

S. Wyoming Ave & Northampton St. Edwardsville, PA

WYOMING AVE (14,810







86



Lead Agents:



Derrick Dougherty

First Vice President Philadelphia, PA 215.531.7026 derrick.dougherty@marcusmillichap.com License: PA RS305854



Mark Krantz

National Retail Group Philadelphia, PA 215.531.7056 mark.krantz@marcusmillichap.com PA RS336064 | NJ 1537786



Scott Woodard National Retail Group Philadelphia, PA PA RS329242



Steven Garthwaite

National Retail Group Philadelphia, PA PA RS332182

Financing Contact:



Stephen Filippo M&M Capital Corporation Director-Capital Markets New York, NY 212.430.5288 stephen.filippo@marcusmillichap.com

Our Locations:

Philadelphia, PA 2005 Market Street #1510 Philadelphia, PA 19103 P: 215.531.7000 King Of Prussia, PA 200 N. Warner Road King Of Prussia, PA 19406 P: 215.531.7000

New York, NY 260 Madison Avenue 5th Floor New York, NY 10016

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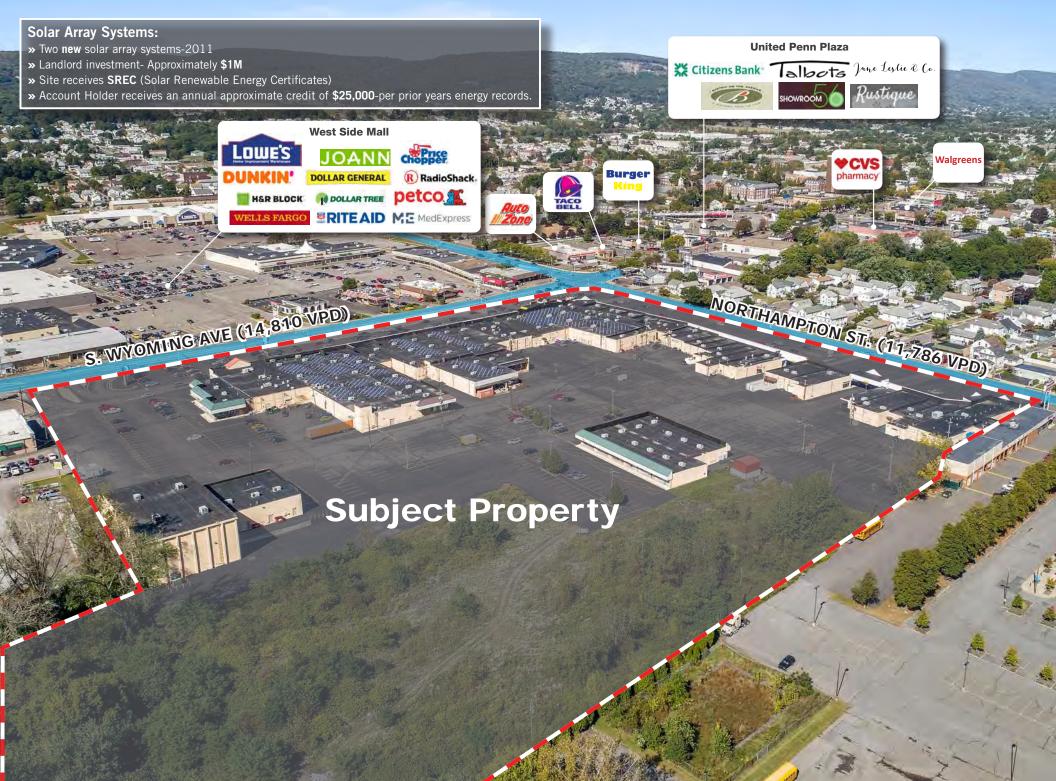
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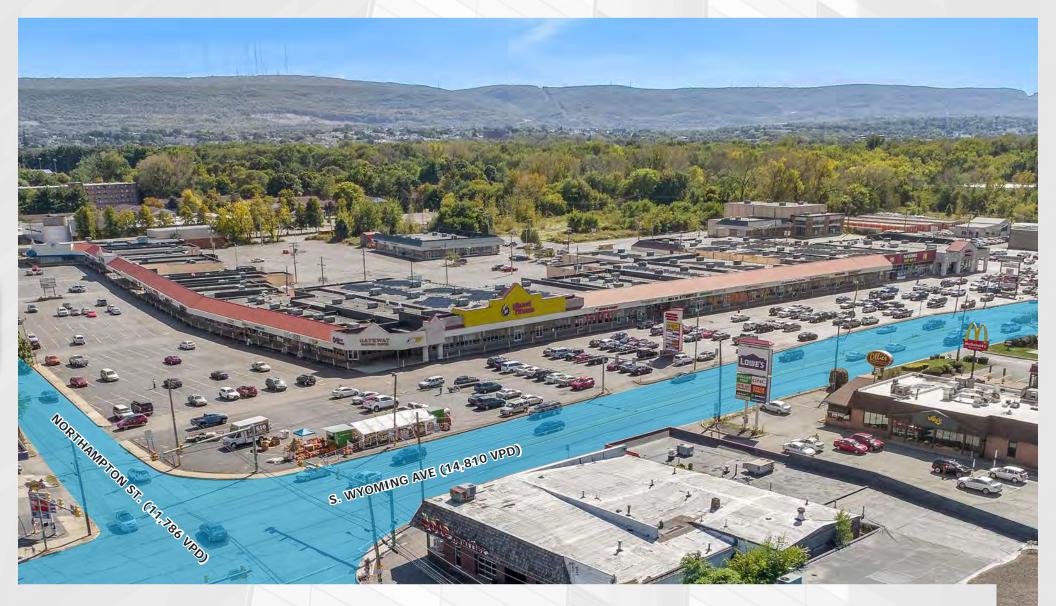
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EXECUTIVE SUMMARY

GATEWAY SHOPPING CENTER

EDWARDSVILLE, PA

Gateway Shopping Center PROPERTY ANALYSIS			
\$17,500,000 LIST PRICE	7.88%	\$1,379,744 NET OPERATING INCOME	\$89.86 PRICE PER SF
PROPERTY SUMMARY			
SQUARE FOOTAGE:	194,746 SF		
LOT SIZE:	23.85 Acres	D THE DAY	
YEAR RENOVATED:	2005/2007		
OCCUPANCY:	85.52%		
PARKING:	950+		
ZONING:	Commercial (C2)		
MAJOR TENANTS:	EXAMPLES AND		



Gateway Shopping Center OVERVIEW & HIGHLIGHTS

General Overview

Marcus & Millichap, on behalf of ownership, is pleased to exclusively offer the fee simple interest in the Gateway Shopping Center, a 194,746 square – foot neighborhood center located in Edwardsville, Pennsylvania (the "Property"). The subject property is situated on a large 23.85-acre parcel with ample parking at a signalized intersection. Current ownership bought the property in early 2000's when the center was dilapidated and nearly vacant. After a complete multi-million-dollar restoration, the Gateway is once again not only a community landmark, but the main center for retail shopping in the area. In 2011, ownership invested nearly \$1,000,000 in two solar array systems helping to offset utility costs as well as generate environmentally friendly energy. Overall the property provides potential investors the opportunity to acquire a stabilized shopping center with a light value – add component to lease the remaining available space.

Gateway - Tenant Overviews

The Gateway shopping center is currently 85% occupied where approximately 70% of the tenant roster reimburses for their natural pro rata share of operating expenses. The center is anchored by a 25,101 square foot Planet Fitness. Planet Fitness is corporately operated and serves as the community's primary fitness center in the area. Planet Fitness signed a 10-year lease in 2017, when they expanded from 17K square feet to a little over 25K square feet, showing commitment to the site.

Planet Fitness is complimented by a mix of national, regional, and local businesses. Family Dollar occupies 9,000 square feet and has recently signed a 10-year lease. Family Dollar has spent a significant amount of time, money, and resources for their fit out showing a long-term commitment. Grotto Pizza is a family operation with over 20 locations in Delaware, Maryland, and Pennsylvania. They have been at the site for over 20 years, expanding their restaurant in 2007. P&R Discount is a local grocery store with four plus years remaining on the term. It is operated by a local gentleman who has another location in Eynon, Pennsylvania. The center also has a medical component with Gastroenterology Consultants and Endoscopy Surgery Center. The two have major synergy between them as the Gastroenterology tenant provide patients with consultants and scheduling while the Endoscopy center performs the surgeries. The property currently has 28,530 square feet (14.65% GLA) of available space; this is a tremendous opportunity for a hands-on investor to lease up the remaining space at the best corner in town.

Local Submarket - Gateway Location Overview

The subject property benefits from its well-established location in an Edwardsville submarket only 2.5 miles from Wilkes Barre, PA and about 115 miles from Philadelphia. Edwardsville is a blue-collar neighborhood where the average household income is \$54,881 in a 3-mile radius. Edwardsville offers ease of access to highways such as Interstate 81 and 476. The site is near Kings College(2,300 students), Wilkes University(2,300 students), and the Wilkes Barre VA Medical Center(945K square foot teaching hospital for veterans). Overall, the tenants operating at the site cater to the local submarket.

- Gateway Shopping Center is a 194,746 square foot neighborhood center anchored by Planet Fitness complimented by a mix of national, regional, and local tenants.
- Ownership completed multi-million-dollar restoration Gateway is a community landmark and the main center for retail shopping in the area.
- Currently 85% occupied center with a light value add component to lease the remaining 14% available space
- The Site sits on 23.85 acres at a signalized intersection with ample parking
- Planet Fitness is corporate operated and serves as the community's primary fitness center in area
- Well-established location in an Edwardsville submarket only 2.5 miles from Wilkes Barre, PA and about 115 miles from Philadelphia
- Edwardsville is a blue-collar neighborhood where the average household income is \$54,881 in a 3-mile radius

Gateway Shopping Center **PROPERTY DETAILS**

Structure:

- » Foundation: Masonry
- » Framing: Steel
- » Exterior: CMU

Roof:

- » Type: Glue Down/EPDM
- » Age: 15 Years
- » Repairs: Preventative Maintenance-\$66,585 (2016)

HVAC:

- » Age: 15 Years
- » Repairs: Quarterly Maintenance

Parking Lot:

- » Type: Asphalt
- » Recent Cap Expenditures:
 - 2008 Paving (\$313K)
 - 2014 Striping

Sewer/Septic:

- » Maintenance: Semi Annual
- » Wyoming Valley Sanitary Authority
- » Borough of Edwardsville

Utility Services & Trash:

- » Gas: UGI
- » Electric: UGI
- » Water: PAWC
- » Trash: Dumpster/Recycling Vendors

Zoning:

» Type: C2

Recent Capital Expenditure:

- » Subdivision of 17 to 17A and 17B
- » 6 Rooftop Units for Family Dollar occupancy
- » New vanilla box space Unit #3
- » Modifications to Units 21A & 22
- » LED upgrade to #29 interior lighting

Life Safety Systems:

» Varies by tenant

Stormwater:

» Wyoming Valley Sanitary Authority







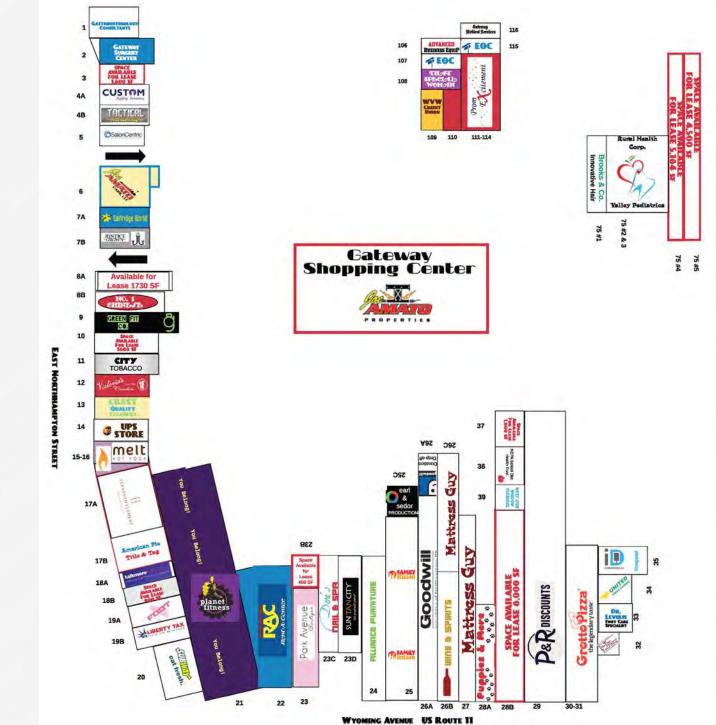
Gateway Shopping Center SOLAR ARRAY

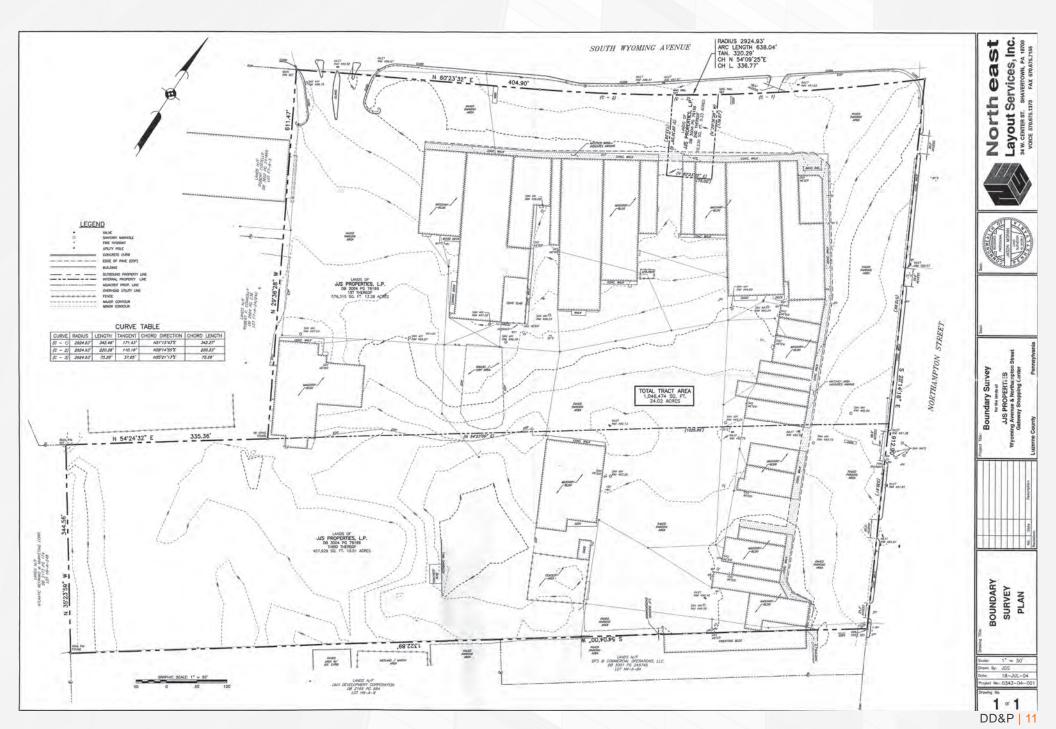
Solar Array Systems:

- » Two solar array systems installed in 2011
- » Landlord investment- Nearly \$1,000,000 initial investment
- » Site receives SREC (Solar Renewable Energy Certificates)
- » Account Holder receives an annual approximate credit of **\$25,000** (per prior years energy records)
- » The 200 DC (kW) system was installed by Keystone Energy Solar Services in 2011. It is a Roof Mounted Array, Aluminum Racking System, with 2 Satcon Inverters.
- » 25 yr warranty on the array modules (panels), 10 year warranty on the 2 inverters and the racking system.
- » ROI through both SREC sales (Solar Renewable Energy Credit) and virtual net metering credits for energy produced, applied to specific common area utility accounts.











FINANCIAL ANALYSIS

GATEWAY SHOPPING CENTER

EDWARDSVILLE, PA



SUITE	TENANT	SQUARE FOOTAGE	GLA %	LEASE START	LEASE EXPIRE	BASE RENT	RENT/SF	OPTIONS	LEASE TYPE
1	Gastroenterology Consultants	4,934	2.53%	December-06	December-21	\$58,209	\$11.80		NNN
2	Endoscopy Center	5,292	2.72%	December-06	December-21	\$62,433	\$11.80		NNN
3	Available	1,600	0.82%						
4A	Custom Staffing	2,175	1.12%	December-16	January-20	\$18,000	\$8.28	Two (3) Year Options	Gross
4B	Tactical Adv./ Ormando	1,825	0.94%	August-15	MtoM	\$15,060	\$8.25		NNN
5	Salon Centric	1,600	0.82%	January-14	June-22	\$19,728	\$12.33	One (5) Year Option w/ 5% Increase	NNN
6	Available/Amato Car Show Room	3,400	1.75%	January-19	December-20	\$6,000	\$1.76	Three(1) Year Options	Gross
7A	Cartridge World	1,340	0.69%	November-13	May-24	\$12,720	\$9.49	One (5) Year Option w/ 7% Increase	NNN
7B	Justice Grown	1,900	0.98%	November-17	December-22	\$28,500	\$15.00	Two (5) Year Options w/ 5% Increases	NNN
8A	Thai House Restaurant*	1,730	0.89%	January-20	February-23	\$14,100	\$8.15	Three (3) Year Options w/ 5% Increases	NNN
8B	No. 1 Chinese	1,600	0.82%	January-05	December-21	\$24,120	\$15.08	One (5) Year Option	NNN
9	Green Fit	3,080	1.58%	October-17	November-20	\$18,000	\$5.84	Two (1) Year Options	NNN
10	Available	1,800	0.92%						
11	City Tobacco	1,800	0.92%	February-05	July-24	\$22,500	\$12.50		NNN
12	Victoria's Candies	1,750	0.90%	May-15	August-20	\$14,880	\$8.50		NNN
13	Available	1,400	0.72%						
14	The UPS Store	2,105	1.08%	November-04	October-24	\$27,365	\$13.00	One (5) Year Option w/ 5% Increase	NNN
15-16	Melt Yoga (It is a Beautiful Life Corp)	2,350	1.21%	November-18	October-21	\$21,198	\$9.02	Three (3) Year Options	NNN + 15% Admin
17A	Eleventh Element (Logan Global Investment)	3,540	1.82%	April-19	July-24	\$31,860	\$9.00	One (5) Year Option w/ 11% Increase	NNN
17B	American Pie	960	0.49%	July-17	July-22	\$15,600	\$16.25	Two (3) Year Options w/ 7% Increases	NNN + 15% Admin
18A	Metro - Tmobile	900	0.46%	April-18	March-23	\$12,975	\$14.42	One (5) Year Option w/ 5% Increase	NNN + 15% Admin
18B	Available	900	0.46%						
19A	"Foot"	950	0.49%	November-19	December-20	\$11,400	\$12.00		NNN
19B	Liberty Tax	950	0.49%	September-17	April-21	\$15,360	\$16.17	Two (3) Year Options w/ 5% Increases	NNN
20	Subway	1,400	0.72%	October-07	December-21	\$28,000	\$20.00	Two (5) Year Options w/ 3% Increases	NNN
21	Planet Fitness*	25,101	12.89%	December-07	December-27	\$232,184	\$9.25	Two (5) Year Options w/ 10% Increase	NNN +5% Admin Fee
22	Rent-A-Center	4,800	2.46%	June-18	July-23	\$48,000	\$10.00	Two (5) Year Options w/ 10% Increases	NNN + 10%
23A	Park Avenue	2,000	1.03%	November-10	December-21	\$12,000	\$6.00		Gross
23B	Available	400	0.21%						
23C	Diva's Nails	2,000	1.03%	October-07	July-24	\$28,800	\$14.40		NNN
23D	Sun Tan City	2,000	1.03%	September-07	August-22	\$27,996	\$14.00		NNN
24	Alliance Furniture	3,600	1.85%	May-17	April-20	\$32,400	\$9.00		Gross

SUITE	TENANT	SQUARE FOOTAGE	GLA %	LEASE START	LEASE EXPIRE	BASE RENT	RENT/SF	OPTIONS	LEASE TYPE
5A & 25B	Family Dollar	9,000	4.62%	May-19	March-30	\$77,682	\$8.63	Six (5) Year Options w/ 5% Increases	Modified Net
25C	Earl & Sedor	2,700	1.39%	December-13	January-24	\$7,200	\$2.67		Gross
26A	Goodwill	8,406	4.32%	August-09	September-22	\$58,842	\$7.00		NNN
26B	Wine & Spirits	4,641	2.38%	July-07	October-20	\$57,600	\$12.41		Gross plus PRS of Tax Increase
6C & 27	Mattress Guy	2,341	1.20%	February-06	MtoM	\$12,000	\$5.13		Gross
28A	Puppies and More	1,800	0.92%	June-10	June-20	\$18,000	\$10.00	Fifteen (1) Year Options w/ CPI Increases	NNN
28B	Available	8,000	4.11%						
29	P&R Discount	21,650	11.12%	October-14	September-24	\$86,400	\$3.99	One (5) Year Option w/ 4% Increase	NNN
30-31	Grotto Pizza	9,800	5.03%	August-07	September-22	\$143,528	\$14.65	Three (5) Year Options w/ 2% Increases	NNN
32	Lifetime Vinyl Windows	900	0.46%	November-12	December-20	\$13,500	\$15.00		NNN
33	Shelly Levulis, DPM	1,100	0.56%	October-10	October-22	\$17,050	\$15.50	One (3) Year Option w/ 5% Increase	NNN
34	United Check Cashing	1,100	0.56%	October-08	October-23	\$18,191	\$16.54		NNN
35	iDropped	1,375	0.71%	September-14	November-20	\$16,459	\$11.97		NNN
37	Available	1,000	0.51%						
38	Northeast School District Trust	1,200	0.62%	May-12	April-22	\$8,700	\$7.25	Four (5) Year Options w/ 10% Increases	NNN
39	West Side Window Cleaning	850	0.44%	December-15	December-21	\$7,200	\$8.47		Gross
75 #1	Brooks & Co.	1,580	0.81%	September-08	August-21	\$23,700	\$15.00	Two (2) Year Options w/ 2% Increases	NNN
#2 & #3	Rural Health Care	3,405	1.75%	May-18	April-23	\$29,160	\$8.56	Two (5) Year Options w/ 8% Increases	NNN + 15% Admin
75 #4	Available	4,900	2.52%						
75 #5	Available	4,800	2.46%						
106	Advanced Business Systems	1,200	0.62%	July-07	MtoM	\$14,700	\$12.25		NNN
107	Educational Opportunity	1,200	0.62%	December-14	June-24	\$11,700	\$9.75	One (5) Year Option w/ 10% Increase	Gross
108	That Special Women	1,200	0.62%	June-08	May-20	\$15,600	\$13.00		NNN
109	Wyoming Valley West CU	1,200	0.62%	March-07	November-20	\$15,000	\$12.50		NNN
110	Prom Excitement	1,200	0.62%	January-19	MtoM	\$10,800	\$9.00		Gross
11-114	Prom Excitement	4,800	2.46%	January-19	December-21	\$43,600	\$9.08		NNN
115	Educational Opportunity	1,200	0.62%	July-19	June-24	\$11,700	\$9.75	One (5) Year Option w/ 10% Increase	Gross
116	Gateway Medical	1,016	0.52%	November-11	December-20	\$10,272	\$10.11		NNN
	Total Square Footage	194,746				\$1,587,971			
	Rent Bumps in base term. 194,746sf TOTAL GLA	1		sf (85.529 occupied	%)	28,200 Total	sf (14.4		39sf (69.65° NNN TENANTS

INCOME			PSF
Base Rent ⁽¹⁾		\$1,587,971	\$8.15
Other Income			
	Real Estate Tax ⁽²⁾	\$136,119	
	Insurance (69.65% NNN) (3)	\$46,230	
	CAM (69.65% NNN) (3)	\$127,727	
	Other Income (4)	\$525	
	SREC Sales (5)	\$6,629	
	Admin Fee (6)	\$4,183	
٦	Total Reimbursement Rent	\$321,413	\$1.59
GROSS INCOME		\$1,909,384	\$9.75
EXPENSE ⁽⁷⁾			
Real Estate Tax		\$193,290	\$0.99
Property Insurance		\$44,942	\$0.23
Flood Insurance		\$21,433	\$0.11
CAM			
Repairs & Maintenand	ce		
	Snow Removal	\$71,903	
	Parking Lot Sweep	\$20,216	
Mis	sc Repairs & Maintenance	\$12,442	
	Trash Removal	\$4,200	
	Inspections	\$2,178	
	Sewer Maintenance	\$3,070	
	Lighting Repairs	\$2,262	
	Recycling	\$2,015	
	Pest Control	\$1,240	
	Grass & Landscape	\$1,446	
	Patch Potholes	\$218	
Utilities			
	Sprinkler Utility Cost	\$6,219	
	Storm Water	\$15,567	
	Common Area Electric	\$38,776	
	Common Area Water	\$1,635	
	Total CAM	\$183,387	\$0.94
Total Reimbursable Exper	ises	\$443,052	\$2.28
Non-Reimbursable Expenses			
Manage	ement Fee(3% of Base Rent) ⁽⁸⁾	\$47,639	
Reserv	/es(20 Cents Per Square Foot) ⁽⁹⁾	\$38,949	
Non	- Reimbursable Expenses	\$86,588	\$0.46
Total Expenses		\$529,640	\$2.72
Net Operating Incom	\$1,379,74	4	

Current Operating Statement Notes:

(1) Base Rent: Analysis is reflective of current Rental Rates per tenant leases

(2) Reimbursement Real Estate Tax: Analysis is reflective of each tenants lease structure (69.65% NNN)

& Wine and Spirits PRS of increases in real estate taxes over base year (\$130,600)

(3) Reimbursement Insurance & CAM: Analysis is reflective of each tenant's lease structure (69.65% NNN)(4) Other Income: Analysis includes 2019 ATM Commission

(5) SREC Sales: Solar Renewable Energy Certificate (SREC) are credits received from Roof Solar Panels

(6) Admin Fee: Analysis is reflective of applicable fees per tenant leases

(7) Operating Expenses: Analysis is reflective of subject's 2018 Profit & Loss Statement

(8) Management Fee: Analysis uses an Underwriting Standard of 3% of Base Rent

(9) Capital Reserves: Assumed to be \$.20/SF



EXPIRATION SCHEDULE

Tenant	Square Feet	GLA %	LSD	2020	2021	2022	2023	2024	Beyond 202
Prom Excitement	1,200	0.62%	January-19	MtoM					
Advanced Business Systems	1,200	0.62%	July-07	MtoM					
Mattress Guy	2,341	1.20%	February-06	MtoM					
Factical Adv./ Ormando	1,825	0.94%	August-15	MtoM					
Custom Staffing	2,175	1.12%	December-16	January-20					
Iliance Furniture	3,600	1.85%	May-17	April-20					
hat Special Women	1,200	0.62%	June-08	May-20					
uppies and More	1,800	0.92%	June-10	June-20					
merican Pie	1,730	0.49%	July-17	July-20					
ictoria's Candies	1,750	0.90%	May-15	August-20					
line & Spirits	4,641	2.38%	July-07	October-20					
reen Fit	3,080	1.58%	October-17	November-20					
propped	1,375	0.71%	September-14	November-20					
/yoming Valley West CU	1,200	0.62%	March-07	November-20					
ateway Medical	1,016	0.52%	January-11	December-20					
fetime Vinyl Windows	900	0.46%	November-12	December-20					
ot	950	0.49%	November-19	December-20					
nato Warehouse	3,400	1.75%	January-19	December-20					
berty Tax	950	0.49%	September-17	December 20	April-21				
rooks & Co.	1,580	0.81%	September-08		August-21				
is a Beautiful Life Corp	2,350	1.21%	November-18		October-21				
ndoscopy Center	5,292	2.72%	December-06		December-21				
astroenterology Consultants	4,934	2.53%	December-06		December-21				
o. 1 Chinese	1,600	0.82%	January-05		December-21				
ark Avenue	2,000	1.03%	November-10		December-21				
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ıbway	1,400	0.72%	October-07		December-21				
est Side Window Cleaning	850	0.44%	December-15		December-21				
ortheast School District Trust	1,200	0.62%	May-12			April-22			
alon Centric	1,600	0.82%	January-14			June-22			
ın Tan City	2,000	1.03%	September-07			August-22			
oodwill	8,406	4.32%	August-09			September-22			
rotto Pizza	9,800	5.03%	October-17			September-22			
nelly Levulis, DPM	1,100	0.56%	October-10			October-22			
stice Grown	1,900	0.98%	November-17			December-22			
hai House Restaurant	1,730	0.89%	January-20				February-23		
letro - Tmobile	900	0.46%	April-18				March-23		
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ent-A-Center	4,800	2.46%	June-18				July-23		
nited Check Cashing	1,100	0.56%	November-08				October-23		
arl & Sedor	2,700	1.39%	December-13					January-24	
artridge World	1,340	0.69%	November-13					May-24	
lucational Opportunity	1,200	0.62%	December-14					June-24	
ducational Opportunity	1,200	0.62%	July-19					June-24	
ity Tobacco	1,800	0.92%	February-05					July-24	
va's Nails	2,000	1.03%	October-07					July-24	
gan Global Investment	3,540	1.82%	April-19					July-24	
kR Discount	21,650	11.12%	October-14					September-24	
e UPS Store	2,105	1.08%	November-04					October-24	
								october-24	Docomber
anet Fitness/ Pizzazz	25,101	12.89%	December-07						December-2
amily Dollar	9,000	4.62%	May-19	25.000	05 750	00.000	11.005	37 535	March-30
quare Feet Expiring				35,383	25,756	26,006	11,935	37,535	34,101

Gateway Shopping Center **RENT COMPS**

Property	Address	Size	Occupancy	Rental Range (Small)	Rental Range (Large)	Tenants	Miles From Subject
Gateway (Subject)	Gateway Shopping Center, Edwardsville, PA	194,746sf	85%	\$15-20/SF NNN	\$4-\$14/SF NNN	Family Dollar, Planet Fitness, Wine & Spirits	
United Penn Plaza	152-196 S Wyoming Ave, Kingston PA	42,913sf	100%	\$14/SF NNN - \$18/SF MG		Citizens Bank, Talbots, Bakehouse	0.4 Miles
Narrows Shopping Center	50 West Side Mall Drive, Edwardsville, PA	433,588sf	81%	\$17-\$19/SF NNN		Dollar Tree, Rite-Aid, Lowe's, Dunkin	0.5 Miles
East End Centre	Heinz Dr, Wilkes-Barre, PA	331,077sf	69%	\$10-\$15/SF NNN	\$8-\$12/SF NNN	Gabe's, Big Lots, Red Lobster	3.6 Miles
Midway Shopping Center	1026 Wyoming Ave, Wyoming, PA	226,894sf	94%	\$14-\$16/SF NNN	\$10-\$12/SF NNN	Dollar Tree, Harbor Freight, CVS	4 Miles
Dallas Shopping Center	1 Tunkhannock Hwy, Dallas, PA	42,622sf	95%	\$13.50-\$17/SF NNN		AutoZone, The UPS Store, Hallmark, H&R Block	7.6 Miles













Gateway Shopping Center FINANCING DETAILS

Non-Recourse

Financing Summary	
Price	\$17,500,000
Down Payment (25%)	\$4,375,000
Loan Amount	\$13,125,000
Interest Rate	3.65%
Amortization	25 Years
Term	10 Years

Operating Data

Income		Year 1
Scheduled Base Rental Income		\$1,587,971
Total Reimbursement Income		\$321,413
Potential Gross Revenue		\$1,909,384
Less: Operating Expenses		(\$529,640)
Net Operating Income		\$1,379,744
Debt Service		(\$801,209)
Net Cash Flow After Debt Service	13.22%	\$578,535
Principal Reduction		\$327,591
Total Return	20.71%	\$906,126

Director - Capital Markets STEPHEN FILIPPO

stephen.filippo@marcusmillichap.com

(212) 430-5288

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Marcus & Millichap Capital Corporation 260 Madison Avenue, 5th Floor New York, NY 10016

Returns	Year 1
CAP Rate	7.88%
Cash-on-Cash	13.22%
Total Return	20.71%
Debt Coverage Ratio	1.72





16/1

TENANT DESCRIPTIONS

GATEWAY SHOPPING CENTER

EDWARDSVILLE, PA

Gateway Shopping Center **TENANT DESCRIPTIONS**

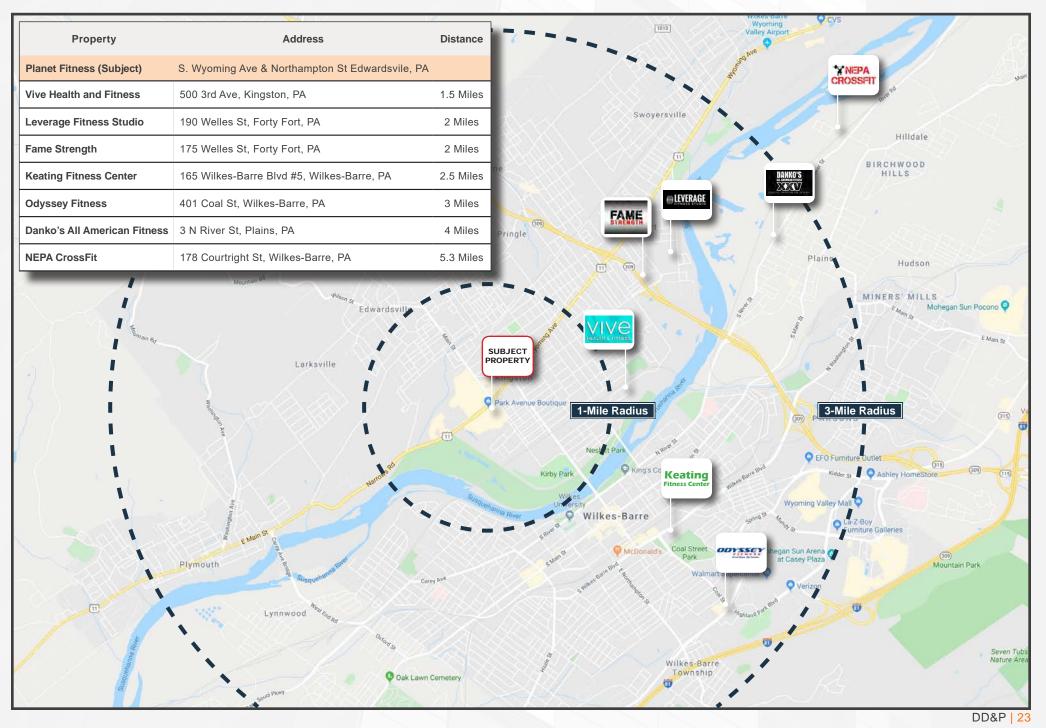
TENANT	DESCRIPTION	HEADQUARTERS	CREDIT RATING	LOCATIONS
planet fitness	Planet Fitness is an American franchisor and operator of fitness centers based in Hampton, New Hampshire. The company reports that it has 1,742 clubs, making it one of the largest fitness club franchises by number of members and locations. There are locations across the United States as well as in other countries such as Canada, Dominican Republic, Panama, and Mexico.	Hampton, NH	Moody's: B1 S&P: BBB-	1,859+/-
P FAMILY DOLLAR	Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an ex- panded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private- brand merchandise customers need and use every day.	Charlotte, NC	Moody's: Baa3 S&P: BBB-	8,000+/-
Goodwill	Goodwill is an American nonprofit organization that provides job training, employment placement services, and other community-based programs for people who have barriers preventing them from otherwise obtaining a job. Goodwill is funded by a massive network of retail thrift stores which operate as nonprofits as well.	Derwood, MD	Private	162+/-
Concerve Halave Peter DISCOUNTS Education Pater	P&R Discounts bring discount groceries to the surrounding area. We aspire to be the discount retailer of choice for value-seeking shoppers. As a discount retailer, we deliver our customers terrific savings on discount groceries compared to conventional grocery stores.	Edwardsville, PA	Private	2
	Rent-A-Center (commonly referred to as RAC) is an American public furniture and electronics rent-to- own company based in Plano, Texas. The company was incorporated in 1986 and as of 2014 operates approximately 2,972 company-owned stores in the United States, Canada, Puerto Rico and Mexico, accounting for approximately 35% of the rent-to-own market in the United States based on store count.	Wichita, KS	N/A	3,000+/-
Pennsylvania Grotto Pizza the legendary taste	Conveniently located along Route 11 at the popular Gateway Shopping Center and offering a newly renovated family dining area complete with a modern kids arcade, a magnificent private party and meeting area, and a separate sports bar.	N/A	Private	23
DIGESTIVE CARE ASSOCIATES. P.C.	We are committed to providing patients and their families the highest level of quality care in a compassionate and professional environment. Our Staff is committed to maintaining our expertise in the state of art evaluation, management and treatment of digestive and liver diseases.	Edwardsville, PA (Covenant Surgical Partners - Nashville, TN)	Private	2
ENDOSCOPY CENTER	The Endoscopy Center at Gateway is an outpatient surgical center specifically designed to provide endoscopic procedures in a comfortable and professional environment. This facility provides patients expanded services and convenient scheduling.	Edwardsville, PA (Covenant Surgical Partners - Nashville, TN)	Private	1
SUBWAY	Subway is an American privately held restaurant franchise that primarily sells submarine sandwiches (subs) and salads. It is one of the fastest-growing franchises in the world and, as of June 2017, had approximately 42,000 locations in more than 100 countries. ore than half of the locations are in the United States.	Milford, CT	Private	42,000
The UPS Store 🕫	The UPS Store network is the world's largest franchisor of retail shipping, postal, printing and business service centers. Today, there are more than 5,000 independently owned The UPS Store locations in the U.S., Puerto Rico, and Canada. The UPS Store, Inc., franchisor of The UPS Store brand, is a wholly owned subsidiary of United Parcel Service (UPS).	San Diego, CA	Moody's A2	5,000+
by T. Mobile.	Metro by T-Mobile (formerly known as MetroPCS and also known simply as Metro) is a prepaid wireless carrier brand owned by T-Mobile US. It previously operated the fifth largest mobile telecommunications network in the United States using code division multiple access.	Richardson, TX	N/A	9,500+/-
SUN TAN CITY* let yourself shine*	Sun Tan City only invest in sunbeds with proven tanning power. For each sunbed, Sun Tan City carefully select lamps designed to deliver deep, dark tans. Sun Tan City employees research the best skin care products on the market and offer them in conjunction with modern tanning equipment.	Nationwide	Private	100+
	Founded in 1977 and franchising since 1992, United Check Cashing [®] is a pioneer in the check-cashing industry. United check cashing provides a variety of vital financial services for consumers who prefer to manage their money on a simple cash basis. United provides check cashing services, money orders, wire transfer, bill payment, prepaid debit cards and much more!	N/A	N/A	85

Gateway Shopping Center **TENANT DESCRIPTIONS**

TENANT	DESCRIPTION	HEADQUARTERS	CREDIT RATING	LOCATIONS
	Liberty Tax Service is an American company specializing in the preparation of tax returns for individuals and small businesses. It is the third largest tax preparation franchise in the United States. The company began in Canada in 1997 when John Hewitt, co-founder of Jackson Hewitt, acquired a Canadian tax franchisor, U&R Tax Depot.	Virginia Beach, VA	N/A	N/A
🚁 Cartridge World	Cartridge World is a business specializing in managed print services, printer solutions, and ink and toner cartridges for domestic and commercial printers. The business model is to provide broad printing services to both home and businesses.	McHenry, IL	Private	600
	SalonCentric, headquartered in St. Petersburg, Florida, and operating in 48 states, is the premier distributor of salon professional products. It's our vision to be your business partner of choice. We're committed to doing this by providing the best brands, the best education and the best business-building support, transforming every salon into a destination of choice.	St. Petersburg, FL	Private	10+
Eral Experiment	Valley Pediatrics is your comprehensive center for well and sick child care, immunizations, consultations and allergy shots. Children and adolescents have special needs, both medical and emotional, that are very different from those of an adult. Pediatricians are trained to manage and prevent health problems in children from infancy through high school.	Edwardsville, PA	Private	7
EDWARDSVILLE	iDropped's first independently owned iPhone, iPad, and Samsung repair franchise opened at The Gateway Shopping Center in Kingston / Edwardsville, PA in 2014 and was previously operated as a licensee in Nanticoke, PA since 2012. The shop specializes in iPhone screen replacement, battery replacement, and iPad replacement.	Edwardsville, PA	Private	7
BUSINESS EQUIPMENT	Advanced Business Equipment was an office equipment dealer with locations in Allentown and Edwardsville, Pennsylvania. In July 2016, Fraser Advanced Information Systems acquired Advanced Business Equipment, creating a dedicated office that specializes in Toshiba, Lexmark and KIP imaging products.	Reading, PA	Private	6 Locations East Coast
POC , inc.	The Educational Talent Search program is funded 100% by the U.S. Department of Education. The mission of Educational Talent Search Program is to increase the awareness of post-secondary educational opportunities to eligible participants in the EOC, Inc. target schools in grades 7 through 12.	Edwardsville, PA	Private	3
CUSTOM Staffing Solutions	A group of staffing professionals with over 15 years of experience in the staffing and human resources industry teamed up to form Custom Staffing Solutions, LLC. in 2011. Since then, Custom Staffing has grown and expanded substantially. Now, with 3 locations and over 1,000 employees, Custom Staffing has become a common name among large corporations and small businesses.	Edwardsville, PA	Private	3
SHELLY LEVULIS, DPM	Shelly Levulis, DPM specializes in foot and ankle surgery, as well as wound care and diabetic foot care. Dr. Levulis completed her medical and surgical residency program at Kennedy Memorial Hospital, Stratford, New Jersey and was selected to serve as Chief Resident. In addition to her practice, Dr. Levulis is an affiliate of General Hospital.	Edwardsville, PA	Private	2
JUSTICE	Justice Grown was founded on the principles of social justice and community activism. At Justice Grown Pennsylvania, we strive to provide the highest quality medical marijuana products delivered in a caring, compassionate, and informative setting.	Edwardsville, PA	Private	2
ALLIANCE (FURNITURE	Always the BEST PRICES Alliance Furniture provides the trendiest home decor products at unbeatable prices. Alliance Furniture's expansive selection includes something for everyone, no matter the personal style and decorating taste. Alliance Furniture takes pride in making it easy for customers to enhance their space with the exact products and looks that they want.	Edwardsville, PA	Private	1
Ser All Car Anthelio Partin A PAPUR PROGRAM	At Puppies & More, the #1 priority is the health and wellbeing of the animals. In Puppies & More's care, the employees regularly monitor the development and welfare of each puppy, for our customers to have the best experience possible when bringing home the newest member of their family. All of the puppies come from licensed and inspected kennels or from private owners.	Edwardsville, PA	Private	1
Title e Tag	American Pie Title & Tag has been in business since 2013 and strives to make the titling and registration processes as pleasant as possible. You can sit and talk face to face without standing in line like at the bank. Employees will explain every step and are always willing to help if you have any questions or concerns.	Edwardsville, PA	Private	1

Gateway Shopping Center **TENANT DESCRIPTIONS**

TENANT	DESCRIPTION	HEADQUARTERS	CREDIT RATING	LOCATIONS
PEOF RATE SHOW	Wyoming Valley West Community FCU has proudly served Northeastern Pennsylvania since 1951. The Wyoming Valley West Community FCU has a current membership of over 1,300, with assets of more than \$8,750,000.	Edwardsville, PA	Private	1
FACTORY DIRECT MATTRESSES AND FUTONS	Mattress Guy sells quality mattresses at comfortable prices. Made in the USA and with the same comfortability of big name brands, every mattress, futon, and bed that is sold will help you sleep tight every night. Mattress Guy guarantees that customers will always be able to find the selection and service demanded at a competitive price.	Edwardsville, PA	Private	1
GREEN FIT CO. WE DON'T "EXERCISE"- WE TRAIN	Personal training and classes that are based on massive results, science and standards set by the customer. Green Fit betters the community by offering expert knowledge backed by first-hand experience, science and practice. The atmosphere is built on accountability and standards set by the customer.	Edwardsville, PA	Private	1
Victoria's T Candies	After years of making fine chocolates in New York and Philadelphia, George Esposito returned home to Hazleton Pennsylvania to marry his wife Victoria. He started making candy for his friends and colleagues with one stove and one copper kettle. His chocolates became so popular that in 1934, George opened a storefront and named his business after his wife, calling it "Victoria's.	Edwardsville, PA	Private	1
	Life Time Windows and Vinyl Siding has been in business since opening in 1982. The company is a full service vinyl replacement window and vinyl siding company. Life Time Windows uses only the most current and up-to-date material available. The company is fully licensed and insured. The windows and siding are backed by a LifeTime labor and mfr. warranty.	Edwardsville, PA	Private	1
Its all about your	Beauty salon providing innovative, trend interpretive styles, services and products in an atmosphere committed to an extraordinary customer service experience every single time! With the highest levels of respect and first class customer service, we support each client to have an experience that exceeds their expectations!	Edwardsville, PA	Private	1
Thai House	The cuisine at Thai House Restaurant consists of many combinations and blends of different flavors, herbs and spices. The Thai foods are prepared fresh daily with a variety of fresh ingredients. Thai House Restaurant works hard to bring the finest of Thai cuisine. The Thai foods are prepared with unique authentic style.	Edwardsville, PA	Private	1
Prom Excitement!	Prom Excitement has over 5,000 sq. feet of retail space filled with dresses and gowns for your party. Our "Opulence Room" specializes in distinct, refined styles for gala's, holiday parties, military balls, and "After Five" events. Our New "Glam Room" features One-Of-A-Kind designer fashions. such as Sherri Hill, Tarikediz and Johnathan Kayne, just to name a few.	Edwardsville, PA	Private	1
WEST SIDE WINDOW CLEANING CO. INC	We specialize in janitorial services, floor waxing and cleaning, carpet shampooing, window cleaning, and construction cleanup. Let us make your home or office a pleasant place to stay at.	Edwardsville, PA	Private	1
C earl & sedor	JB Earl and John Sedor have been providing their services as professional photographers locally – in Northeastern Pennsylvania in the Greater Wilkes-Barre and Scranton area – and nationally since 1984.	Edwardsville, PA	N/A	1
[-] ELEVENTH ELEMENT RELAXATION SPA	Eleventh Element Relaxation Spa is a locally owned and operated business created and built by a family with deep roots in Northeastern Pennsylvania. With the belief that we all are responsible for the health of the community as a whole, we aim to inspire a movement and start conversations that engage.	Edwardsville, PA	Private	1





Tenant	Planet Fitness
Guarantor	Corporate
Square Footage	25,101 SF
Pro Rata Share	12.89%
Security Deposit	Tenant deposit of \$11,560
Commencement Date	12/1/2007
Expiration Date	12/31/2027
Initial Term	10 Year Base Term
Option Notice	Tenant to provide notice (180) days prior to Lease expiration
Estoppel/SNDA	Tenant to provide certificate w/in (15) days of Landlord request
Taxes	Tenant is responsible for PRS of Real Estate Taxes
Insurance	Tenant is responsible for PRS of Insurance expenses
CAM	Tenant is responsible for PRS of Cam expenses & "Extended Hours" expenses
Utilities	Tenant is to pay all Utility expenses
Admin Fee	5% Administrative Fee if a 3rd party management firm is not employed by Tenant
Roof & Structure	Landlord is responsible for repair & replacement of Roof and Structure
HVAC (Maint & Replacement)	Tenant is responsible for HVAC maintenance and replacement
Co-Tenancy	In the event less than 60% of GLA (excluding Tenant's space) is Occupied for a period of more than (9) months, Tenant has right to reduce rent payment
Exclusive	by 50%. If said event lasts longer than (1) year, Tenant has right to terminate lease w/ (30) day notice to Landlord
Exclusive	Landlord shall not lease any space in the Shopping Center for the use of a fitness club or tanning facility, further defined related to existing tanning facility.
Permitted use	Premises to be used as a health and fitness club
Required Occupancy	Tenant is not required to continuously operate
Assignment Note	Tenant may not assign lease w/o Landlord consent; in event of assignment, Tenant is to remain responsible for obligations under this Lease



Tenant	P&R Discount
Square Footage	21,650 SF
Pro Rata Share	11.12% (11.13% Per Lease)
Security Deposit	Tenant deposit of \$10,000
Commencement Date	10/1/2014
Expiration Date	9/30/2024
Initial Term	5 Year Base Term
Option Notice	Tenant to provide notice (90) days prior to Lease expiration
Taxes	Tenant is responsible for PRS of Real Estate Taxes
Insurance	Tenant is responsible for PRS of Insurance expenses
CAM	Tenant is responsible for PRS of Cam expenses
CAM cap	Cap of \$2.65/SF inclusive of Cam expenses, Property Insurance, & Real Estate taxes.
Utilities	Tenant is responsible for all Utility expenses
Roof & Structure	Landlord is responsible for replacement & repairs of Roof and Structure
HVAC (Maint & Replacement)	Tenant is responsible for repair of HVAC
Permitted use	Premises may be used as a discount retail establishment for the sale of grocery items, baby care items and pet supplies
Termination Rights	Tenant has right to terminate Lease w/ notice to Landlord and tendering \$30,000
Assignment Note	Tenant may not assign lease w/o consent of Landlord



Tenant	Family Dollar
Guarantor	Corporate
Square Footage	9,000 SF
Pro Rata Share	4.62%
Commencement Date	5/29/2019
Expiration Date	3/31/2030
Initial Term	10 Year Base Term
Option Notice	Automatic Option Renewal, unless written notice otherwise w/in (90) days of Lease expiration
Estoppel/SNDA	Tenant to sign SNDA upon Landlord's request; Landlord & Tenant to provide estoppel certificates w/in (30) days of request from either party
Taxes	Tenant is responsible for PRS over Base Year of Real Estate Taxes
Insurance	Tenant is responsible for PRS over Base Year of Insurance Expenses
САМ	Tenant is responsible for PRS over Base Year of CAM Expenses
Caps	Expense cap of 5% in increases annually, excluding snow removal expenses
Utilities	Tenant is responsible for all Utility expenses
Roof & Structure	Landlord is responsible for replacement & repairs of Roof and Structure
HVAC (Maint & Replacement)	Tenant is responsible for maintenance & replacement of HVAC w/ a \$1,500 cap per component during the last (2) years of any renewal term starting in the 2nd & thereafter
Co-Tenancy	In event Shopping Center occupancy falls below 75%, Tenant has to right to pay lesser of fixed rent or percentage rent. If (18) consecutive months pass w/o 75% occupancy, Tenant has option to terminate Lease.
Exclusive	Landlord shall not lease any other space for the use of a variety store, discount department store, dollar store (except Dollar Tree), thrift-store, or any store similar to Tenant in operations
Permitted use	Premises to be used as a variety, discount, dollar store, or variety discount store
Required Occupancy	Tenant is not required to operate continuously; however if (6) consecutive months pass w/o operation, Landlord has option to terminate lease w/ (30) day notice. At which point, tenant must resume business, otherwise Landlord can recapture space
Termination Rights	If Tenant's gross sales are less than \$1.5M for the period of 4/1/2024-3/31/2025, Tenant will have option to terminate lease w/ notice by 9/30/2025
Assignment Note	Tenant may assign Lease w/ Landlord consent

Tenant Rent-a-Center

Tenant	Rent-a-Center
Guarantor	Corporate
Square Footage	4,800 SF
Pro Rata Share	2.46%
Commencement Date	6/25/2018
Expiration Date	7/31/2023
Initial Term	5 Year Base Term
Option Notice	Tenant shall provide (6) month notice prior to Lease expiration
Estoppel/SNDA	Tenant to provide certificate w/in (20) days of Landlord request
Taxes	Tenant is responsible for PRS of Real Estate taxes
Insurance	Tenant is responsible for PRS of Insurance expenses
CAM	Tenant is responsible for PRS of CAM expenses
CAM cap	Cam Cap of 3% annually on all Cam expenses



Option Notice	renant shan provide (6) month notice prior to tease expiration
Estoppel/SNDA	Tenant to provide certificate w/in (20) days of Landlord request
Taxes	Tenant is responsible for PRS of Real Estate taxes
Insurance	Tenant is responsible for PRS of Insurance expenses
CAM	Tenant is responsible for PRS of CAM expenses
CAM cap	Cam Cap of 3% annually on all Cam expenses
Utilities	Tenant to pay for all Utility expenses
Admin Fee	10% Administrative Fee
Roof & Structure	Landlord is responsible for repair & replacement of Roof & Structure
HVAC (Maint & Replacement)	Landlord is responsible for HVAC replacement; Tenant is responsible for HVAC maintenance after the First Lease year, up to \$500 annually
Co-Tenancy	Anchor Tenants - In event both Planet Fitness and P&R Discount vacate their spaces, Tenant shall have right to terminate this Lease (6) months after said event, in addition to a 50% Rent Abatement (1) month after said event
	Occupancy - In event Shopping Center occupancy falls below (50%), Tenant's Rent Obligation will decrease by (50%), in addition to Tenant having option to Terminate lease if said threshold is not met w/in a (90) day period.
Exclusive	Landlord shall not lease other space in Shopping Center for use of rent-to-own or rental-purchase transactions, of electronics (excluding phones), furniture, & appliances
Go Dark	In event tenant vacates space for a period of (3) consecutive months, Landlord has option to terminate lease w/ (30) day notice to tenant
Permitted Use	Space may be operated as a store providing services related to consumer durable goods
Required Occupancy	Tenant is not required to operate continuously
Termination Rights	In event of future law or legislative acts, Tenant's business becomes commercially unviable, Tenant may terminate lease w/ (180) day notice
Assignment Note	Tenant may assign lease w/ consent of Landlord; unless Assignee is an affiliate of Tenant, in which case consent is not required

	DOSCOPY CENTER T GATEWAY		ESTIVE CARE OCIATES, P.C.
Tenant	Endoscopy Center	Tenant	Gastroenterology Consultants
Square Footage	5,292 SF	Square Footage	4,934 SF
Pro Rata Share	2.72% (2.74% Per Lease)	Pro Rata Share	2.53% (2.55% Per Lease)
Security Deposit	Tenant deposit of \$4,299.75	Security Deposit	Tenant deposit of \$4,008.87
Commencement Date	12/31/2006	Commencement Date	12/31/2006
Expiration Date	12/31/2021	Expiration Date	12/31/2021
Initial Term	5 Year Base Term	Initial Term	5 Year Base Term
Option Notice	Automatic Option Renewal, unless written notice otherwise w/in (90) days of Lease expiration	Option Notice	Automatic Option Renewal, unless written notice otherwise w/in (90) days of Lease expiration
Estoppel/SNDA	Tenant to provide certificate w/in (10) days of Landlord request	Estoppel/SNDA	Tenant to provide certificate w/in (10) days of Landlord request
Taxes	Tenant is responsible for PRS of Real Estate Taxes	Taxes	Tenant is responsible for PRS of Real Estate Taxes
Insurance	Tenant is responsible for PRS of Insurance expenses	Insurance	Tenant is responsible for PRS of Insurance expenses
CAM	Tenant is responsible for PRS of Cam expenses	САМ	Tenant is responsible for PRS of Cam expenses
Utilities	Tenant to pay all Utility expenses	Utilities	Tenant is responsible for all Utility expenses
Roof & Structure	Landlord is responsible for replacement & repairs of Roof and Structure	Roof & Structure	Landlord is responsible for replacement & repairs of Roof and Structure
HVAC (Maint & Replacement)	Tenant is responsible for repair of HVAC	HVAC (Maint & Replacement)	Tenant is responsible for repair of HVAC
Permitted use	Site may be used for operation of a surgicenter	Permitted use	Site may be used for the operation of a medical
Assignment Note	Tenant may assign lease w/ Landlord consent, given that the assignee is also a Principal in Tenant. Tenant will remain responsible for Lease obligations	Assignment Note	practice Tenant may assign lease w/ Landlord consent, given that the assignee is also a Principal in Tenant. Tenant will remain responsible for Lease obligations





Tenant	Goodwill	Tenant	Grotto Pizza
Guarantor	Corporate	Square Footage	9,800 SF
Square Footage	8,406 SF	Pro Rata Share	5.03%
Pro Rata Share	4.32% (4.33% Per Lease)	Security Deposit	Tenant deposit of \$12,375
Security Deposit	Tenant deposit of \$7,355.88	Commencement Date	8/1/2007
Commencement Date	8/15/2009	Expiration Date	9/30/2022
Expiration Date	9/30/2022	Initial Term	5 Year Base Term
Initial Term	3 Year Base Term		
Option Notice	Automatic Option Renewal, unless written notice	Option Notice	Automatic Option Renewal, unless written notice otherwise w/in (90) days of Lease expiration
Option Notice	otherwise w/in (90) days of Lease expiration	Estoppel/SNDA	Tenant to provide certificate w/in (10) days of
Estoppel/SNDA	Tenant to provide certificate w/in (10) days of Landlord request		Landlord request
		Taxes	Tenant is responsible for PRS of Real Estate Taxes
Taxes	Tenant is responsible for PRS of Real Estate Taxes	Insurance	Tenant is responsible for PRS of Insurance expenses
Insurance	Tenant is responsible for PRS of Insurance expenses	САМ	Tenant is responsible for PRS of Cam expenses
CAM	Tenant is responsible for PRS of Cam expenses	Utilities	Tenant is responsible for all Utility expenses
Utilities	Tenant is responsible for all Utility expenses	Roof & Structure	Landlord is responsible for replacement & repairs of
Roof & Structure	Landlord is responsible for replacement & repairs of	HVAC (Maint & Replacement)	Roof and Structure Tenant is responsible for repair & replacement of
HVAC (Maint & Replacement)	Roof and Structure Tenant is responsible for repair of HVAC		HVAC
Permitted use	Premises may be used for the operation of a retail store	Assignment Note	Tenant may not assign lease w/o Landlord consent
Termination Rights	In the event Goodwill Industries' funding is reduced by 4% or greater over a (6) month period, Tenant has option to terminate the Lease		
Assignment Note	Tenant may not assign lease w/o Landlord consent		

FINE WINE & GOOD SPIRITS

Tenant	Wine & Spirits	Tenant	The UPS Store
Guarantor	Government	Square Footage	2,105 SF
Square Footage	4,641 SF	Pro Rata Share	1.08% (1.12% Per Lease)
Pro Rata Share	2.38%	Commencement Date	11/1/2004
Commencement Date	7/1/2007	Expiration Date	10/31/2024
Expiration Date	10/31/2020	Initial Term	5 Year Base Term
Initial Term	5 Year Base Term	Option Notice	Tenant to provide notice (90) days prior to Lease expiration
Taxes	Tenant to pay PRS of Real Estate tax increases over Base Year	Estoppel/SNDA	Tenant to provide certificate w/in (10) days of Landlord request
Insurance	Landlord is responsible for Insurance expenses		
CAM	Landlord is responsible for Cam expenses	Taxes	Tenant is responsible for PRS of Real Estate taxes
Utilities	Tenant is responsible for all Utility expenses	Insurance	Tenant is responsible for PRS of Insurance expenses
Roof & Structure	Landlord is responsible for repair & replacement of Roof and Structure	САМ	Tenant is responsible for PRS of CAM expenses
HVAC (Maint & Replacement)	Landlord is responsible for HVAC maintenance &	Utilities	Tenant is responsible for all Utility expenses
	repairs	Roof & Structure	Landlord is responsible for repair & replacement of Roof and Structure
Assignment Note	Tenant may not assign lease w/o Commonwealth of PA approval	HVAC (Maint & Replacement)	Landlord is responsible for HVAC replacement; Tenant is responsible for HVAC maintenance, up to \$500 annually
		Co-Tenancy	In event Shopping Center occupancy falls below 50%, upon (60) day notice, Tenant has option to cancel lease or pay a reduced rent of (50%).
		Permitted use	Space may be used as a packaging & shipping supply and service location
		Assignment Note	Tenant may assign lease to a Mail Boxes franchisee or Franchisor; Tenant may not assign lease otherwise w/o consent of Landlord

The UPS Store 😎

75 #1	Brooks & Co.	Only Hair Styling (Men's and Women's) within the Gateway Shopping Center
11	City Tobacco	To have the exclusive right to operate a cigar and pipe location in the Gateway Shopping Center
30-31	Grotto Pizza	Tenant shall be entitled to be the only sports bar whose primary cuisine is pizza within the Gateway Shopping Center. This in no way limits the rights of any existing tenant or tenant in the future to sell pizza, so long as the pizza is not their primary cuisine.
35	iDropped	Landlord hereby agrees not to lease any other space within the Gateway Shopping Center to a business whose primary business is to provide mobile device and computer repair.
21	Planet Fitness	Landlord agrees that while Tenant occupies the Premises and lease is in good standing the following uses will be excluded from the remainder of the Shopping Center : Any men's, women's, children's or co-ed fitness, exercise, athletic, or wellness facility of any kind, including but not limited to a health club, gym, physical fitness club, personal training studio, weight loss, weight training or resistance training studio, aerobics center or tanning business.
23D	Sun Tan City	"Landlord agrees to allow Premiere Tanning to have the exclusive right to operate a tanning salon in the Shopping Center. Landlord reserves the right to allow a beauty salon or other similar business, in the Gateway Shopping Center, to have a maximum of 1 tanning bed within their premises, as a convenience to customers, not as their primary business
28A	Puppies and More	Landlord hereby grants to Tenant the exclusive right, within the Gateway Shopping Center, for their use as a pet st ore . Landlord shall not rent any other space within the Gateway Shopping Center, for their use as a pet st ore . Landlord shall not rent any other space within the Gateway Shopping Center to another pet store, or pet related business of any kind, selling pets or pet related products or providing pet related services such as training, grooming etc.
22	Rent-a-Center	During the term of this lease, and all renewals, the Landlord agrees that the Tenant shall be the exclusive provider of rent to-own, or rental purchase transactions of electronics (except cellular phones) furniture, appliances, tablets and computers to consumers in the Shopping Center/Multi -Tenant Building or in any contiguous or adjoining property now or hereafter owned by the Landlord.
14	The UPS Store	Landlord agrees not to lease any space to a Tenant nor allow any existing Tenants of the Gateway Shopping Center, to sell parcel packaging and shipping supplies or services, mailbox rentals, or to place any drop off or pickup boxes for overnight shipping (excluding the United States Post Office)
34	United Check Cashing	Throughout the Term of this Lease and extensions thereof, Landlord will not lease space to any other company within the Gateway Shopping Center, for the primary use as a check cashing service.
12	Victoria's Candies	Landlord hereby agrees to permit Tenant to have the exclusive use of a space within the Gateway Shopping Center, for the primary use as a retail location for the sale of chocolates and candies.
25	Family Dollar	Landlord shall not lease any other space for the use of a variety store, discount department store, dollar store (except Dollar Tree), thrift-store, or any store similar to Tenant in operations





A Laker

LOCATION OVERVIEW

GATEWAY SHOPPING CENTER

EDWARDSVILLE, PA

Wilkes Barre, PA

Local Economy - Wilkes Barre, PA

The City's current revitalization is driven by emerging businesses, thriving institutes for higher education, and non-profit organizations committed to serving the community. Through partnerships with both public and private organizations, the City of Wilkes-Barre has been a key player in many economic development projects that have shaped the future for Wilkes-Barre and it neighboring communities.



Industry Type
Government
Government
Healthcare
Distribution
Healthcare
Public Works
Distribution
Education
Retail/Distribution

Conveniently situated in the tristate area, Wilkes-Barre offers easy access to highways (Interstates 81, 80, and 476) and airports. Wilkes-Barre is approximately 2 hours away from New York City and Philadelphia. Wilkes-Barre is also a short drive from the beautiful Pocono Mountains.



In the state of Pennsylvania, I-81 runs for 232.63 miles (374.38 km) from the Maryland state line near Greencastle to the New York state line near Hallstead.



(PA 309) is a major highway which runs for 134 miles(216 km) through Pennsylvania. It connects Philadelphiaand its suburbs to Allentown, Hazleton, and Wilkes-Barre.



I-476 serves as the primary north-south Interstate corridor through eastern Pennsylvania. It runs through rural areas with development closer to Philadelphia and Lehigh Valley



U.S. Route 11 (US 11) roughly parallels Interstate 81 (I-81) in the U.S. state of Pennsylvania. It serves Harrisburg and Scranton.

WILKES BARRE VA MEDICAL:

• A 945,000 square-foot teaching hospital that provides a full range of patient care services available, but not limited to, veterans living in eighteen counties in Pennsylvania, and one county in New York.

 The center operates 58 hospital beds, 10 domiciliary beds, and 105 Community Living Center beds. It is one of nine centers in the VA Healthcare - VISN 4 Network in the state.



MOHEGAN SUN ARENA:

• Mohegan Sun Arena at Casey Plaza is owned by the Luzerne County Convention Center Authority, a government body appointed by Luzerne County.

• The arena is managed by ASM Global. ASM Global was formed from the merger of AEG Facilities and SMG in October 2019 creating a venue management powerhouse that spans five continents, 14 countries and more than 300 of the world's most prestigious arenas, stadiums, convention and exhibit centers, and performing arts venues.



Wilkes Barre, PA



Wilkes-Barre is one of the principal cities in the Scranton-Wilkes-Barre Hazleton metropolitan statistical area, the fourth largest metro/statistical area in Pennsylvania. Located at the center of the Wyoming Valley, it is second in size to the nearby city of Scranton. Wilkes-Barre and the surrounding Wyoming Valley are framed by the Pocono Mountains, the Endless Mountains, and the Lehigh Valley. Over 15,000 residents are employed in Wilkes-Barre's downtown area, making it the fourth largest workforce in the Commonwealth of Pennsylvania. Through partnerships with both public and private organizations, the City of Wilkes-Barre has been a key player in many economic development projects.







Allentown

100 C 100

Principal City in the Scranton-Wilkes Barre MSA

The City of Wilkes-Barre, Pennsylvania is a progressive city with industrial roots. Located along the Susquehanna River, Wilkes-Barre is the seat of Luzerne County and is a keystone of Northeastern PA. Conveniently situated in the tristate area, Wilkes-Barre offers easy access to highways and airports.

RADIUS	3 MILE	5 MILE	10 MILES
Average HH Income	\$54,881	\$57,868	\$66,740
Median HH Income	\$39,218	\$42,088	\$47,288
Population	64,196	107,982	208,888
Households(#)	27,114	46,546	87,654





S. Wyoming Ave & Northampton St. Edwardsville, PA

WYOMING AVE (14,810







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