2673 BENNER PIKE, BELLEFONTE

INVESTMENT PROPERTY

CAMPBELL
Commercial Partners

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OFFERING SUMMARY

$3,113,207
SALE PRICE

5.3%
CAP RATE

APRIL 30, 2041
LEASE EXPIRATION

CHIPOTLE MEXICAN GRILL

We are pleased to present a Chipotle property in Bellefonte, PA available for sale. This offering includes a 15 year NN+ lease featuring 10% rental increases. This lease is backed by a corporate guarantee from Chipotle.

PROPERTY INFORMATION

Building SF	2,325±
Lot Size	0.63±
Year Built	2026

INVESTMENT HIGHLIGHTS

- Long-term corporate lease guaranteed by Chipotle Mexican Grill, Inc.
- New construction featuring Chipotle's current prototype which includes a "Chipotlane" drive-thru
- High visibility outparcel on Benner Pike
- Located in a growing retail corridor 8 miles from State College and Penn State University
- Surrounded by major retailers: Giant, McDonald's, Dunkin, Wawa, Sheetz
- Benner Pike: ~18,000 VPD

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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