



FILE PHOTO

On The Run Owner / User Opportunity

258 US-22 W, Green Brook, NJ 08812

\$3,400,000

- ✓ Real Estate and Operations For Sale
- ✓ Strong Inside Sales and Fuel Volumes
- ✓ 45-Miles West of New York
- ✓ Recognized Leader in the C-Store Industry
- ✓ Located in the Heart of the Nation's Largest Metropolitan Area

On the Run is a recognized leader in the convenience store industry and has received numerous awards for its broad, customer-oriented inventory and service, guided by the three components: fast, fresh and friendly.



INVESTMENT OVERVIEW

ON THE RUN GREEN BROOK TOWNSHIP, NJ



CONTACT FOR DETAILS

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In association with Bang Realty and Brian Brockman
NJ Broker of Record: Brian Brockman, Bang Realty-New Jersey Inc.

\$3,400,000

Operations & Real Estate

Inside Sales

\$55,000 /
Month

- ✓ **On the Run, a flagship store of Exxon & Mobil**, has been a recognized leader in the convenience store industry since its first opening in 1994.

Gasoline Sales

75,000 Gallons /
Month

- ✓ **On the Run goes beyond the typical fare of other convenience stores**, offering fresh snacks, fill-in groceries, health & beauty supplies, and quick meal options.

Land Area

±1.15 AC

- ✓ **Signature property is situated at the high-traffic signalized intersection** of Warrentville Rd & US Highway 22, with a combined VPD of 52,238.

Building Area

2,200 Sq Ft

- ✓ **Located in the heart of the nation's largest metropolitan area**, Somerset County contains a balance between urban and suburban neighborhoods and rural countrysides.

Year Built

1993

- ✓ **Somerset County is one of the wealthiest counties in the state and nation**. It was the 7th wealthiest county nationwide in 2018 with a median household income of \$121,378.

Gas Tanks

3 Gas Tanks

- ✓ **Site has 3 (12,000 gallon each) double walled fiberglass tanks** that were installed in 1993.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

ON THE RUN GREEN BROOK TOWNSHIP, NJ

On The Run

ontherun.com



On the Run is a flagship convenience store brand developed by ExxonMobil, used at Exxon and Mobil stations in the United States, BP and Mobil in Australia and at Esso and Mobil stations internationally.

TOTAL LOCATIONS
1,789

The On the Run convenience store brand is owned by Alimentation Couche-Tard (ACT), a **Canadian convenience store company**, that operates other corner-store brands including Circle K, Couche-Tard and Macs. Globally, ACT is the **2nd largest convenience store company**, with more than **15,000 stores** operated under these recognized brand names.

ACT acquired over **1,500 Company-Operated** On the Run sites with The Pantry acquisition **in 2015**. The majority have been converted to Circle K Company Operated sites. A select group of On the Run stores were made available for sale to become the foundation of the On the Run Franchise program. The On the Run franchise program in the United States was acquired from **Exxon Mobil in 2009**. Since then, while many of the On the Run sites have converted to the Circle K brand, we **continue to have a strong commitment** to **growing** the brand in established markets within the US.



FILE PHOTO

IN THE NEWS

ON THE RUN GREEN BROOK TOWNSHIP, NJ

Parkland to Expand On the Run in the U.S.

GREG LINDENBERG, SEPTEMBER 10, 2020 (CSP DAILY NEWS)

Through this acquisition, Parkland has acquired, for a one-time fee, the perpetual license for the exclusive use of the On the Run trademark in most states. The deal includes an option to purchase the On the Run U.S. trademark together with the license owner's On the Run franchise business.

"We are excited to **expand the On the Run convenience store** brand **across the U.S.** and harness the advantages of our scale," said Ian White, senior vice president of strategic marketing and innovation at Calgary, Alberta-based Parkland. "As we continue to advance our **ambitious growth strategy**, the time is right to create a unified, North American retail and convenience-store brand. On the Run is an **established retail brand** that we can **quickly and efficiently** scale by leveraging the capabilities we have established in the Canadian market."

Parkland Corp. has acquired the license for the exclusive use of the "On the Run" trademark in the majority of U.S. states. The acquisition positions Parkland to expand On the Run across the United States to create a unified, North American convenience-store brand, it said.

Exxon Mobil Corp. developed and uses the On the Run brand at Exxon and Mobil stations in the United States, at Mobil stations **in Australia and at Esso and Mobil stations internationally**. Laval, Quebec-based Alimentation Couche-Tard acquired the On the Run trademark and **franchise network in the United States in 2009**, and Parkland Fuel acquired the On the Run trademark and franchise network **in Canada in 2016**. ExxonMobil retains full ownership of the brand in the rest of the world.

EXPLORE ARTICLE



Couche-Tard's CEO is plotting to make the convenience-store giant even bigger

PHIL WAHBA, AUGUST 10, 2020 (FORTUNE)

Circle-K is the biggest and best-known of the chains it owns.) Global sales topped \$54 billion in its most recent fiscal year, which ended in April.

For an **in-depth look** at the company's evolution in the current issue of the magazine, Fortune spoke with Couche-Tard CEO Brian Hannasch about the **retailer's M&A strategy**, its **efforts to update** its merchandise, and its company culture.

Alimentation Couche-Tard started life as a single store in a suburb of Montreal. Through a mix of deft M&A and strong merchandising, it has become one of Canada's largest companies, and the second-largest convenience-store owner in the U.S.

How has the company avoided the M&A trap of making bad deals for the sake of making deals, and known when to plunge in and when to walk away?

Hannasch: We are not a group of Harvard MBAs, we've developed a unique culture. When we do M&A, we don't do hockey-stick charts. A lot of companies would hire an investment bank to look at M&A; we don't do that, we do it ourselves. We know the business, we know what we can do, and we know what we can't do. And we don't grow crazy with valuations.

EXPLORE ARTICLE



ACME Dunkin' Walgreens petvalu

GREEN BROOK GARDENS (409 UNITS)



GREEN BROOK MIDDLE SCHOOL (393 STUDENTS)

On the Run SUBJECT PROPERTY 258 US-22 W.



IRENE E. FELD KIRCHNER ELEMENTARY SCHOOL (387 STUDENTS)



± 52,238 VPD



JEFFERSON ELEMENTARY SCHOOL (788 STUDENTS)



DUNELLEN HIGH SCHOOL (355 STUDENTS)



COLUMBIA PARK

WARRENVILLE ROAD ± 7,513 VPD



BOUND BROOK ROAD ± 18,527 VPD



JOHN P. FABER SCHOOL (605 STUDENTS)



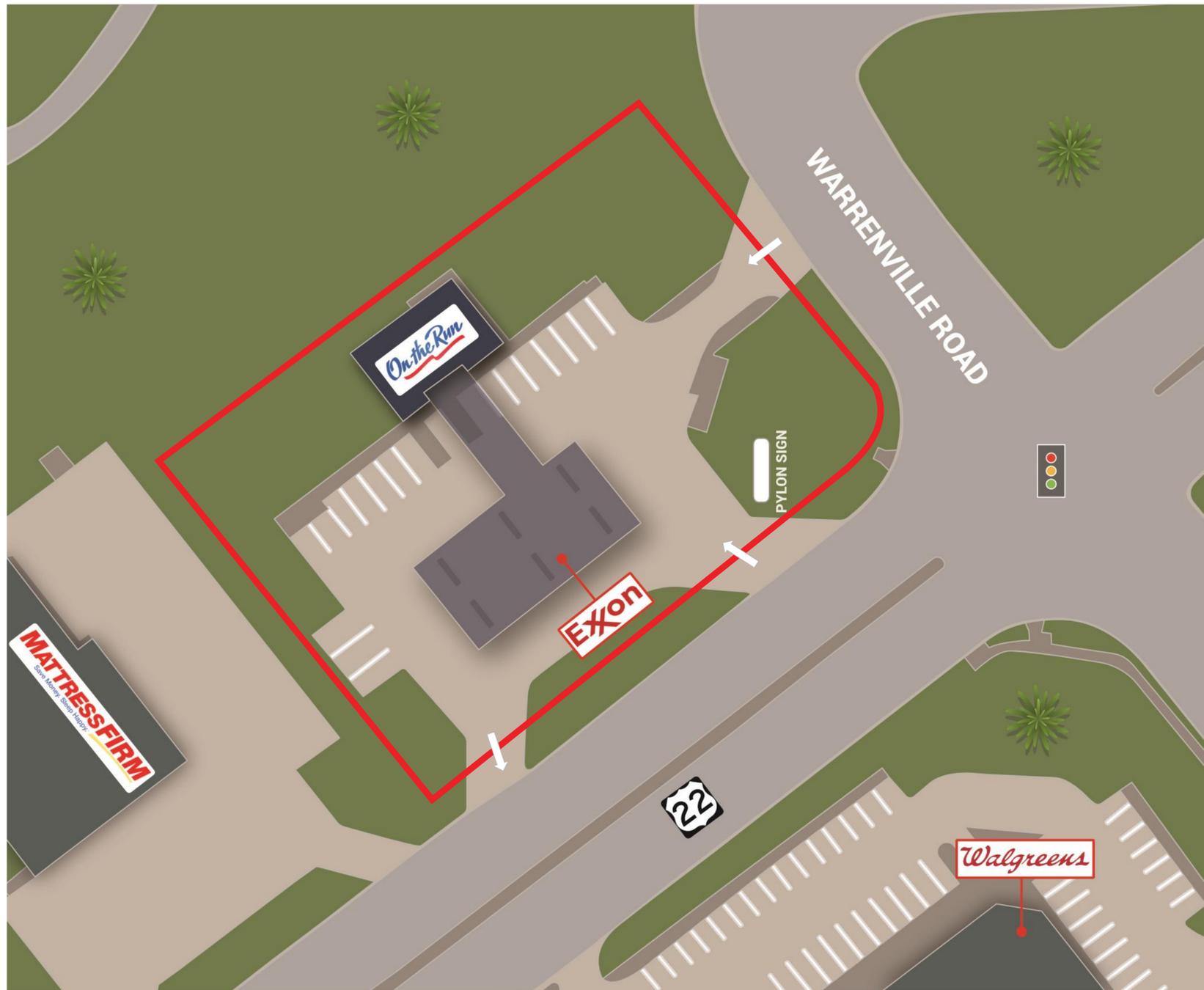
MIDDLESEX HIGH SCHOOL (623 STUDENTS)



SITE OVERVIEW

ON THE RUN GREEN BROOK TOWNSHIP, NJ

	Year Built	1993
	Building Area	±2,200 SF
	Land Area	±1.15 AC



NEIGHBORING RETAILERS

- Harbor Freight Tools
- Mattress Firm
- Walgreens
- ACME Markets
- Value City Furniture
- Dunkin'
- Costco Wholesale
- Family Dollar
- Advance Auto Parts
- Ashley HomeStore



FILE PHOTO

NEW YORK-NEWARK-JERSEY CITY METRO

ON THE RUN GREEN BROOK TOWNSHIP, NJ

MMU MORRISTOWN AIRPORT

- ✓ 210 Flights/Day
- ✓ Covers an Area of 625 Acres

TETERBORO AIRPORT

- ✓ 474 Flights/Day
- ✓ Hub for Tradewind Aviation

METLIFE STADIUM

- ✓ 82,500 Seating Capacity
- ✓ Home for the New York Giants and New York Jets

RUTGERS UNIVERSITY

- ✓ 13,605 Students
- ✓ Ranked #118 in National Universities

GIANTS STADIUM

- ✓ 80,242 Seating Capacity
- ✓ Home Field of the New York Giants and New York Jets Football Teams

On the Run
SUBJECT PROPERTY
258 US-22 W.

NEWARK LIBERTY INTERNATIONAL AIRPORT

- ✓ 762 Flights/Day
- ✓ It is the 3rd Largest Hub for United Airlines

NEW YORK UNIVERSITY

- ✓ 52,885 Students
- ✓ Ranked #30 in National Universities

KEAN UNIVERSITY

- ✓ 14,309 Students
- ✓ Ranked #132 in Regional Universities North

JOHN F. KENNEDY INTERNATIONAL AIRPORT

- ✓ 748 Flights/Day
- ✓ It is 6th Busiest Airport in the U.S.

ELIZABETH

TRINITAS REGIONAL MEDICAL CENTER

- ✓ 554 Beds Facility
- ✓ Treats over 17,000 Inpatients Annually

STATUE OF LIBERTY

- ✓ 4.24 Visitors in 2019
- ✓ It makes one of its most Famous Cinematic appearances in the 1968 picture Planet of the Apes

RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY

- ✓ 50,173 Students
- ✓ Ranked #63 in National Universities

KEAN UNIVERSITY

- ✓ 14,309 Students
- ✓ Ranked #132 in Regional Universities North

SHI STADIUM

- ✓ 52,454 Seating Capacity
- ✓ Home of Rutgers' Men's and Women's lacrosse

CENTRAL JERSEY REGIONAL AIRPORT

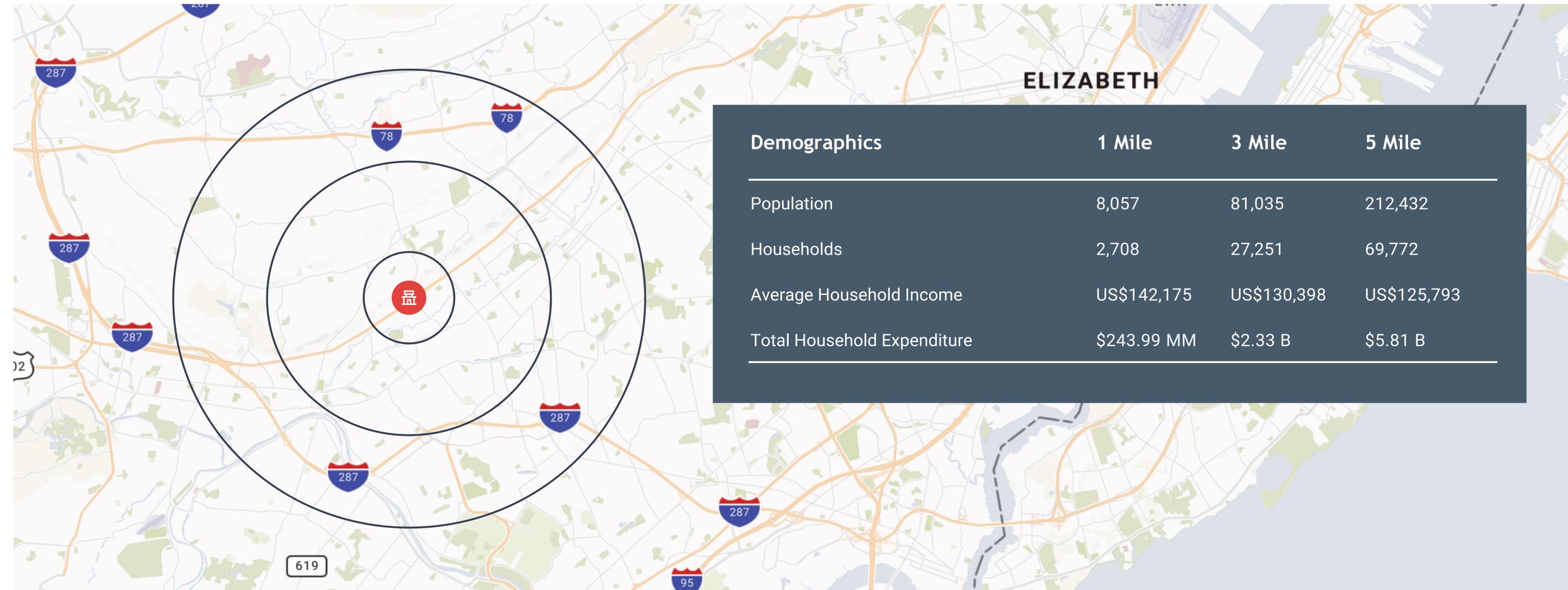
- ✓ 80 Flights/Day
- ✓ Covers an Area of 119 Acres

NEW BRUNSWICK



LOCATION OVERVIEW

ON THE RUN GREEN BROOK TOWNSHIP, NJ



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- | | | |
|--|---|-----------------------------------|
| 1. Verizon Business (3,500) | 7. Bloomberg LP (1,381) | 13. SHI International Corp. (500) |
| 2. Sanofi US (2,150) | 8. Ethicon Us LLC (1,200) | 14. Philips Lighting (500) |
| 3. Janssen Research & Development LLC (2,000) | 9. Johnson & Johnson (1,200) | 15. Bausch & Lomb Inc (300) |
| 4. Federal Insurance Co (1,800) | 10. Met Life (1,200) | |
| 5. Ortho Mcneil Pharmaceutical (1,800) | 11. Memorial Sloan Kettering (1,000) | |
| 6. Robert Wood Johnson University Hospital (1,500) | 12. Ortho-Clinical Diagnostic Inc (1,000) | |

LOCATION OVERVIEW

ON THE RUN GREEN BROOK TOWNSHIP, NJ

Green Brook Township

New Jersey

 7,114
Population

 \$148,535
Median Household Income



Somerset County is consistently ranked among counties with the highest employment rate in the State.

HIGHEST

Somerset County was the 7th fastest growing county in New Jersey from 2010 to 2019

7TH

The Township of Green Brook is the Emerald City in the crown jewel of Somerset County.

The Township is a full-service community with excellent schools, a wide variety of housing stock and is "Small Enough to Know You, Large Enough to Get Things Done."

Somerset County is one of the wealthiest counties in the state and nation

Green Brook Township took its name from the powerful stream that flows from up in the mountains several miles away, feeding from many smaller brooks and ponds along the way, in a southwesterly direction for a distance of fifteen miles, into the Bound Brook then into the Raritan River.

Green Brook Township has a rich and colorful history that has been heavily influenced by its natural resources and geographic location. Situated between the "Blue Hills" and Green Brook, the land was sheltered from the cold winter winds by the mountains and blessed with thick forests, fertile soil, and abundant springs. Somerset County is at the hub of Central New Jersey. Its 21 municipalities, which encompass 305 square miles, contain a diversity of landscape, population, and development that reflects the varied lifestyles of its estimated 331,164 residents. As one of America's oldest counties, Somerset is steeped in colonial and Revolutionary War history. The county was established by charter on May 22, 1688, with land conveyances dating to 1651. Historic sites, monuments, and buildings are found in virtually every town, preserved for future generations. Located in the heart of the nation's largest metropolitan area, Somerset County contains a balance between urban and suburban neighborhoods and rural countrysides. Fine residential communities, beautiful parks, excellent shopping areas, extensive farmlands, numerous historic sites and outstanding business and industry all make Somerset County a desirable place to live, work, and play.

IN THE NEWS

ON THE RUN GREEN BROOK TOWNSHIP, NJ

Green Brook Named Among New Jersey's Best Places To Live

ALEXIS TARRAZI, MARCH 11, 2019 (PATCH)

Green Brook was named as one of the best places to live in America for 2019, according to a new set of rankings released by Niche. The "Best Places to Live" rankings include cities, city neighborhoods and suburbs.

Niche defines a place as a **"non-rural town"** with **a population of 1,000** or more, including neighborhoods, suburbs and cities. Niche also **separately ranked the best cities,** neighborhoods and suburbs to live in.

Green Brook was ranked as the 48th best place to live in New Jersey and the 1,814th best place to live in America.

Green Brook **also ranked as the No. 5 best place to live** and **no. 9 best place to raise a family** in the Somerset County area, the No. 87 best place to raise a family and the **no. 45 best places to buy a house** in the New Jersey area.

EXPLORE ARTICLE



Somerset County launches 'cost-effective' shared services program

MIKE DEAK, JANUARY 26, 2021 (MY CENTRAL JERSEY)

The county has started an online marketplace where municipalities can discover what services or equipment the county and other municipalities are offering to share.

Municipalities can also post what they have to offer for sharing.

It's believed to be the first in the state, said County Commissioner Melonie Marano.

"The towns can work together," she said. "It's convenient and cost-effective."

For decades, the mantra of **"shared services"** has been repeated by politicians at every level of New Jersey government, **from the 566 municipalities** to the Statehouse.

But one of the obstacles faced by municipalities is the lack of a localized database of what services are available. **The county's online marketplace removes that obstacle.**

Somerset County has introduced a new way for its 21 municipalities – and the county – to save money during austere times.

As a former member of the Green Brook Township Committee, Marano said she knows how taking advantage of shared services can help the county's smaller municipalities.

"We always looked for ways to work together," she said.

For example, when the state's stormwater regulations required **municipalities to reduce the amount of pollution** following into storm drains and then rivers, municipalities like Green Brook needed a street sweeper, but the **cost was prohibitive**, Marano said. So the township went looking for a street sweeper and found a partner in neighboring North Plainfield.

The smaller towns can save money by **taking advantage of what bigger municipalities** and the bigger towns can recoup some of their investment through arrangements with the other municipalities.

EXPLORE ARTICLE



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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