

3905 COMMERCE BLVD | DICKSON CITY, PA

chili's
GRILL  BAR



OFFERED
FOR SALE

\$2,417,000 | 6.00% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

 Atlantic
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Chili's located at 3905 Commerce Boulevard in Dickson City, Pennsylvania. The offering is 4,719 SF and sits atop 2.03 acres within a dense retail submarket that is home to major retailers Chick-fil-A, Walmart, Target, Home Depot, Lowe's and many other national softgoods retailers. The subject property is located just six miles from downtown Scranton.

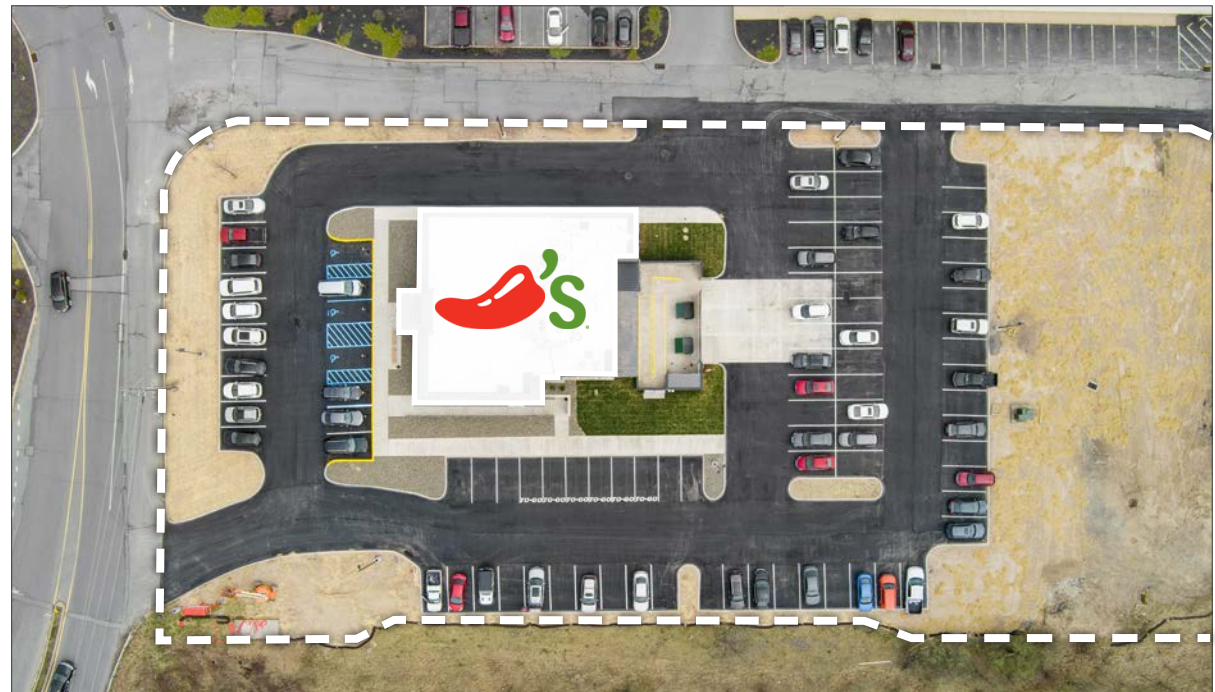
Chili's executed a long-term Abs NNN lease with rent commencing April 2025. The 10-year lease calls for Four (4), Five (5) Year Options. Chili's will be paying \$145,000 with a 5% rent increase in Year 6 and 10% rent increases at the start of each option. The lease is corporately guaranteed and calls for no landlord responsibilities, providing an investor surety of cash flow and a passive investment.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$145,000
Base Rental Increase (5%)	6-10	\$152,250
Option 1 (10% Each)	11-15	\$167,475
Option 2	16-20	\$184,223
Option 3	21-25	\$202,645
Option 4	26-30	\$222,909

NOI	\$145,000
CAP	6.00%
PRICE	\$2,417,000

ASSET SNAPSHOT

Tenant Name	Chili's
Address	3905 Commerce Blvd, Dickson City, PA
Building Size (GLA)	4,719 SF
Land Size	2.03 AC
Year Built	2025
Signator / Guarantor	Brinker Penn Trust (Corporate)
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Lease Expiration Date	Est. 3/31/2035
Remaining Term	10 Years
NOI	\$145,000
ROFR	Yes (30 Days)



42,405 PEOPLE
IN 3 MILE RADIUS



\$86,156 AHHI
IN 3 MILE RADIUS



30,800 VPD
ON SCRANTON
CARBONDALE HWY





CORPORATE GROUND LEASE

Rare opportunity to own a corporately guaranteed, newly constructed Chili's on a long-term lease



BRINKER INTERNATIONAL

Chili's is owned by Brinker International (NYSE: EAT) with their stock up 107.67% in the last 6 months



STRATEGIC POSITIONING

Situated in a dense retail submarket that is home to major retailers Chick-fil-A, Walmart, Target, Home Depot, Lowe's and many other national softgoods retailers



ZERO LANDLORD RESPONSIBILITIES

Abs NNN lease affords zero landlord responsibilities and provides a passive investment for owner



ICONIC SCRANTON LOCATION

Just a few miles from Scranton, PA—made famous by The Office—this high-visibility retail property offers stable income and strong foot traffic from both locals and tourists



NEW CONSTRUCTION

New 2025 construction







Lowe's

sam's club

BEST BUY Staples
Raymour & Flanigan
FURNITURE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Red Robin

T-Mobile
SUBWAY



H Holiday Inn
Express
& Suites

HOBBY LOBBY
five BELOW

VIEWMONT MALL
DICK'S HOUSE OF SPORT
JCPenney HomeGoods
OLD NAVY ★ macy's

DICKSON CITY CROSSINGS
THE HOME DEPOT
Burlington
TJ-maxx
SIERRA PET SMART

Walmart
Supercenter

TARGET
Marshalls
Michael's
PET SUPPLIES PLUS
MATTRESS FIRM

COMMERCE BLVD 16,200 VPD



chili's
GRILL 'S BAR

Dickson City, PA, is a small borough in Lackawanna County, just north of Scranton. **Historically an industrial and coal-mining town, it has transformed into a bustling retail and commercial hub, largely centered around the Route 6 retail corridor.** This stretch, also known as the Scranton-Carbondale Highway, is one of the busiest shopping destinations in Northeast Pennsylvania.

The Route 6 retail corridor features a mix of national retailers, big-box stores, and dining options, drawing shoppers from across the region. Major shopping centers along this corridor include Viewmont Mall, home to JCPenney, Macy's, and Dick's House of Sport, as well as standalone stores like Target, Walmart, Sam's Club, Best Buy, and Home Depot. Additionally, smaller strip malls and dining establishments such as Olive Garden, Texas Roadhouse, and Panera Bread contribute to the area's appeal.

Strategic location along Interstate 81 and Route 6 allows Dickson City's retail corridor to thrive and serve as a major economic driver for the region.





the
office
SCRANTON

The Scranton, PA Metropolitan Statistical Area (MSA), also known as the Scranton–Wilkes-Barre–Hazleton MSA, is a key economic and cultural hub in northeastern Pennsylvania. It includes Lackawanna, Luzerne, and Wyoming counties, with Scranton as its largest city. Historically rooted in coal mining and manufacturing, the region has diversified its economy, with healthcare, education, and logistics playing significant roles. Major institutions like Geisinger Health System and the University of Scranton contribute to its stability and growth.

The area benefits from its strategic location along major transportation routes like I-81 and I-476, offering access to larger markets such as New York City and Philadelphia. Over the years, downtown Scranton has seen revitalization, with new businesses, residential developments, and cultural attractions enhancing its appeal. While the MSA faces challenges like population decline and economic shifts, ongoing investments in infrastructure and local business initiatives continue to shape its future.

ALLENTOWN

PHILADELPHIA

NEWARK
NEW YORK CITY

DISTANCE FROM ASSET

SCRANTON 4 MILES
ALLENTOWN 55 MILES
NEWARK 83 MILES
NEW YORK CITY 97 MILES
PHILADELPHIA 105 MILES

LESSEE	Chili's			
LAND	2.03 Acres			
LEASE TERM	Ten (10) Years			
RENT COMMENCEMENT DATE	Est. April 7, 2025			
EXPIRATION DATE	Est. March 31, 2035			
BASE RENT	Period (Lease Years)	Annual	Monthly	PSF
Current Term	1-5	\$145,000	\$12,083	\$30.73
Option 1	11-15	\$167,475	\$13,956	\$35.49
Option 2	16-20	\$184,223	\$15,352	\$39.04
Option 3	21-25	\$202,645	\$16,887	\$42.94
Option 4	26-30	\$222,909	\$18,576	\$47.24
SECURITY DEPOSIT	None.			
SIGNATOR/GUARANTOR	Brinker Penn Trust (Corporate)			
RENEWAL TERM(S)	Three (3), Five Year Options with One (1), Four Year and 10 Month Option thereafter			
REQUIRED PARKING	Tenant shall have the exclusive right to park in all parking spaces situated within the Land and Tenant may designate such parking spaces in whatever manner it may elect.[Lease Section 12(c)]			
TERMINATION OPTION(S)	None.			
REAL ESTATE TAXES:	Tenant shall pay for all real estate taxes assessed to the parcel.[Lease Section 10(a)]			
COMMON AREA EXPENSES	Tenant shall contribute toward the maintenance of Critical Drives (as such term is defined in the REA) in the form of a payment to Landlord of the following amounts per calendar year during the term of this Lease: \$4,000 per Year for Lease Years 1-5, \$4,400 per Year for Lease Years 6-10, \$4,840 per year for the 1st Renewal Term, \$5,324 per Year for the 2nd Renewal Term, \$5,856 per Year for the 3rd Renewal Term, and \$6,442 for the 4th Renewal Term.[Lease Section 12(e)]			
REPAIRS & MAINTENANCE	Tenant shall maintain the Premises during the Term, including repairs to the interior, exterior, and structure. Tenant's maintenance duties shall include repairs to the interior, exterior and structure of the building, and repairs to the sidewalks, service yard, parking lot and landscaping, if any, situated within the exterior boundaries of the Premises. Tenant shall be responsible for snow and ice removal within the Premises to the extent such snow and ice removal is not performed pursuant to the REA.[Lease Section 13(a)]			
UTILITIES	Tenant shall pay all charges incurred for the use of utility services at the Premises including, without limitation, gas, electricity, water, sanitary sewer, storm sewer, cable television, and telephone.[Lease Section 9(a)]			
INSURANCE	Tenant shall insure against property damage and public liability for the premises. Tenant shall also maintain extended coverage insurance including vandalism, earthquake, and flood insurance.[Lease Section 11(b)]			
ASSIGNMENT, SUBLETTING & GO DARK	Tenant shall not assign this Lease or sublet the whole or any part of the Premises without the prior written consent of Landlord.[Lease Section 25(a)]			
ESTOPPEL CERTIFICATE	Within thirty (30) days after Landlord's request from time to time, Tenant shall execute and deliver an estoppel certificate.[Lease Section 31(o)]			
HOLDING OVER	Any holder from the tenant shall be considered a tenancy from month-to-month upon the same terms and conditions as set forth in this Lease, provided that monthly Base Rent shall be increased to an amount equal to one hundred twenty-five percent (125%) of the monthly Base Rent payable hereunder during the last month of the immediately preceding term.[Lease Section 5]			

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chili's

GRILL S BAR

Exclusively Offered By



PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

BROKER OF RECORD:

Bryan Anderson
#RM424483

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