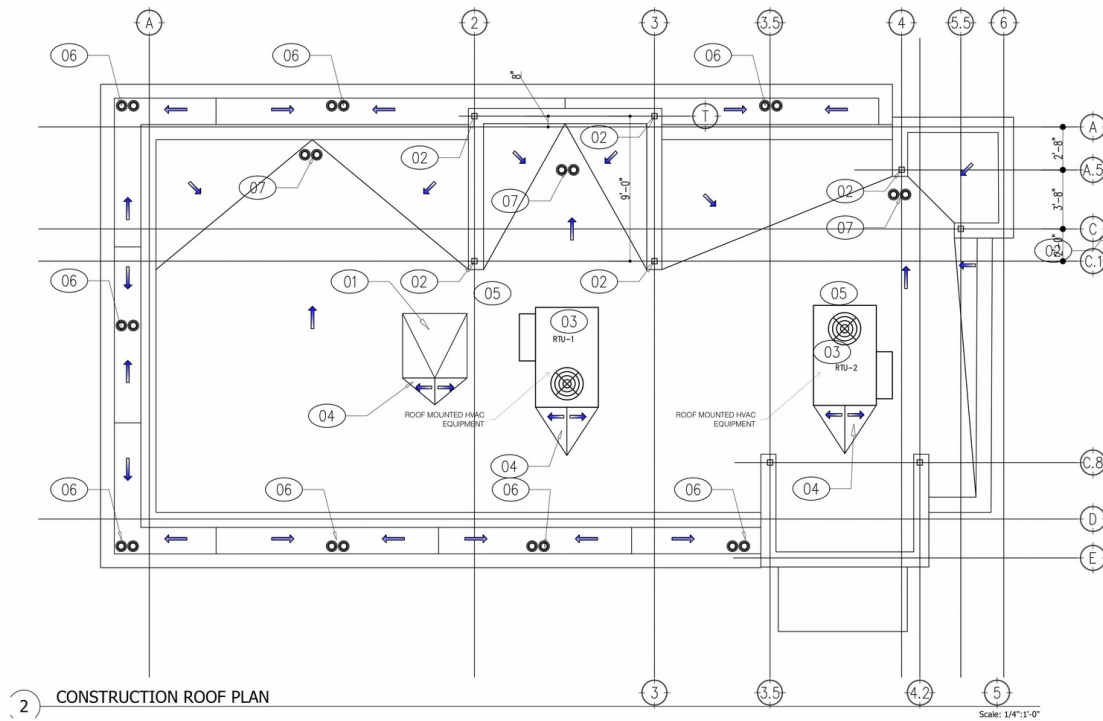
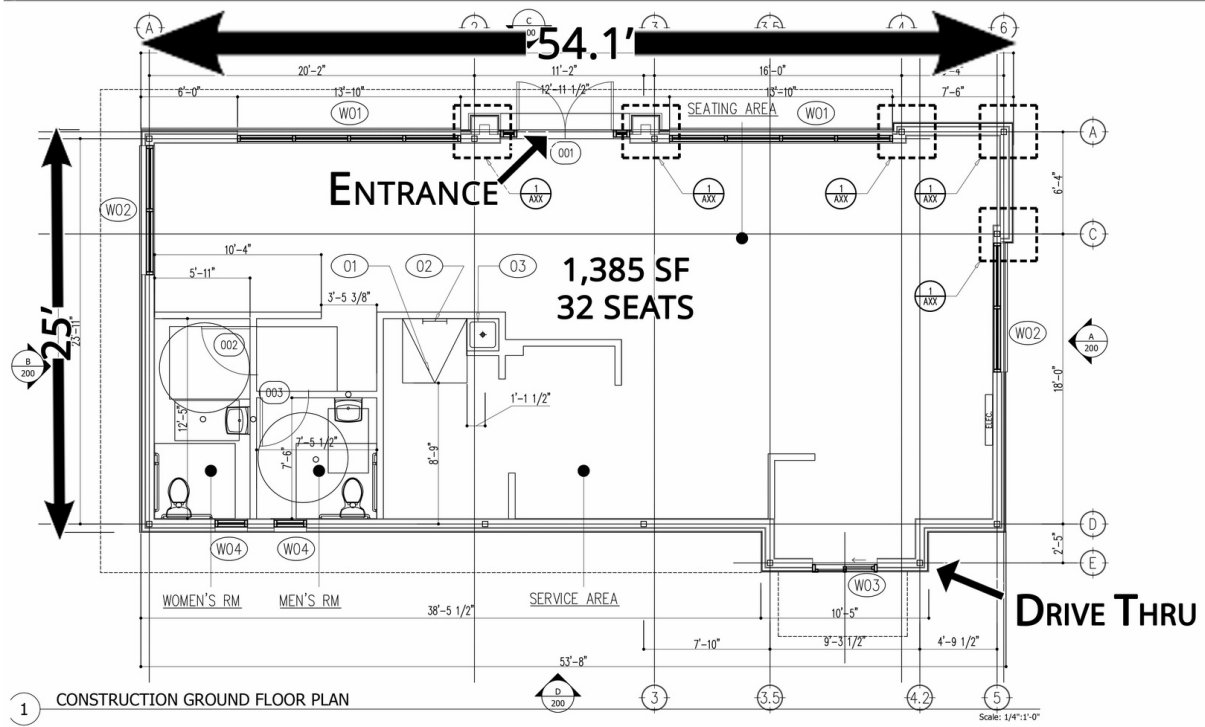
Tenant may assign or sublet the lease with Landlord's consent but shall remain liable for the terms of the lease.

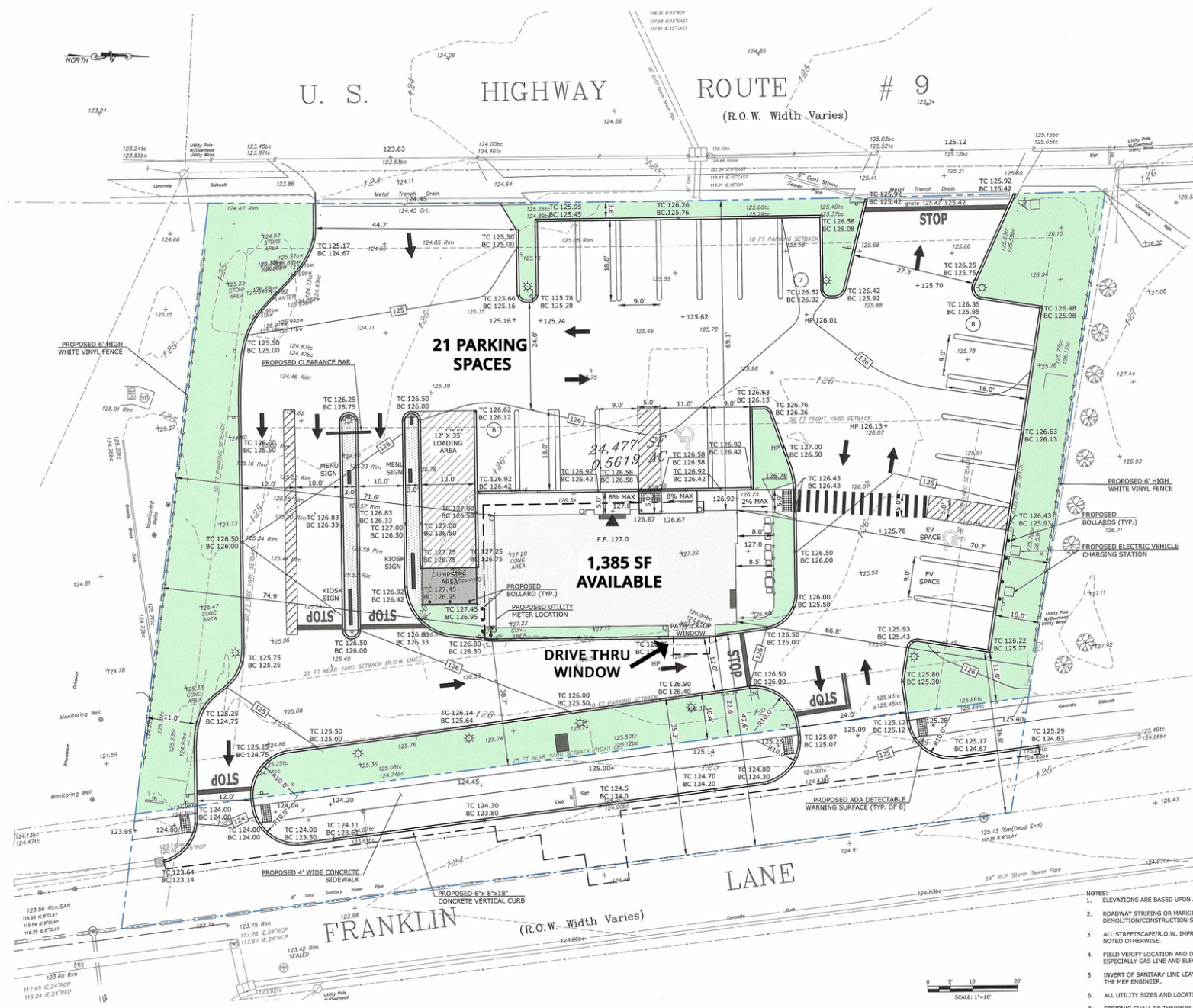
INVESTMENT HIGHLIGHTS

Gregory's Coffee is a New York-based coffee roaster and retailer founded in 2006 in Manhattan, New York with a strong focus on quality, innovative products, and world class service. They have now expanded to more than 50 locations throughout the US. Aside from a range of coffee and tea choices, Gregory's Coffee also offers pastries, packaged foods, and a plant-based meal selection curated by an in-house registered dietitian that are prepared from scratch daily.

- New 10 Year Corporate Lease with No Early Termination Clause
- 10% Rental Increases Every 5 Years in the Base Term and Options
- Brand-New High-Quality Construction with a Patio and Drive Thru
- Serving over 51,600 residents in a three-mile radius who have an Average HH Income of \$215,403
- Strong Daytime Population, with over 27,953 employees within a three-mile radius.
- The subject site is accessible via Rt. 9, Willow Grove Way, and Franklin Lane allowing the immediate population to access the site quickly and easily
- The site is located on Rt. 9 North, which is the North/ South retail corridor within Monmouth County. The site captures morning traffic headed to the Garden State Parkway or Rt. 18. The traffic count is 57,078 car/day.
- Notable Manalapan retail consists of the Manalapan Epi Centre where Wegmans, Target, Home Sense, Home Goods and others are located which had 5.7 million visits in the last 12 months per Placer a.i.; and Manalapan Commons including Best Buy and a new Nordstrom Rack will be opening soon.
- Top 3 Tapestry Segments within a three-mile radius are Savvy Suburbanites, Professional Pride, and Top Tier
- The nearest Starbucks location, just .36 miles south of the subject location is ranked number 30 out of 181 locations in NJ per Placer a.i.
- The nearest Gregory's Coffee will be located at the new Regency owned property located 7.5 miles north of the subject site on Rt. 9 South in Old Bridge creating further brand awareness within the immediate trade area, but catering to traffic on the opposite side of Rt. 9 headed south.







- NOTES:
1. ELEVATIONS ARE BASED UPON AN ASSUMED SURVEY DATUM.
 2. ROADWAY STRIPING OR MARKINGS THAT BECOME DAMAGED DURING DEMOLITION/CONSTRUCTION SHALL BE REPAINTED.
 3. ALL STREETSCAPE/R.O.W. IMPROVEMENTS SHALL REMAIN PROTECTED UNLESS NOTED OTHERWISE.
 4. FIELD VERIFY LOCATION AND DEPTH OF ALL SIDEWALK UTILITY LINES ESPECIALLY GAS LINE AND ELECTRICAL LINES.
 5. INVERT OF SANITARY LINE LEAVING THE BUILDING SHALL BE DETERMINED BY THE MEP ENGINEER.
 6. ALL UTILITY SIZES AND LOCATIONS TO BE VERIFIED BY THE MEP ENGINEER.
 7. STRIPING SHALL BE THERMOPLASTIC WITH GLASS BEADS.



ACCURATE EYE
VLTSC
WELLS FARGO
NetCost

rook pure barre
goldfish swim school
Lightbridge Academy
CHASE

Castle Couture

FRANKLIN LANE
9

SUBJECT SITE

WILLOW GROVE WAY

AVOID GREENS
Bagel World

Quest Diagnostics

57,078 AADT

THE EXCHANGE
ON FRANKLIN

Google Earth

Image © 2025 Airbus

RUNELLI

700 ft



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Population:

5,891

51,634

116,541

HH Income:

\$235,785

\$215,403

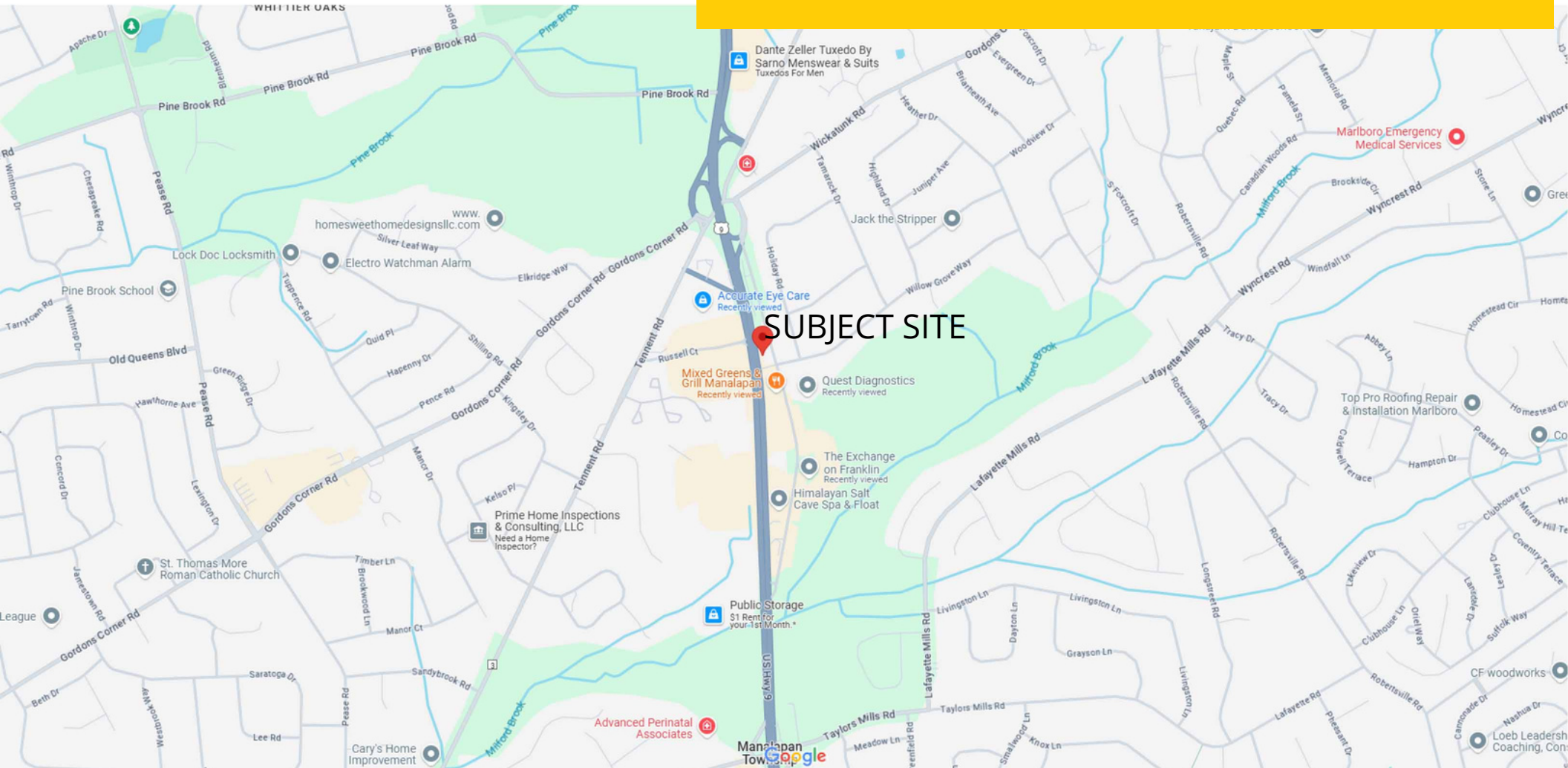
\$197,520

Daytime Pop

5,767

55,625

118,329

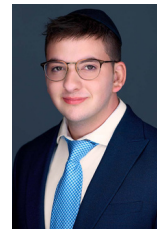


CONNECT WITH US TODAY



DANIELLE BRUNELLI

dbrunelli@rjbrunelli.com
732-721-5800, ext. 29



NISSI WASSERMAN

nwasserman@rjbrunelli.com
732-503-0717



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com