

# SINGLE TENANT NET LEASE

Investment Opportunity

**FASTENAL**<sup>®</sup>

Recent Extension | 16,500 VPD | Strong Demographics



209 Broad Street

**JOHNSTOWN** PENNSYLVANIA

ACTUAL SITE

 **SRS**



**EXCLUSIVELY MARKETING BY**



## **ANDREW FALLON**

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## **CONSULTANTS**

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## **PHILIP WELLDE JR.**

**First Vice President**

**National Net Lease**



Broker of Record: Andrew Fallon, SRS National Net Lease Group LP | PA License No. #RMR007144

## OFFERING

|                           |                         |
|---------------------------|-------------------------|
| Price                     | \$725,000               |
| Net Operating Income      | \$54,307                |
| Cap Rate                  | 7.50%                   |
| Signature                 | Corporate               |
| Tenant                    | Fastenal                |
| Lease Type                | NN                      |
| Landlord Responsibilities | Roof, Structure, & HVAC |
| Sales Reporting           | No                      |

## PROPERTY SPECIFICATIONS

|                  |                                                   |
|------------------|---------------------------------------------------|
| Rentable Area    | 9,410 SF                                          |
| Land Area        | 1.25 Acres                                        |
| Property Address | 209 Broad Street<br>Johnstown, Pennsylvania 15906 |
| Year Built       | 1964                                              |
| Parcel Number    | 085 006012                                        |
| Ownership        | Fee Simple (Land & Building Ownership)            |
| Zoning           | M-1                                               |
| Parking Spaces   | 14                                                |

### Recent 7-Year Renewal | Corporate Lease | 11-Year Operating History

- Fastenal has more than 6 years remaining on their current lease
- The tenant recently amended the lease, adding 7 years of term and 1 (5-year) option to renew
- The lease is corporately signed by Fastenal, an industrial supply store with 1,600 locations across 25 countries
- The tenant has operated at this site since 2015

### NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to roof, structure, and major HVAC replacement
- Ideal, low-management investment for a passive investor

### Major Thoroughfare - Broad St/PA Route 403 | Large 1.25 Acre Parcel | Nearby Retailers

- The property sits on Broad St./PA Route 403 (23,600 VPD), a major thoroughfare connecting Johnstown to its surrounding areas, providing excellent visibility and access to the subject property
- The site sits on an oversized 1.25 AC parcel
- Fastenal is just down the road from a Giant Eagle, Sheetz, Subway, Advance Auto Parts, and various local retailers & restaurants

### Strong Demographics In 10-Mile Trade Area

- More than 91,485 residents and 41,698 employees support the trade area
- \$75,567 average household income

| LEASE TERM  |             |             |           |          |          | RENTAL RATES         |        |          |        |               |            |
|-------------|-------------|-------------|-----------|----------|----------|----------------------|--------|----------|--------|---------------|------------|
| Tenant Name | Square Feet | Lease Start | Lease End | Begin    | Increase | Monthly              | PSF    | Annually | PSF    | Recovery Type | Options    |
| Fastenal    | 9,410       | Sep. 2015   | Dec. 2032 | Current  | -        | \$5,658 <sup>1</sup> | \$0.60 | \$67,896 | \$7.22 | NNN           | 1 (5-Year) |
|             |             |             |           | Option 1 | 5%       | \$5,902              | \$0.63 | \$70,820 | \$7.53 |               |            |

1 Of the Monthly Income \$4,873.20 is Base Rent, \$197.88 is a Fixed Insurance Payment, and \$586.92 is the tenants Pro Rata Share of Taxes

| ITEM                               | AMOUNT          |
|------------------------------------|-----------------|
| <b>INCOME</b>                      |                 |
| Rental Income                      | \$58,476        |
| Other Receipts (Insurance)         | \$2,376         |
| Tax Recoveries                     | \$11,934        |
| <b>Total Income</b>                | <b>\$72,786</b> |
| ITEM                               | AMOUNT          |
| <b>EXPENSES</b>                    |                 |
| Maintenance                        | \$2,750         |
| HVAC                               | \$0             |
| <b>Operating Expenses</b>          | <b>\$2,750</b>  |
| Taxes/Other                        | \$11,934        |
| Insurance                          | \$3,795         |
| Management Fees                    | \$0             |
| <b>Total Financial &amp; Admin</b> | <b>\$15,729</b> |
| <b>Total Expenses</b>              | <b>\$18,479</b> |
| <b>NOI</b>                         | <b>\$54,307</b> |

## FASTENAL

**fastenal.com**

**Company Type:** Public (NASDAQ: FAST)

**Locations:** 1,600+

**2025 Employees:** 24,000

**2025 Revenue:** \$8.20 Billion

**2025 Net Income:** \$1.26 Billion

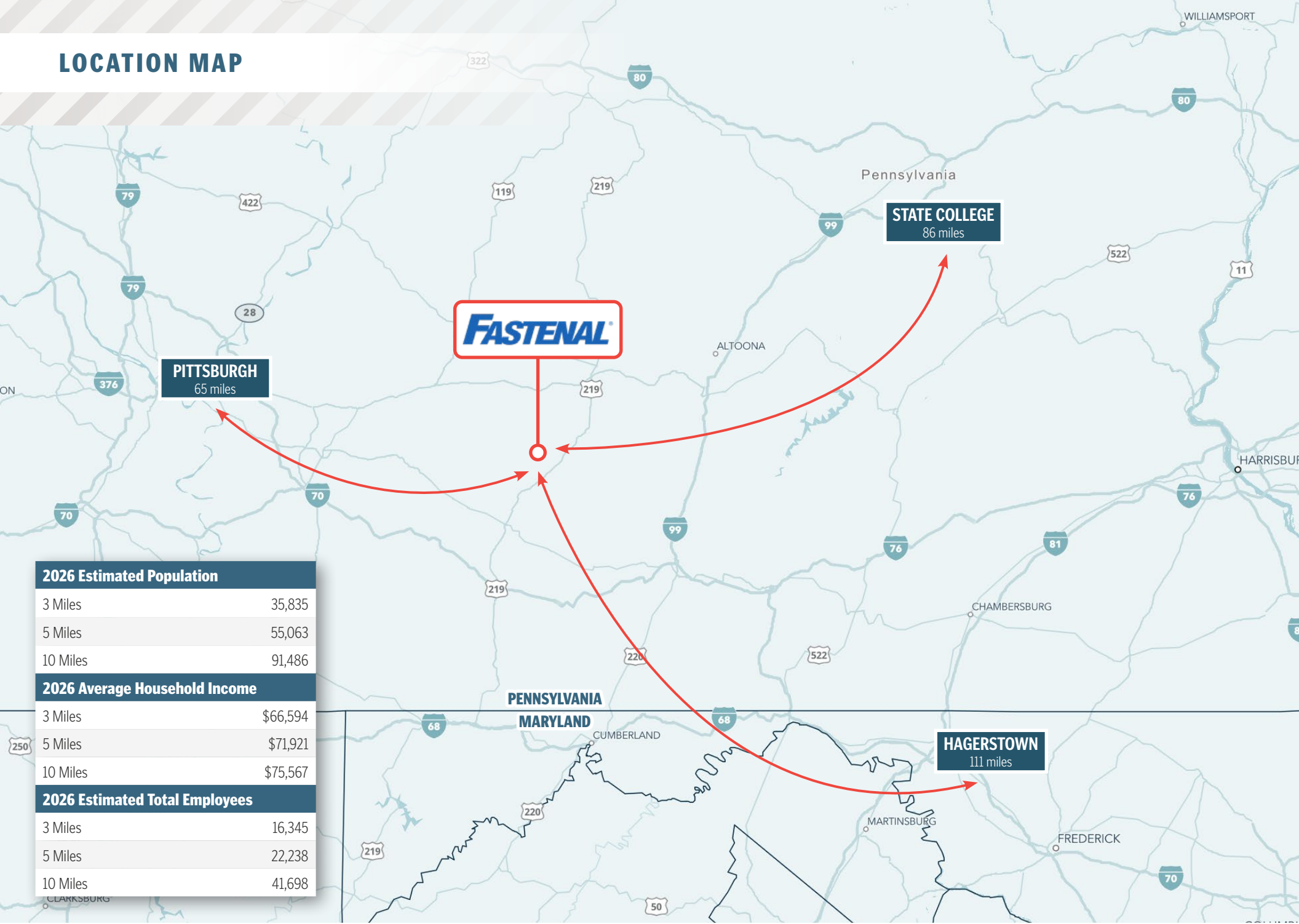
**2025 Assets:** \$5.05 Billion

**2025 Equity:** \$3.94 Billion

With approximately 1,600 branch locations spanning 25 countries, Fastenal's 24,000 employees supply a broad range of fasteners, safety products, metal cutting products, and other industrial supplies to customers engaged in manufacturing, construction, warehouse and storage, data centers, wholesale, and federal, state, and local government. By investing in local experts and inventory, customer-facing technology, wide-ranging services, and best-in-class sourcing and logistics, we offer a unique combination of capabilities to help our customers reduce cost, risk, and scalability constraints in their global supply chains. This "high-touch, high-tech" approach is reflected in our tagline, Where Industry Meets Innovation™.

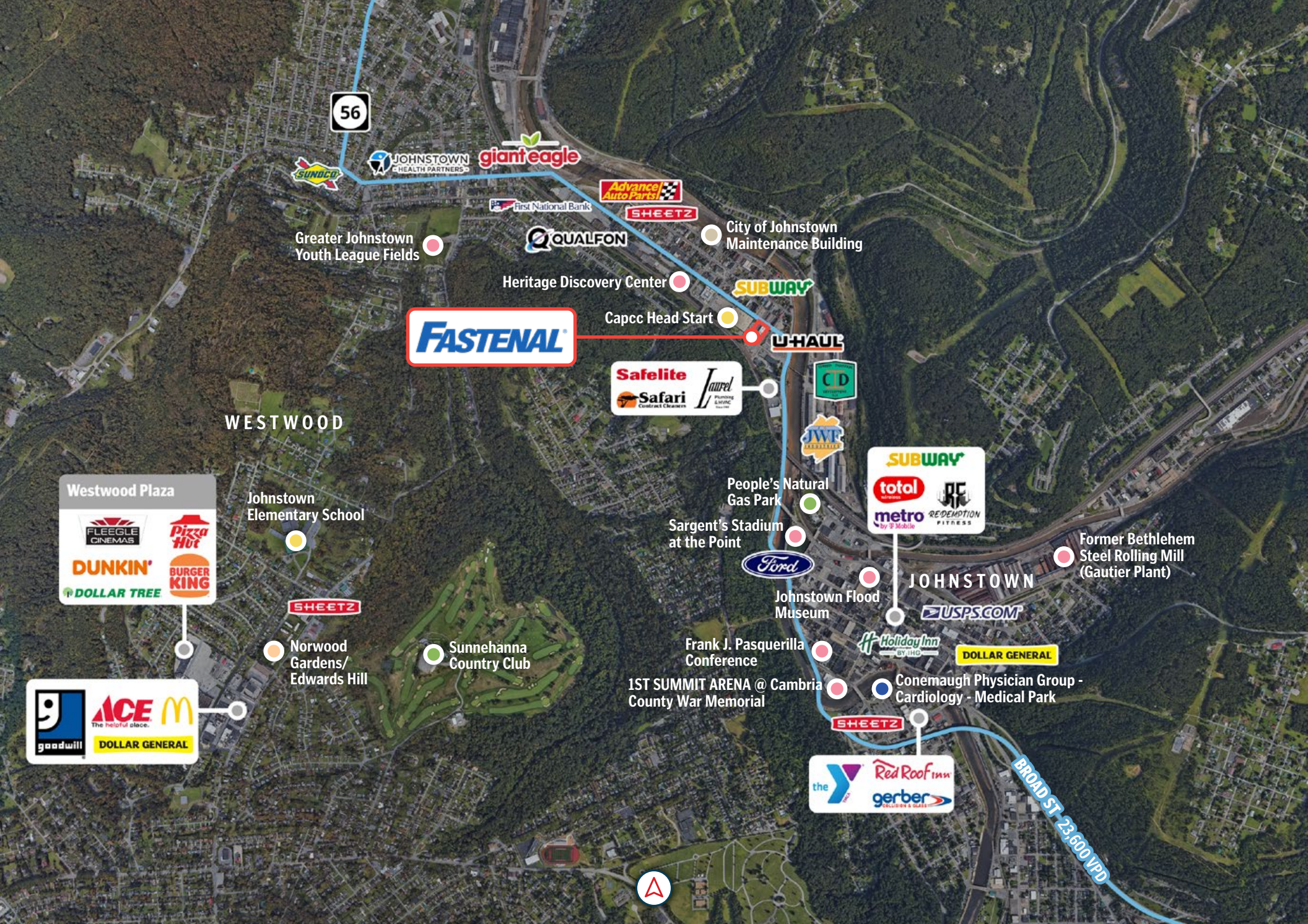
Source: businesswire.com, finance.yahoo.com

LOCATION MAP



| 2026 Estimated Population      |          |
|--------------------------------|----------|
| 3 Miles                        | 35,835   |
| 5 Miles                        | 55,063   |
| 10 Miles                       | 91,486   |
| 2026 Average Household Income  |          |
| 3 Miles                        | \$66,594 |
| 5 Miles                        | \$71,921 |
| 10 Miles                       | \$75,567 |
| 2026 Estimated Total Employees |          |
| 3 Miles                        | 16,345   |
| 5 Miles                        | 22,238   |
| 10 Miles                       | 41,698   |







Capcc Head Start

403

56

BROAD STREET 23,600 VPD

Dewey's Auto Body

**FASTENAL**





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS National Net Lease Group LP

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD

in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE

in 2025



OF GOING THE EXTRA MILE

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