



## SINGLE TENANT NNN PROPERTY FOR SALE



**16 FRELINGHUYSEN AVE.**  
RARITAN, NEW JERSEY

**INVESTMENT FOR SALE**

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.







## 16 FRELINGHUYSEN AVE. RARITAN, NJ

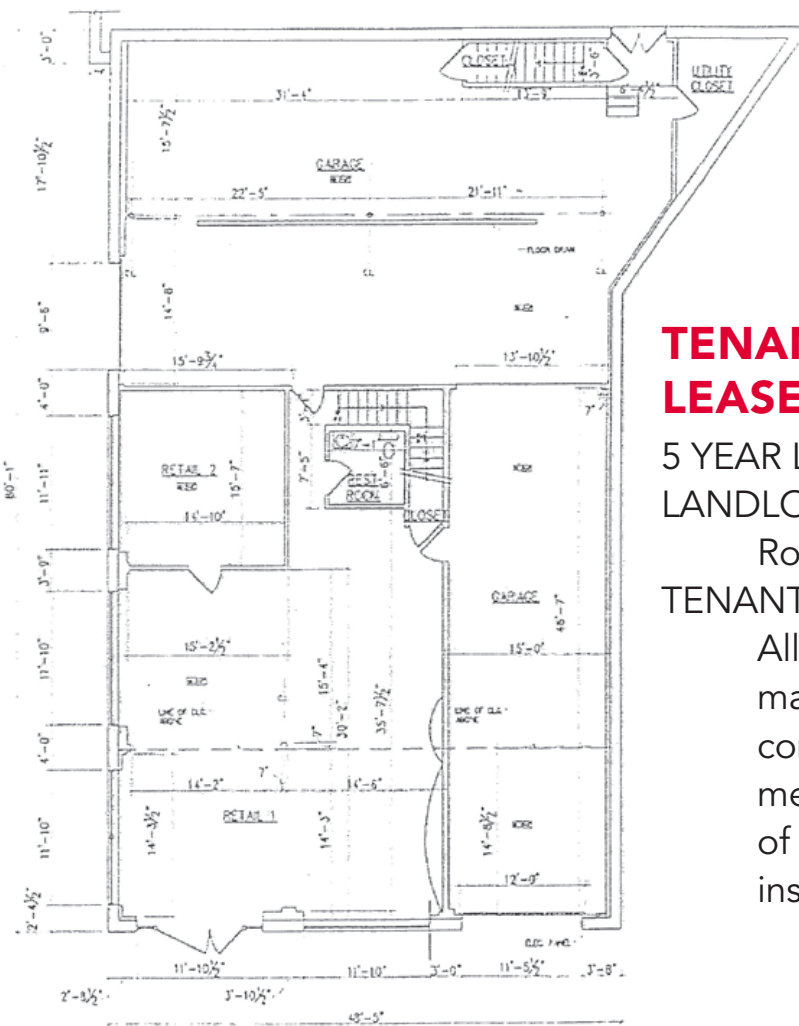
## SITE INFORMATION

**BUILDING SIZE:** 7,000 SF 4,000 SF 1st FLOOR  
3,000 SF 2nd FLOOR  
**LOT SIZE:** .203 ACRES  
**NET RENT:** \$70,000  
**SALE PRICE:** \$1,077,000 (\$153.85 PSF)  
**CAP RATE:** 6.5%

**TAXES:** \$17,127.55  
**FRONTAGE:** 206' ON RT. 206  
**TRAFFIC:** 33,175 VPD RT. 206  
**PARKING:** 36 SPACES

**NOTES:**

- Single tenant Enterprise NNN asset for sale
- Kick out right with 6 month notice with payment of 3 months rent and taxes.
- **BELOW MARKET RENTS**
- Access from 2 roadways



## TENANT/LANDLORD LEASE DETAILS

5 YEAR LEASE : (3) 5 YEAR OPTIONS  
LANDLORD RESPONSIBILITIES:

Roof, structure, insurance  
TENANT RESPONSIBILITIES:  
All typical repairs and maintenance, CAM, trash, compressor, and other mechanical parts of HVAC, general liability insurance.

Initial Term			Rent
2/1/2020	-	1/31/2021	\$5,350.00
2/1/2021	-	1/31/2022	\$5,510.50
2/1/2022	-	1/31/2023	\$5,675.82
2/1/2023	-	1/31/2024	\$5,846.09
2/1/2024	-	1/31/2025	\$6,021.47
1st Renewal Term			Rent
2/1/2025	-	1/31/2026	\$6,202.12
2/1/2026	-	1/31/2027	\$6,388.18
2/1/2027	-	1/31/2028	\$6,579.83
2/1/2028	-	1/31/2029	\$6,777.22
2/1/2029	-	1/31/2030	\$6,980.54
2nd Renewal Term			Rent
2/1/2030	-	1/31/2031	\$7,189.95
2/1/2031	-	1/31/2032	\$7,405.65
2/1/2032	-	1/31/2033	\$7,627.82
2/1/2033	-	1/31/2034	\$7,856.66
2/1/2034	-	1/31/2035	\$8,092.36
3rd Renewal Term			Rent
2/1/2035	-	1/31/2036	\$8,335.13
2/1/2036	-	1/31/2037	\$8,585.18
2/1/2037	-	1/31/2038	\$8,842.73
2/1/2038	-	1/31/2039	\$9,108.02
2/1/2039	-	1/31/2040	\$9,381.26

## ABOUT enterprise rent-a-car

Enterprise Rent-A-Car is an ongoing American success story. Our guiding principles, and humble beginning, revolve around personal honesty and integrity. We believe in strengthening our communities one neighborhood at a time, serving our customers as if they were our family, and rewarding hard work. Our massive network means Enterprise is the largest transportation solutions provider. We offer car and truck rentals, as well as car sharing and car sales. We're there when you need us with over 8,000 locations worldwide.

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**TENANT INFO**






## 16 FRELINGHUYSEN AVE. RARITAN, NJ

## MARKET AERIAL



 <b>DEMOGRAPHICS</b>	1 MILE	3 MILE	5 MILE
Total Population	11,511	59,917	122,607
Average HHI	\$118,069	\$164,519	\$172,985
Households	4,841	22,375	45,567