

Offering Memorandum

6320 Stenton Avenue, Philadelphia, PA

Triple Net Lease Tenant



UNDER
CONSTRUCTION



TENANT LOADING...

$\pm 2,512$ SF on ± 0.24 AC

Financial Summary

Asking Price\$857,309.71

Cap Rate 7%

Net Operating Income (NOI) 5/12/2026-5/13/2031 • 60,011.68

Rentable Square Feet ±2,512 SF

Land Area..... ±0.24 AC

Tenant Name JJ Fish & Chicken

Website www.jjfishandchicken.com

Guarantor Personal

Security Deposit\$15,000.00

Ownership Type..... Fee Simple

Lease Type.....NNN

Landlord ResponsibilitiesRoof & Structure

Store Opening2026

Lease Term Remaining..... 5 Years

Lease Expiration 05/13/2031

OptionOne (1), Five (5) Year

Investment Highlights

- Prime Stenton Avenue (12,996 AADT) & Washington Lane (12,289 AADT) Location with High Visibility
- Turnkey Second-Generation Restaurant Space
- Flexible Freestanding Building Design Offering Dedicated Parking, Private Entrances and Ability to Customize Exterior Signage and Branding

Rent Schedule

Term	Monthly	Annual
1	5,000.97	60,011.68
2	5,151.00	61,812.03
3	5,305.53	63,666.39
4	5,464.70	65,576.38
5	5,628.64	67,543.67

Tenant Profile



On March 8, 1982, James J. Green went in search of the American dream and founded JJ Fish on Martin Luther King Drive in Chicago, Illinois. At this small restaurant, Green sold fresh fish to his customers and charged \$1 to fry each fish in his “secret” batter. Not only was his fish fresh, but his batter was irresistible! Through his love and dedication of fresh and delicious food, he turned his small store into the very successful restaurant business it is today!

In less than 20 years, JJ Fish had expanded into more than 130 restaurants – with 90 restaurants in Chicago alone! The original battered fried fish restaurant has not changed, except to include new menu items and a very successful dine-in and carry-out business.



E Washington Ln 12,289 AADT

Stenton Avenue 12,996 AADT

PYLON

±2,512 SF
ON ±0.24 AC
AVAILABLE

Citizens™



Stenton Avenue 12,996 AADT



±2,512 SF
ON ±0.24 AC
AVAILABLE



West Oak Lane
Charter School



Martin Luther King
High School



±2,512 SF
ON ±0.24 AC
AVAILABLE

ARCADIA UNIVERSITY

GIANT CRUNCH

STARBUCKS

RITE AID

Walmart thefreshgrocer

verizon

ROSS DRESS FOR LESS

K&G FASHION

FIVE GUYS

Foot Locker

DOLLAR TREE

Santander

Target

ShopRite

Burlington

Marshall's

five BEL'W

THE HOME DEPOT

MIDAS

CHRYSLER FINANCIAL GROUP

metro by T-Mobile

LA FITNESS

Chick-fil-ee

tropical CAFE

TD Bank

Wendy's

KOHL'S

five BEL'W

LA FITNESS

ACME

GNC

TJ-MAXX

McDonald's

Applebee's

petco

HAIR CUTTERY

CHASE

AspenDental

CVS pharmacy

DUNKIN'

DTLR

POPEYES

ALDI

SHERWIN WILLIAMS

DUNKIN'

FINE WINE & GOOD SPIRITS

H&R BLOCK

ACME

RITE AID

ANYTIME FITNESS

The UPS Store

UPS

Visionworks

Citizens

UNITED STATES POSTAL SERVICE

WELLS FARGO

ShopRite

FINE WINE & GOOD SPIRITS

UNITED STATES POSTAL SERVICE

T-Mobile

Rainbow

Burlington

CSL Plasma

THE HOME DEPOT

Walmart

five BEL'W

PETSMART

Staples

ROSS DRESS FOR LESS

OLD NAVY

GNC

T-Mobile

xfinity

Chick-fil-ee

DOLLAR TREE

Planet Fitness

ROSES

Aaron's



WOW WINGS

OH MY SWEET.
SO MUCH GOODNESS.



WOW * WINGS *

ON MY SHEET IS MEAT & GOODNESS.

Unauthorized Parking is Prohibited and will be Towed
STEVEN'S TOWING
535-7775
Charge \$150
\$25 per Day Storage
CASH ONLY

FOR LEASE



WOW WINGS

FOR LEASE
JC.BAR
AND 234-647

Exclusive Listing

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

Corporate Office

224 St. Charles Way, Suite 290

York, PA 17402

Conshohocken Office

100 Front Street, Suite 560

West Conshohocken, PA 19428

