

NNN Ground Lease

BONEFISH GRILL & FLEMING'S STEAKHOUSE Marlton, New Jersey

\$5,375,000

Ground lease situated on 3.53 acres located on State Highway 73 in Marlton, New Jersey

11,536 s.f. building (built in 2008) houses both Bonefish Grill and Fleming's Steakhouse

Sits between Cherry Hill Mall and Marlton Square lifestyle center

Key tenants at Cherry Hill Mall include Old Navy, JCPenney, Crate & Barrel, The Container Store, Macy's, Nordstrom, Foot Locker, Chico's and Ann Taylor

Key tenants at Marlton Square include Trader Joe's, GAP, Bombay Company, Pottery Barn, Williams & Sonoma and Starbucks

Lease Guarantor - OSI Restaurant Partners, LLC, a Delaware limited liability company

Rent Schedule:

Lease Years 1-5	\$375,000
Lease Years 6-10	\$412,500
Lease Years 11-15	\$453,750
Lease Years 16-20	\$499,125
Lease Years 21-25	\$549,037
Lease Years 26-30	\$603,941
Lease Years 31-35	\$664,335

Rent Commencement Date: 8/1/2008
Lease Expiration Date: 8/1/2023

Parking: 223 spaces

Average Daily Traffic Count:
NJ-73 - 42,575

FOR MORE INFORMATION

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KEY DEMOGRAPHICS

	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	46,859	140,886
DAYTIME POPULATION	46,985	129,482
MEDIAN AGE	40 years	39 years
HOUSEHOLDS	17,153	53,267
AVERAGE HOUSEHOLD INCOME	\$121,563	\$110,921
NUMBER OF BUSINESSES	1,830	6,796
NUMBER OF EMPLOYEES	35,240	92,330

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