



3849 S. Delsea Drive | Vineland, NJ (Philadelphia MSA)

- Top Performing Location per Placer.ai
- Chick-fil-A adding 2nd Drive-Thru

OFFERED FOR SALE
\$2,268,750 | 4.80% CAP



CONFIDENTIAL
OFFERING MEMORANDUM





Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Chick-fil-A located in Vineland, New Jersey. This 4,650 SF asset sits at the signalized entrance to the Cumberland Mall (over 1M visits in the last 12 months) and has been 100% occupied by Chick-fil-A since 2012. The subject property benefits from unmatched signage and visibility along Rt 47 (S Delsea Drive), a major regional retail market servicing a rapidly growing and affluent South Jersey submarket.

Chick-fil-A executed a long-term 20-year ground lease in 2012 which includes 10% rent escalations throughout the initial term and at the beginning of each option period. Chick-fil-A currently pays \$108,900 which bumps in April 2027 to \$119,790. Chick-fil-A is currently adding a second drive-thru service window demonstrating immense commitment to this location.

Lease Years	Term	Annual Rent
Current Term	3/15/2012 - 3/31/2027	\$108,900
Base Rental Increase (10%)	4/1/2027 - 3/31/2032	\$119,790
Option 1	4/1/2032 - 3/31/2037	\$131,769
Option 2	4/1/2037 - 3/31/2042	\$144,946
Option 3	4/1/2042 - 3/31/2047	\$159,440
Option 4	4/1/2047 - 3/31/2052	\$175,385

Asset Snapshot

Tenant Name	Chick-fil-A
Address	3849 S. Delsea Drive, Vineland, NJ
Building Size (GLA)	4,650
Land Size	0.82 Acres
Year Built/Renovated	2012
Signator/Guarantor	Corporate Guarantee
Lease Type	NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	3/15/2012
Remaining Term	8 Years
Current Annual Rent	\$108,900

Chick-fil-A
3849 S. DELSEA DR

\$108,900

NOI

4.80%

CAP Rate

\$2,268,750

Price

 29,238 PEOPLE IN 3 MILE RADIUS

 \$86,244 AHHI IN 3 MILE RADIUS

 31,127 VPD ON S DELSEA DR



High Performing Location (Top 10 in NJ)

The subject property saw 725k + visits in the last 12 months, ranking in the top 83% of Chick-fil-A's within the state of New Jersey (Placer.ai).



Addition Of Second Drive-Thru

Chick-fil-A has been approved to add an additional drive-thru to the subject property demonstrating not only locational commitment but highlighting strong store performance.



Corporate Guarantee

Ownership benefits from a corporately guaranteed ground lease. Chick-fil-A is one of the most sought after QSR chains in the country, with more than 3,000 units across the United States, with 2022 revenue in excess of 7.88B.



Located in High Traffic Retail Corridor

Outparcel to the 941,148 SF Cumberland Mall, which features tenants such as Boscov's, Dicks Sporting Goods, BJ's, Home Depot, Regal Cinemas, Best Buy, HomeGoods, Marshalls, Michael's, Petco, Red Lobster, Starbucks, Applebee's Red Robin and more. Additional national tenants along Route 47 within close proximity include ALDI, Walmart, Target, Kohl's, Lowe's, Big Lots, Wawa, Chipotle, and more.



Attractive Lease Fundamentals

Chick-fil-A's 20-year lease features 10% rent increases every 5-years including at the beginning of each option period, providing an attractive increase in revenue and hedge against inflation for any investor. In addition, this NNN Ground Lease requires zero landlord responsibilities leaving ownership with a completely hands-off passive investment.



Excellent Visibility and Regional Access

The subject property features excellent signage and visibility at the signalized entrance to Cumberland Mall from S. Delsea Drive/Route 47 (26,219 VPD) and is directly accessible via an exit to the mall from Route 55 (31,668 VPD). The Property is strategically located just hundreds of feet from the I-47/I-55 interchange and is immediately adjacent to stops on the NJ Transit 313 and 553 bus transportation routes.



TOP CHICK-FIL-A STORES RANKED BY TRAFFIC - PLACER.AI

CHICK-FIL-A AT THE CUMBERLAND MALL RANKS **9TH OUT OF 48** STORES IN THE THE STATE OF NEW JERSEY

RANK	ADDRESS	CITY	VISITS (ANNUALLY)
1	726 State RT 17	Ramsey	1,069,454
2	522 Route 70	Brick	946,830
3	621 Woodbury Glassboro Rd	Sewell	781,951
4	2319 US-22 W	Union	769,658
5	19 Teterboro Landing Dr	Teterboro	761,773
6	2950 US Highway 1	Lawrenceville	755,295
7	1711 NJ-10 (Rt.10)	Morris Plains	750,730
8	58 Centerton Rd	Mt Laurel Township	734,823
9	3849 S Delsea Dr	Vineland	725,451
10	Mile Marker 92.9 South	Woodbridge	676,610
11	6801 Black Horse Pike	Egg Harbor Township	645,435
12	400 Haddonfield Rd	Cherry Hill	640,234
13	1817 Mount Holly Rd	Burlington	628,623
14	88 Willowbrook Boulevard	Wayne	605,962
15	2819 State Route 35	Hazlet	587,764
16	5651 Route 42	Turnersville	580,741
17	1662 US-22	Watchung	579,445
18	287 US Highway 202/31 S	Flemington	573,273
19	900 W Edgar Road	Linden	572,208
20	4801 Stelton Rd	South Plainfield	567,835
21	6038 Black Horse Pike	Egg Harbor Township	564,480
22	4881 US Highway 9	Howell	555,774
23	481 Cross Keys Rd	Sicklerville	548,850
24	110 Black Horse Pike	Audubon	529,095
25	5655 Red Bug Lake Rd	Winter Springs	1,185,773

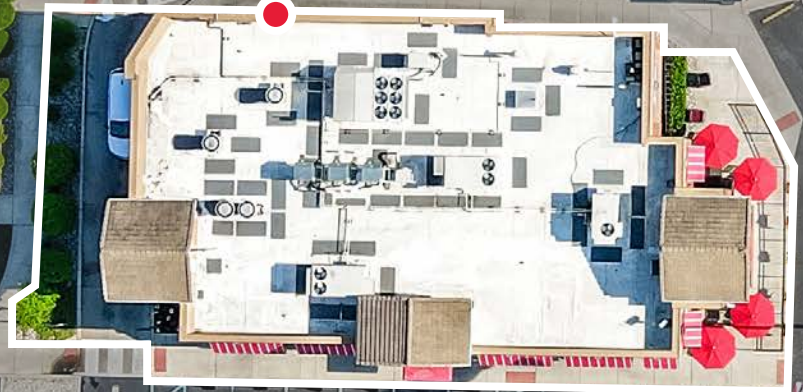
RANK	ADDRESS	CITY	VISITS (ANNUALLY)
25	1170 White Horse Rd	Voorhees	519,058
26	555 Marketplace Blvd	Hamilton	504,523
27	999 US Highway 1	Edison	496,029
28	41 Route W # 4	Hackensack	490,616
29	770 Texas Rd	Old Bridge	484,436
30	1194 US Highway 22	Phillipsburg	482,804
31	42 NJ-36	Eatontown	480,429
32	301 White Horse Pike	Barrington	473,589
33	7416 Tonnele Ave	North Bergen	471,032
34	434 Route 72 W	Manahawkin	470,251
35	220 Route 73 N	Marlton	456,233
36	2313 US Highway 1	North Brunswick	455,153
37	1211 W Landis Ave	Vineland	449,089
38	1749 Marlton Pike E	Cherry Hill	428,646
39	1418 Nixon Dr	Mt Laurel Township	424,171
40	1040 US Highway 1 N	Woodbridge	415,992
41	1301 Fairview Blvd	Delran	411,395
42	244 N Route 73	West Berlin	411,083
43	19 Simpson Rd	Columbia	379,862
44	2250 Route 70 West	Cherry Hill	343,143
45	1613 State Highway 35	Oakhurst	335,464
46	1480 Clements Bridge Rd	Deptford	282,911
47	320 US Highway 9 N	Woodbridge	281,247
48	2020 Marlton Pike W Suite C	Cherry Hill	106,343
50	540 S Hunt Club Blvd	Apopka	1,083,045



Cumberland Mall
 With over 70 retailers, Cumberland Mall saw over 1M visitors in the past 12 months, making it the 5th most trafficked mall in NJ (88th Percentile Nationwide - Placer.ai)



Second Drive-Thru Addition
 Chick-fil-A is adding a second drive-thru to the site, showing commitment to the site



High Performing Store
 The asset saw 725.7K visits in the Last 12 months and is ranked in the top 83% of Chick-fil-A in the state of NJ (source: Placer.ai)

S. Delsea Dr (31,127 VPD)

47





Cumberland Mall
88th Percentile Nationwide
(Placer.ai)





Walmart

CITI RENDS

SALLY BEAUTY

LL Flooring
LUMBER LIQUIDATORS

HOBBY LOBBY

Mud Wash

Wawa

TEXAS
BREADS

BUFFALO
WILD WINGS

Auto Zone

TARGET

KOHL'S

pepper's

Party City
xfinity

five
BEL'W

PET SMART

planet
fitness
BIG
LOTS!

ShopRite
ROSS
DRESS FOR LESS
FUN CITY
Staples

LOWE'S

THE HOME DEPOT

55

NJ-55 (38,617 VPD)

BEST BUY

47

AT&T

TACO BELL

CHIPOTLE
MEXICAN GRILL



Red Robin

S. Delsea Dr (31,127 VPD)





55

Raymour & Flanigan
Gabe's

TD Bank



CUMBERLAND MALL
Marshall's *Boscov's*
Starbucks **DICK'S** SPORTING GOODS
petco **MATTRESS FIRM**

BJ's



BEST BUY

FAIRFIELD INN & SUITES
Marriott

HOBBY LOBBY

LOWE'S



LL Flooring
LUMBER LIQUIDATORS

DOLLAR TREE

THE HOME DEPOT

1 MILE

1,985
PEOPLE
\$124,570
AHHI

3 MILES

29,238
PEOPLE
\$86,244
AHHI

5 MILES

74,677
PEOPLE
\$86,893
AHHI

BIG LOTS planet fitness

Auto Zone

Joe Canal's
DISCOUNT Laser Optics

Walmart

NJ-55 (38,617 VPD)

47

S. DELSEA DR (31,127 VPD)

Wawa

ShopRite
ROSS DRESS FOR LESS
FUN CITY
Staples

PET SMART KOHL'S

TARGET

Mud Wash

LAKESIDE MIDDLE SCHOOL

Quality
INN & SUITES





Chick-fil-A

Atlanta-based Chick-fil-A, Inc. is a restaurant company known for the Original Chick-fil-A® Chicken Sandwich and signature hospitality. Represented by more than 170,000 Team Members, Operators and Staff, Chick-fil-A restaurants serve guests freshly prepared food at more than 3,000 restaurants in 47 states, Washington, D.C., Puerto Rico and Canada. The family-owned and privately held restaurant company was founded in 1967 by S. Truett Cathy and is committed to serving the local communities in which its franchised restaurants operate.

In 2022 Chick-fil-A was named a Best Employer in America by Forbes and a top company for career opportunities for Black employees by Glassdoor. The company was also awarded the Employee's Choice by Glassdoor honoring top CEOs and was named a Culture 500 Culture Champion in 2020. A leader in customer service, Chick-fil-A was named QSR magazine's Drive-Thru Restaurant of the Year in 2021.

1967 FOUNDED

Atlanta, GA HEADQUARTERS

\$7.88b REVENUE (2022)

3,000+ LOCATIONS

Vineland, NJ

Vineland, New Jersey, is a city with a population of approximately 60,000 residents, making it one of the larger cities in the southern part of the state. The city has seen moderate economic growth, leveraging its strategic location near major highways and its rich agricultural heritage. Key industries in Vineland include agriculture, food processing, and manufacturing, with a strong presence of companies involved in these sectors due to the fertile farmlands surrounding the area. Additionally, the healthcare and education sectors contribute significantly to the local economy, with institutions like the South Jersey Healthcare system and Cumberland County College playing pivotal roles. In terms of commercial real estate development, Vineland has experienced growth with new retail spaces, business parks, and industrial facilities, aiming to attract more businesses and diversify its economic base. These developments are part of broader efforts to revitalize the city and create more job opportunities for its residents.



Distance from Asset

Philadelphia | 36 Miles

Baltimore | 84 Miles

New York | 97 Miles

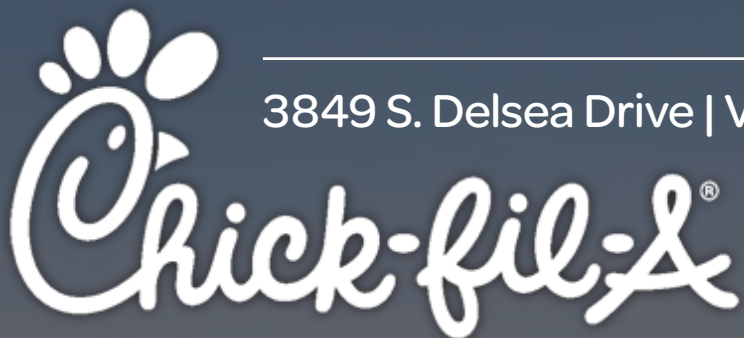
Baltimore

Philadelphia

New York



Vineland, NJ



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Exclusively Offered By



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