

# SINGLE TENANT DRIVE-THRU EQUIPPED

Absolute NNN Ground Lease Investment Opportunity



Brand New 10-Year Lease | 10% Rental Increases | Corporate Tenant



2210 US-22 | Union, NJ

**NEW YORK-NEWARK-JERSEY CITY** MSA



ACTUAL SITE

**EXCLUSIVELY MARKETED BY**



**KYLE FANT**

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**CONSULTANTS**

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**BRITT RAYMOND**

**SVP & Managing Principal  
National Net Lease**



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | NJ License No. 1007635



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**FINANCIALS**

Rent Roll  
Pricing Summary  
Brand Profile



SRS Real Estate Partners-Northeast, LLC is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN ground leased Krystal located in Union, New Jersey. The tenant, Krystal Restaurants LLC, recently executed a brand new 10-year lease with three (3) additional five-year renewal options, demonstrating long-term commitment to the site. The lease features 10% rental increases every five years throughout the primary term and option periods, delivering consistent NOI growth and a built-in hedge against inflation. Structured as an absolute NNN ground lease, the tenant is responsible for all taxes, insurance, and property maintenance, providing zero landlord responsibilities and making this an ideal, management-free investment for passive or out-of-state investors.

The property is prominently positioned along US Hwy 22 (85,000 VPD), just minutes from the Garden State Pkwy (227,400 VPD), providing excellent visibility and regional connectivity. It is situated within a dense retail corridor anchored by national brands, including Costco, Walmart, and Marshalls, all within one mile of the site. The asset benefits from strong retail synergy, including adjacent high-performing co-tenants such as a nearby Chick-fil-A with 1.0M annual visits (ranking in the 84th percentile nationally, 93rd percentile in New Jersey) and The Home Depot with comparable traffic (1.0M annual visits, ranking 81st percentile nationally, 83rd percentile statewide). This tenant mix drives consistent foot traffic to the area and amplifies cross-shopping potential. The 5-mile trade area includes over 594,000 residents and 198,400 employees, with an average household income of \$151,095. The asset lies within the New York–Newark–Jersey City MSA, the largest metropolitan area in the U.S. by population, home to nearly 20 million residents, providing deep-market demographics, labor supply, and long-term real estate fundamentals.

# PROPERTY PHOTOS





## OFFERING

<b>Price</b>	\$2,797,000
<b>Net Operating Income</b>	\$165,000
<b>Cap Rate</b>	5.90%
<b>Signature</b>	Corporate
<b>Tenant</b>	Krystal Restaurants LLC
<b>Lease Type</b>	Absolute NNN Ground Lease
<b>Landlord Responsibilities</b>	None
<b>Sales Reporting</b>	No
<b>ROFR/ROFO</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	2,057 SF
<b>Land Area</b>	0.77 Acres
<b>Property Address</b>	2210 US-22 Union, New Jersey 07083
<b>Year Built</b>	2026
<b>Parcel Number</b>	19 03101-0000-00033
<b>Ownership</b>	Leased Fee (Land Ownership)

## **Brand New 10-Year Lease | Options To Extend | 10% Rental Increases | Corporate Tenant**

- The tenant, Krystal Restaurants LLC, recently executed a brand new 10-year lease with three (3) additional five-year renewal options
- Scheduled 10% rental increases every five years throughout the primary term and options provide NOI growth and an effective inflation hedge
- Krystal Restaurants LLC is the corporate entity behind Krystal, which has over 273 locations nationwide and has announced continued expansion plans across both new and existing markets

## **Absolute NNN Ground Lease | Zero Landlord Responsibilities**

- Structured as an absolute NNN ground lease with the tenant responsible for all taxes, insurance, and property maintenance
- No landlord responsibilities, ideal for passive or out-of-state investors seeking long-term, management-free income

## **Prime Frontage On US Highway 22 (85,000 VPD) | Near Garden State Parkway (227,400 VPD)**

- High-visibility location with direct frontage on US Highway 22, a heavily trafficked commercial corridor with 85,000 vehicles per day
- Minutes from the Garden State Parkway (227,400 VPD), one of New Jersey's primary north-south arteries, offering excellent regional connectivity

## **Dense Retail Corridor | Surrounded by National Brands | Top Performing Stores**

- Located within a dense retail corridor featuring major national retailers and large shopping centers, including nearby anchors such as Costco, Walmart, and Marshalls, all within one mile of the property
- Many adjacent retailers are top-performing locations, including a nearby Chick-fil-A with 1M annual visits, ranking in the 84th percentile nationally and 93rd percentile in New Jersey among comparable Chick-fil-A, and The Home Depot, which records 1M annual visits and ranks in the 81st percentile nationally and 83rd percentile statewide
- Strong retail presence supports high traffic volume and promotes cross-shopping activity

## **Strong Demographics In The 5-Mile Trade Area | New York-Newark-Jersey City MSA**

- The surrounding trade area includes over 594,000 residents and 198,400 employees, with an average household income of \$151,095
- The property is located within the New York–Newark–Jersey City MSA, the largest metropolitan area in the U.S. by population, with nearly 20 million residents, further enhancing its long-term real estate fundamentals

## LOCATION



Union, New Jersey  
Union County  
New York-Newark-Jersey City MSA

## ACCESS



U.S. Highway 22: 1 Access Point

## TRAFFIC COUNTS



U.S. Highway 22: 85,000 VPD  
Phillipsburg–Newark Expy/Interstate 78: 194,900 VPD  
Garden State Parkway: 227,400 VPD

## IMPROVEMENTS



There is approximately 2,057 SF of existing building area

## PARKING



There are approximately 20 parking spaces on the owned parcel.  
The parking ratio is approximately 9.7 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 19 03101-0000-00033  
Acres: 0.77  
Square Feet: 33,607 SF

## CONSTRUCTION



Year Built: 2026

## ZONING



Corridor Commercial (CC)



Plastpac  
NETSURIT  
**ventos**  
RELIANCE SURFACES

**THE HOME DEPOT**  
Walmart  
**TJ-maxx**  
PET SMART  
HomeGoods  
carter's  
Total Wine & MORE

Mercedes-Benz  
ACURA  
NISSAN  
TOYOTA  
Jeep  
RAM  
CHEVROLET  
MAGNI

Target  
planet fitness  
macy's  
HOBBY LOBBY  
SKECHERS  
petco  
SKY ZONE  
Staples  
AMC THEATRES  
ROSS DRESS FOR LESS  
DICK'S FLOOR DECOR

Union Plaza Shopping Center  
Marshalls  
BARNES & NOBLE  
BEST BUY  
DSW

Pointe at Galloping Hill

AUDIO INC

ocean drive  
FLOW-TURN

Turkana

InfiniteBlu POOL SERVICES  
TIMELESS TREASURES  
GAZARI

Foremost FURNISSES

CALIBER

DROBACH

**Krystal**

verizon

DXL BIG & TALL

AutoZone  
Pep Boys

L+DL

HYUNDAI

PURE HOCKEY

BURGER KING

BOTERA

TWO FISH FIVE LOAVES

7 ELEVEN  
FOUR

GMC

HONDA

QDOBA MEXICAN EATS

PC RICHARD & SON

PC RICHARD & SON

22

22

85,000 VPD

MAV'S DISCOUNT TIRE





Union High School

Downtown Newark

EyeStyles of Union

**COSTCO**  
WHOLESALE

USPS.COM

T

VW

7 STREET BURGER

Shake & Paw

Mambo

MAVIS DISCOUNT TIRE

22

22

85,000 VPD

DROBACH'S

**Krystal**





SPRINGFIELD RD  
6,700 VPD

Union Plaza Shopping Center

<b>BEST BUY</b>		<b>DSW</b> DISCOUNT SHOES WHOLESALE	
<b>Marshalls</b>		<b>Starbucks</b>	
<b>DOLLAR TREE</b>	<b>Foot Locker</b>		
<b>BARNES &amp; NOBLE</b>	<b>AspenDental</b>		
<b>SUBWAY</b>	<b>Great Clips</b> IT'S GONNA BE GREAT!		

Greenleaf at Union

<b>COSTCO</b> WHOLESALE	<b>BOB'S FURNITURE</b>	<b>Mike's PIZZA</b>
<b>LAIFITNESS</b>	<b>REDUCING SHOES</b>	<b>CAVA</b>
<b>FIRST WATCH</b> THE COUNTRY CAFE	<b>crumbl</b>	<b>Phenix</b> SAUN SUITING

22

85,000 VPD

Chick-fil-A

**Krystal**

**THE HOME DEPOT**

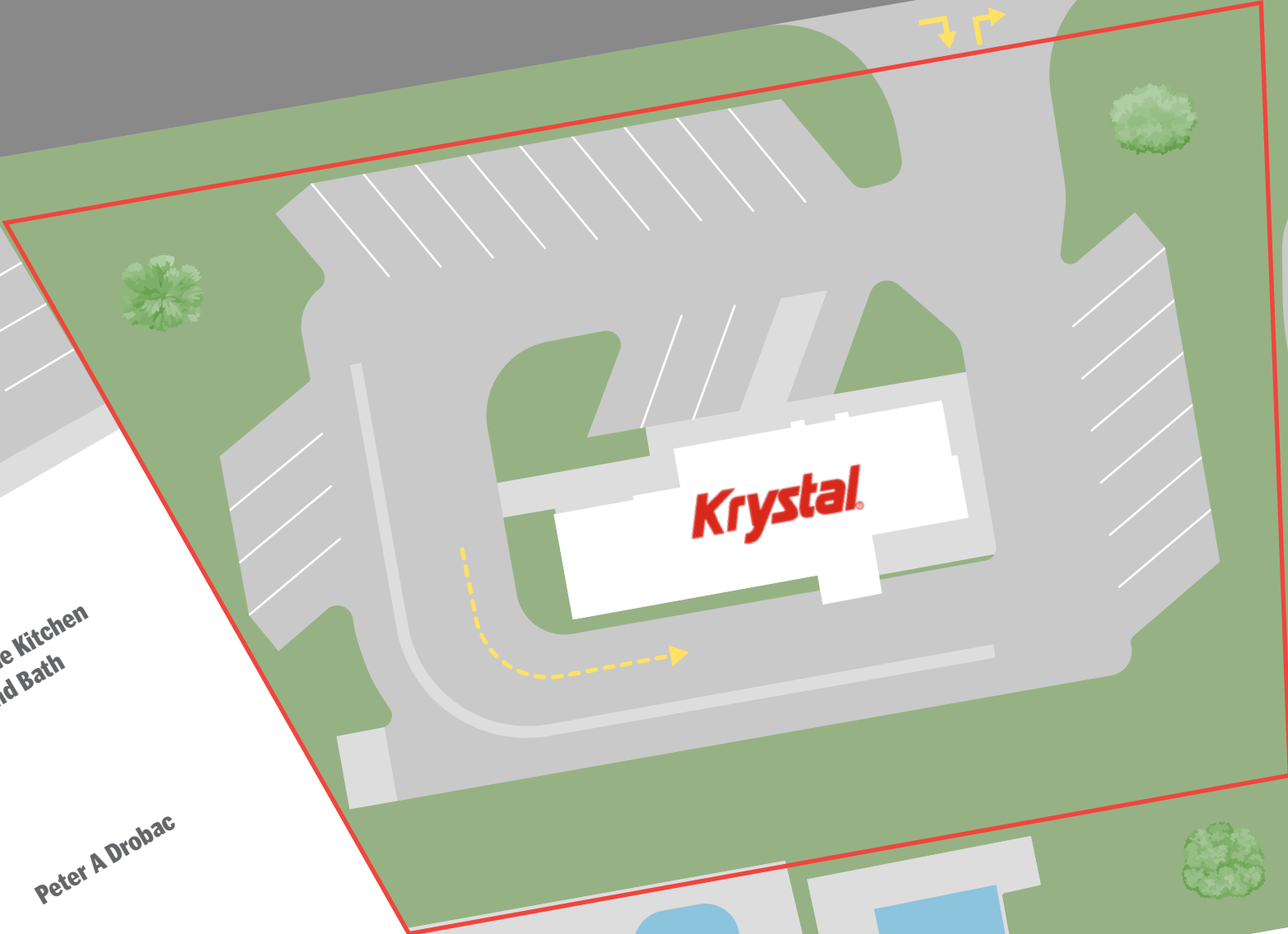
**Walmart**







85,000 VPD



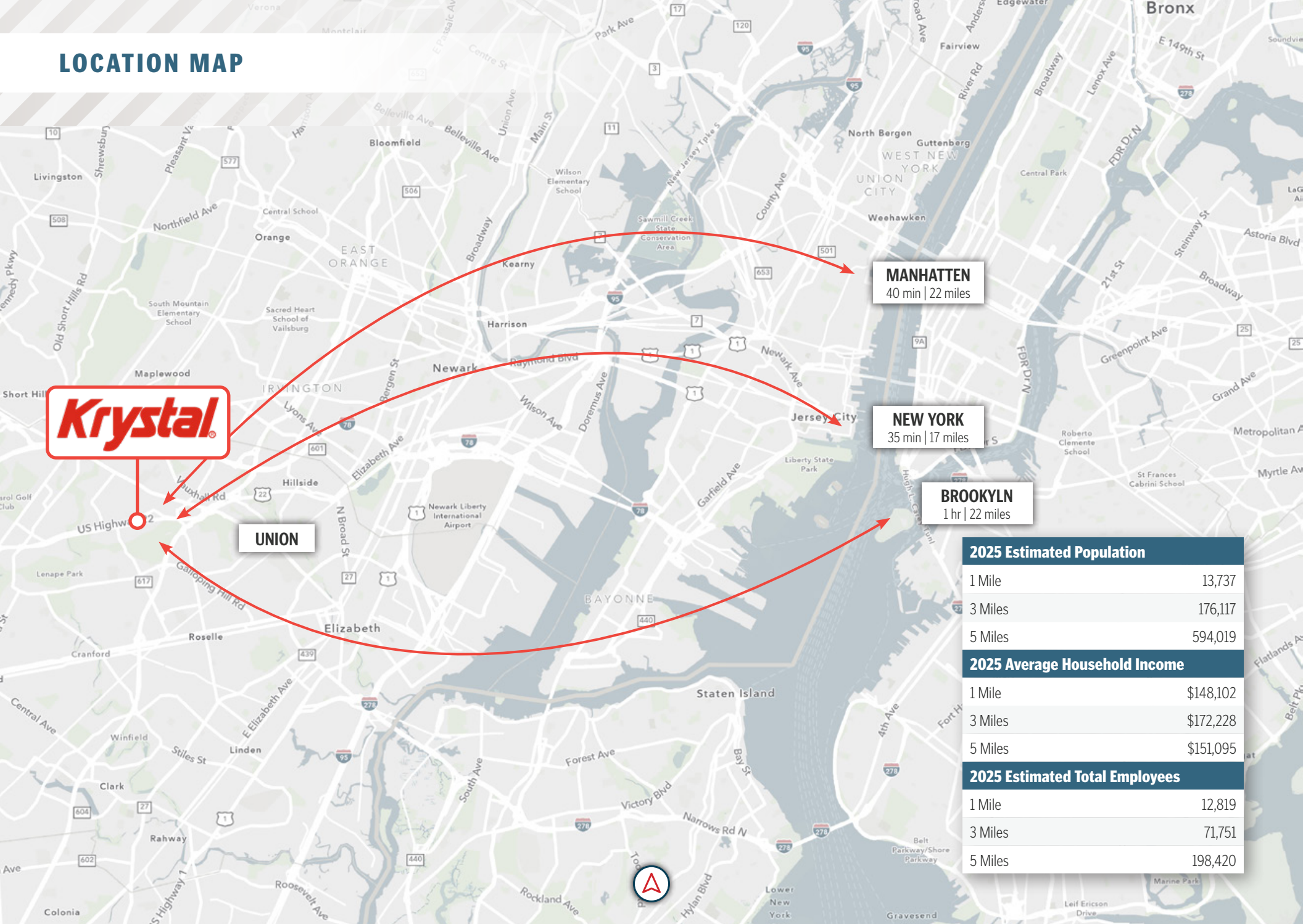
Gemstone Kitchen  
And Bath

Peter A Drobac

**Krystal**



# LOCATION MAP



**MANHATTEN**  
40 min | 22 miles

**NEW YORK**  
35 min | 17 miles

**BROOKLYN**  
1 hr | 22 miles

**UNION**

**2025 Estimated Population**

1 Mile	13,737
3 Miles	176,117
5 Miles	594,019

**2025 Average Household Income**

1 Mile	\$148,102
3 Miles	\$172,228
5 Miles	\$151,095

**2025 Estimated Total Employees**

1 Mile	12,819
3 Miles	71,751
5 Miles	198,420



### UNION, NEW JERSEY

Union is a township in Union County, northeastern New Jersey, located along the Elizabeth River approximately 5 miles (8 km) northwest of Elizabeth. Union had a population of 68,251 as of July 1, 2025.

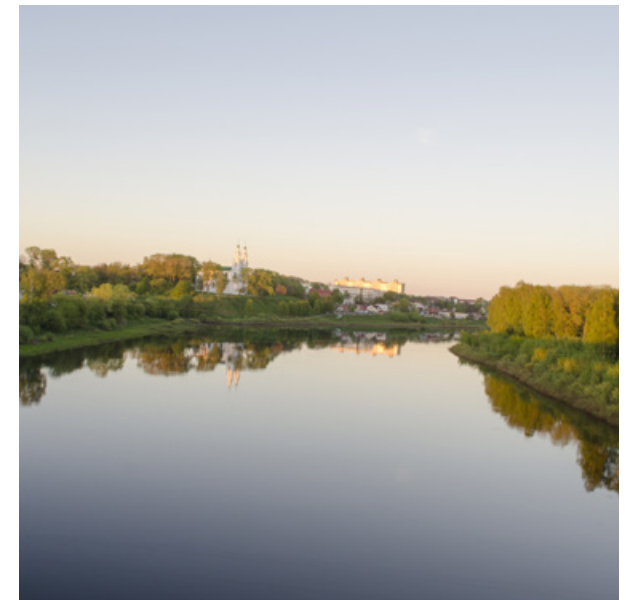
Union has a diverse economy with key industries including healthcare, retail trade, and education. The township is also home to a number of manufacturing and logistics companies, thanks to its strategic location near major transportation routes. Union is home to several major corporations and companies. Bed Bath & Beyond, a Fortune 500 company, has its headquarters in Union. Other notable businesses include Elizabethtown Gas, a natural gas utility company, and Deep Foods, a major manufacturer of Indian foods. The township benefits from its strategic location near major highways and close proximity to New York City, which provides residents with broad employment opportunities. Kean University serves as a major employer and economic driver in the area, while ongoing development projects help strengthen Union's position as a dynamic suburban community with steady growth. Top sectors are dominated by a mix of large employers like Merck and Overlook Hospital, contributing to a job market with strong growth in the professional and finance sectors.

Union offers a vibrant mix of cultural and historic attractions, including St. Michael's Monastery Church, the Park Performing Arts Center, and the annual Union City Multi-Arts Festival. Visitors can also enjoy the lively Cuban Day Parade, relax at Celia Cruz Park, or explore the city's historic Old City Hall. Outdoor enthusiasts can enjoy hiking, biking, and picnicking at local parks such as Kawameeh Park, Rabkin Park, and Lenape Park. The Liberty Hall Museum at Kean University is a historic landmark showcasing over 50,000 artifacts documenting centuries of American history. Local arts programs, theater groups, and public performances further contribute to the township's cultural vibrancy. Seasonal events, farmers' markets, and community celebrations add to the lively neighborhood atmosphere. Celebrations such as the Union County Saint Patrick's Day Parade, Union County Music Fest, and the Hispanic Heritage Festival further bring the community together.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	13,737	176,117	594,019
2030 Projected Population	13,924	178,854	599,959
2010 Census Population	13,016	161,898	542,681
Projected Annual Growth 2025 to 2030	0.27%	0.31%	0.20%
Historical Annual Growth 2010 to 2020	0.40%	0.63%	0.79%
<b>Households &amp; Growth</b>			
2025 Estimated Households	5,101	63,212	212,422
2030 Projected Households	5,190	64,298	214,927
2010 Census Households	4,845	58,224	194,881
Projected Annual Growth 2025 to 2030	0.35%	0.34%	0.23%
Historical Annual Growth 2010 to 2020	0.38%	0.55%	0.68%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	55.35%	50.46%	40.34%
2025 Estimated Black or African American	17.45%	25.66%	34.59%
2025 Estimated Asian or Pacific Islander	12.35%	9.44%	6.15%
2025 Estimated American Indian or Native Alaskan	0.60%	0.49%	0.58%
2025 Estimated Other Races	10.06%	9.39%	13.27%
2025 Estimated Hispanic	23.96%	21.35%	26.04%
<b>Income</b>			
2025 Estimated Average Household Income	\$148,102	\$172,228	\$151,095
2025 Estimated Median Household Income	\$118,926	\$125,581	\$95,520
2025 Estimated Per Capita Income	\$53,765	\$61,941	\$54,050
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	1,140	7,499	18,305
2025 Estimated Total Employees	12,819	71,751	198,420



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES				Recovery Type	Options
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF		
Krystal Restaurants LLC	2,057	6/4/2026	6/30/2036	Current	-	\$13,750	\$6.68	\$165,000	\$80.21	Absolute NNN Ground Lease	3 (5-Year)
				7/1/2031	10%	\$15,125	\$7.35	\$181,500	\$88.24		

10% Rental increases at the beginning of every option

## FINANCIAL INFORMATION

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Cap Rate	5.90%
Lease Type	Absolute NNN Ground Lease

## PROPERTY SPECIFICATIONS

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Rentable Area	2,057 SF
Land Area	0.77 Acres
Address	2210 US-22 Union, New Jersey 07083



**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact SRS Debt & Equity at [debtandequity@srsre.com](mailto:debtandequity@srsre.com)



## KRYSTAL

**krystal.com**

**Company Type:** Subsidiary

**Locations:** 273+

**Parent:** SPB Hospitality

Headquartered in Atlanta, GA, Krystal Restaurants LLC is the original quick-service restaurant chain in the South. Krystal hamburgers have been served fresh and hot off the grill on the iconic square bun since 1932. The company proudly sticks to the classics, but they've never been afraid to innovate. Krystal has expanded to 11 states with nearly 273 restaurants and continues to deliver a one-of-a-kind taste experience through unique menu items offered at a great price. In 2023, USA Today readers named Krystal the "Best Late-Night Fast Food," and in 2022, research and consulting firm Technomic ranked Krystal as one of the "Most Craveable Burgers."

Source: [restaurantnews.com](https://restaurantnews.com), [krystal.com/locations](https://krystal.com/locations)



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners-Northeast, LLC

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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