

Convenience Food Mart

340 Wilkes Barre Township Blvd | Wilkes Barre, PA 18702

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Convenience Food Mart

340 Wilkes Barre Township Blvd, Wilkes Barre, PA, 18702



Investment Overview

- **Absolute NNN investment with zero landlord responsibilities** across all tenants.
- **Convenient Food Mart**, a well-established regional convenience store and fuel operator with **35 locations**, anchors the property.
- **Corporately backed Subway lease** featuring **percentage rent**, providing additional income upside.
- **Co-terminus leases** for Convenient Food Mart and Subway expire in **2028** with **three 5-year renewal options**, creating long-term occupancy stability.
- **Long-term Lamar Advertising billboard lease** provides supplemental income through **2043**.
- **Potential bonus depreciation benefits** available (consult your CPA for eligibility).
- **Top 95th percentile Sunoco location nationwide**, according to **AlphaMaps**, reflecting exceptional site performance.
- **High-visibility signalized corner** with strong traffic exposure and excellent accessibility. (22,011 & 11,007 VPD)
- **Dense and affluent trade area** with **more than 120,349 residents within a 5-mile radius**, supporting long-term tenant sales and demand.



Investment Highlights

Lease & Tenant Highlights

Convenient Food Mart

- Prime lease commenced in 2016 for an initial 10-year term with three 5-year renewal options.
- Base rent is **\$7,500/month** during the initial term.
- Option rent floors increase to **\$8,100, \$8,760, and \$9,486/month**, with CPI-based adjustments.

Subway

- Amended lease covers approximately **1,490 SF** at **344 Wilkes Barre Township Blvd.**
- Rent is the greater of **\$2,500/month** or **10% of gross sales** through **October 31, 2031**.

Columbus Eye

- Triple-net lease for approximately **2,040 SF**.
- Annual base rent is **\$36,000 (\$3,000/month)**.
- A subsequent addendum modifies the lease term to **two years**.

Billboard / Lamar Advertising

- Billboard lease commenced **February 1, 2023** with an initial **20-year term**.
- Annual rent increases from **\$12,000 to \$15,000, \$18,000, and \$21,000** during the initial term.
- Includes a **10-year extension option** with annual rent increasing to **\$25,000, \$30,000, and \$36,000**.





U-HAUL

McCARTHY
TIRE SERVICE
Family Owned Since 1926

Where Restaurants Shop

309 ±34,214 VPD

OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP

Wilkes-Barre VA Medical Center
±147 Beds

Wilkes-Barre Blvd ±17,543 VPD

Allied Services
±133 Beds

Wyoming Valley Mall
JCPenney AMERICAN EAGLE
HOLLISTER SHOE DEPT. ENCORE **CHAMPS** SPORTS
Auntie Anne's

RED LOBSTER
FRESH FISH • LIVE LOBSTER

NAPA

THE HOME DEPOT

Chacko's
Family Bowling Center
208 BOWL
195 N. Wilkes-Barre Blvd.
Wilkes-Barre, PA
No Better Way to "Spine" Your Time!

Wilkes-Barre Township Marketplace
Walmart Supercenter **PET SUPPLIES PLUS** Minus the Hassle.
Red Robin **Cracker Barrel** **CHUCK E. CHEESE**

Wilkeswood
±296 Units

Sherman Hills Apartments
±344 Units

TARGET
Marshall's **ROSS** DRESS FOR LESS
BOB'S B BARN PLATO'S DISCOUNT FURNITURE **petco** DAVID'S BRIDAL

THE DOME
SPORTSPLEX

Subject Property

Highland Park Blvd ±22,011 VPD

PRICE CHOPPER

MOHEGAN SUN ARENA AT CASEY PLAZA
Arena
±500M Annual Visitors

LOWE'S **five BELOW** **DICK'S** SPORTING GOODS
STAPLES **TJ-maxx** **BEST BUY**
Burlington **OLD NAVY**
PET SMART Bath & Body Works **SHOE DEPT.** BARNES & NOBLE

Advance Auto Parts
POPEYES

Wegmans

Chick-fil-A

Wilkes-Barre Township Blvd ±11,007 VPD

sam's club



±60,483 VPD

KOHL'S

Google Earth

Financial Overview

Convenience Food Mart

340 Wilkes Barre Township Blvd, Wilkes Barre, PA, 18702



Financial Summary

Rent Roll

Tenant	Square Footage	Lease Term	Lease Type	Monthly Base Rent	Annual Rent	Options
CFM	2,936 SF	08/01/2018 - 8/31/2028	NNN	\$7,500	\$90,000	Three, 5-Year
Subway	1,490 SF	01/01/2021 – 10/31/2031	NNN	\$2,500	\$35,000	Three, 5-Year
Columbus Laser & Vision	2,040 SF	Month-to-Month	NNN	\$3,000	\$36,000	None
Billboard	-	02/01/2023 – 12/31/2042	NNN (Ground Lease)	\$1,000	\$12,000	One, 10-Year
Totals	6,466 SF			\$14,000	\$173,000	

Financial Summary

\$2,471,428

List Price

7.00%

Cap Rate

\$173,000

NOI

Abs. NNN

Lease Type

Property Details

Tenants	Convenient Food Mart, Subway, Columbus Vision, Lamar Billboard
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Lease Structure	Absolute NNN
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NOI	\$173,000
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Building SF	6,466 SF
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Lot Size	±1.00 acre
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Market Overview

Convenience Food Mart

340 Wilkes Barre Township Blvd, Wilkes Barre, PA, 18702



Wilkes Barre, PA

Market Demographics

44,400

Total Population

\$48,000

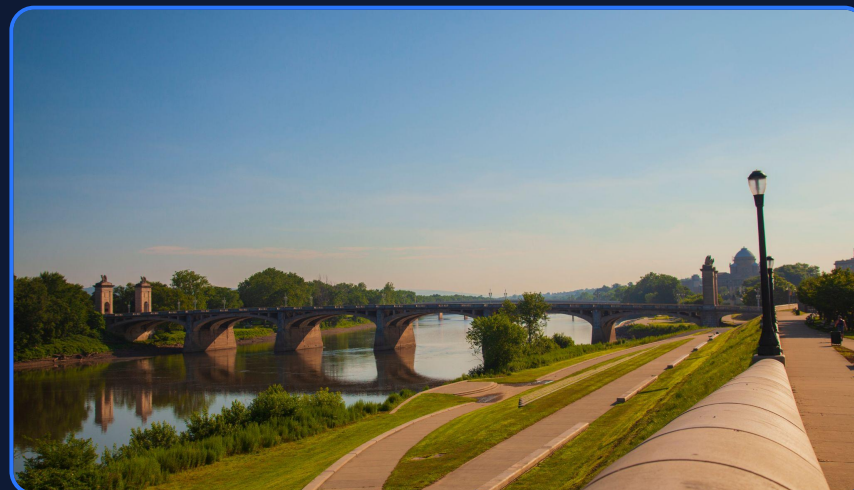
Median HH Income

18,000

Employed Population

6%

Retail Vacancy



Local Market Overview

Wilkes-Barre serves as one of Northeastern Pennsylvania's primary commercial centers, anchoring the Scranton–Wilkes-Barre–Hazleton metropolitan area. Its strategic position along Interstate 81 and proximity to Interstate 80 provide retailers with access to a regional consumer base extending across Luzerne County and neighboring communities. The area benefits from a stable employment base supported by healthcare, education, logistics, manufacturing, and government services. Continued investment in distribution facilities and transportation infrastructure has strengthened the local economy while supporting population retention throughout the region.

Retail demand is driven by a combination of established residential neighborhoods, commuter traffic, and regional shopping patterns. Major shopping destinations along the Route 309 and Route 315 corridors complement neighborhood-oriented retail throughout the city, while ongoing redevelopment efforts continue to modernize commercial districts. Affordable housing, relatively low operating costs, and access to a workforce serving the broader metro area contribute to sustained consumer spending.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	14,703	81,938	120,349
2020 Census	14,332	78,960	117,306
Growth 2020-Current Year	2.59%	3.77%	2.59%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,184	34,138	51,346
2020 Census	6,073	32,833	49,696
Growth 2020-Current Year	1.82%	3.98%	3.32%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$87,039	\$79,540	\$82,542

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 340 Wilkes Barre Township Blvd, Wilkes Barre, PA, PA, 18702 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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