



NOW AVAILABLE | SINGLE TENANT ABSOLUTE NNN QSR

SONIC DRIVE-IN

1660 North Olden Avenue | Ewing Township, New Jersey 08638

\$2,300,000

PRICE

6.0%

CAP RATE (NOV 2026)

\$137,957

NOI (NOV 2026)

2.0%

ANNUAL ESCALATIONS

7 Yrs 4 Mo

REMAINING TERM

INVESTMENT HIGHLIGHTS

RARE, HIGHLY ADAPTABLE FORMAT

At 3,471 SF — more than double a typical Sonic prototype — with a dine-in area rarely found in the drive-in format. The larger, adaptable footprint meaningfully lowers re-tenanting risk.

EMBEDDED RENT GROWTH

Base Rent escalates 2% annually through the initial term and all four renewal options, with rent stepping to \$137,957 (6.0% cap) in November 2026. Options could extend the lease through 2053.

ABSOLUTE TRIPLE NET LEASE

Zero landlord responsibilities, backed by the Munson Group — a multi-unit operator of 30+ Sonic and Buffalo Wild Wings locations, with personal & corporate joint & several guaranty.

IRREPLACEABLE INFILL LOCATION

Signalized corner on North Olden Avenue (25,141 VPD), within a dense retail corridor anchored by ShopRite, Home Depot, CVS, Walgreens & Dunkin', and 250,000+ residents within 5 miles.

LEASE & PROPERTY SUMMARY

Tenant	The Munson Group
Lease Type	Absolute NNN
Lease Commencement / Expiration	11/20/23 – 11/30/33
Renewal Options	4 x 5-Year
Landlord Responsibilities	None
Building / Land	3,471 SF / 0.92 AC
Guaranty	Personal & Corporate (J&S)

TRADE AREA DEMOGRAPHICS

253,041

POPULATION (5 MI)

\$106,266

AVG HH INCOME (5 MI)

25,141

VEHICLES / DAY

LOCATION OVERVIEW



North Olden Avenue Retail Corridor — Ewing Township, NJ

TENANT & MARKET



Backed by Sonic's national platform — 3,500+ locations under Inspire Brands (majority-owned by Roark Capital) — and operated locally by the Munson Group, a 30+ unit Sonic/Buffalo Wild Wings franchisee. Positioned in the Trenton–Princeton corridor, minutes from The College of New Jersey and Princeton University, with direct access to Route 206 and I-295/95.

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