



Investment Grade Portfolio of 12 Corporate
7-Eleven Locations in the Cleveland MSA
and a Walgreens in Milwaukee, WI



OFFERING MEMORANDUM

Marcus & Millichap

Confidentiality and Disclaimer



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OH Broker of Record

Michael Glass
Marcus & Millichap
5005 Rockside Road, Suite 1100
Independence, OH 44131
Tel: 216-264-2000
Fax: 216-264-2010
License: BRK.2007005898

WI Broker of Record

Todd Lindblom
Title: Regional Manager
Marcus & Millichap
13890 Bishops Drive, Suite 300
Brookfield, WI 53005
Tel: (262) 364-1964
Fax: (262) 364-1910
License: 56163-90



Tenant Overview



Company Profile

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 60,000 stores in 18 countries, of which nearly 10,700 are in North America. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business.

7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. Well known for the Big Gulp® fountain soft drink, Big Bite® grill items, the Slurpee® beverage and its fresh-brewed coffee, 7-Eleven's food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods.





Tenant Overview

Walgreens

Company Profile

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 385,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 13,200 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products.

The company's portfolio of retail and business brands includes Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health and beauty product brands, such as No7, Botanics, Liz Earle and Soap & Glory.

In October 2016 Walgreens Boots Alliance received the United Nations Foundation Global Leadership Award for its commitment to the UN's Sustainable Development Goals. The company also ranks No. 1 in the Food and Drug Stores industry of Fortune magazine's 2017 list of the World's Most Admired Companies.





Investment Overview

The NNN Pro Group of Marcus & Millichap is pleased to present a portfolio comprising of 12 corporate 7-Eleven Gas and Convenience Stores and a Walgreens in Milwaukee, WI. All twelve 7-Eleven properties are all located in the Cleveland, OH MSA and the Walgreens is located in Milwaukee, WI. The properties 13.22 total acres of land and are comprised of 45,553 total square feet of rentable space. The Streetsboro & Painesville locations are currently dark.



In 2012 7-Eleven corporate acquired all of these locations from another operator and spent significant capital converting them to the 7-Eleven image. The 7-Eleven properties all have roughly 11 years remaining on a 20-year absolute, triple-net (NNN) leases with no landlord responsibilities. The properties are all corporate locations with a 7-Eleven corporate guarantee. The leases are subject to unique, 2% annual rental increases while the majority of all 7-Eleven investment properties possess rent increases every five years.



The Walgreens has roughly 13 years remaining on an initial 25-year absolute, triple-net (NNN) lease with no landlord responsibilities. This location has been a historically very strong performing store. The parcel runs an entire block and has access from three streets. Included with this Walgreens is a 1,000 sq ft building occupied by Metro PCS. The Metro PCS is operated by Giant Communications, who is a ~40 store operator. The Metro PCS lease has roughly 5 years remaining with 3% annual rental increases. The Metro PCS lease holds the landlord responsible for structural defects and all other expenses are reimbursed by the tenant.





Investment Highlights



About the Investment

- ✓ Over 10+ Years Remaining on Original 20+ Year Leases
- ✓ Excellent Store Sales
- ✓ The 7-Eleven Assets Feature 2% Annual Rental Increases
- ✓ Investment Grade Credit Tenants – 7-Eleven & Walgreens Corporate

About 7-Eleven

- ✓ Since 2005, 7-Eleven, Inc. Has Been Privately Held And Has Operated as a Wholly-Owned Subsidiary of Seven & I Holdings Co., Ltd., a Japan-Based Diversified Retail Group and One Of The World's Largest Retailers
- ✓ Approximately 54,000 Stores Across the Globe and Visited by Over 55 Million Customers Daily.
- ✓ Investment Grade Tenant With an AA- S&P Rating

About Walgreens

- ✓ Founded in 1901 And Headquartered in Deerfield, Illinois, Walgreen Co. (NYSE:WBA) Is The Largest Drugstore Chain in The U.S.
- ✓ Over 8,000 Drugstores In Operation Where Prescription Drugs Account for Two-Thirds Of Sales And The Rest Comes From General Merchandise, Over-the-Counter Medicine, Cosmetics & Groceries
- ✓ Investment Grade Tenant With BBB Credit Rating

About the Locations

- ✓ Excellent Positioning in Active, In-fill Markets Within the Cleveland MSA & in Milwaukee, WI
- ✓ Strong Demographics With Above Average Median Household Income in All Locations Within Major Metropolitan Areas
- ✓ Strategically Located Next to Various Attractive Points of Interest
- ✓ Safe Investment With Reliable Tenants





Investment Highlights



PROPERTY DESCRIPTION

Property	7-Eleven Portfolio
Property Address City, State, ZIP	Various Locations in the Cleveland MSA
Year Renovated	2013
Total Building Size	29,813 Square Feet
Lot Size	+/- 11.88 Acres
Type of Ownership	Fee Simple

LEASE SUMMARY

Property Name	7-Eleven
Property Type	Net-Leased Gas Station & C-Store
Tenant	7-Eleven
Guarantor	Corporate (S&P: AA-)
Original Lease Term	20 Years
Lease Commencement	June 1 st , 2009
Lease Expiration	May 31, 2029
Lease Term Remaining	10.9 Years
Lease Type	Absolute Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	2.00% Annually
Options to Renew	Four (4) Periods of Five (5) Years Each

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
06/01/18 – 05/31/19	\$1,921,445	\$160,120.40	-
06/01/19 – 05/31/20	\$1,959,874	\$163,322.81	2.00%
06/01/20 – 05/31/21	\$1,999,071	\$166,589.26	2.00%
06/01/21 – 05/31/22	\$2,039,053	\$169,921.05	2.00%
06/01/22 – 05/31/23	\$2,079,834	\$173,319.47	2.00%
06/01/23 – 05/31/24	\$2,121,430	\$176,785.86	2.00%
06/01/24 – 05/31/25	\$2,163,859	\$180,321.58	2.00%
06/01/25 – 05/31/26	\$2,207,136	\$183,928.01	2.00%
06/01/26 – 05/31/27	\$2,251,279	\$187,606.57	2.00%
06/01/27 – 05/31/28	\$2,296,304	\$191,358.70	2.00%
06/01/28 – 05/31/29	\$2,342,230	\$195,185.87	2.00%





Investment Highlights

Walgreens

PROPERTY DESCRIPTION

Property	Walgreens & Metro PCS
Property Address	2625 West National Avenue, Milwaukee, WI 53204
City, State, ZIP	
Year Built	2006
Total Building Size	15,740 Square Feet
Lot Size	+/- 1.34 Acres
Type of Ownership	Fee Simple

RENT SCHEDULE

Tenant	Annual Rent	Monthly Rent	Rent Escalation (%)
Walgreens	\$475,000	\$39,583	-
Metro PCS	\$19,013	\$1,585	3.00%
Net Operating Income	\$494,013	\$41,168	



LEASE SUMMARY - Walgreens

Property Name	Walgreens
Property Type	Net-Leased Drug Store
Tenant	Walgreens
Guarantor	Corporate (S&P: BBB)
Original Lease Term	25 Years
Rent Commencement	July 10 th , 2006
Lease Expiration	July 31 st , 2031
Lease Term Remaining	13 Years
Lease Type	Absolute Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	None
Options to Renew	Ten (10) Periods of Five (5) Years Each

LEASE SUMMARY – Metro PCS

Property Name	Metro PCS
Property Type	Net-Leased Communication
Tenant	Metro PCS
Guarantor	Giant Communications LLC (~40 Stores)
Original Lease Term	6 Years
Rent Commencement	January 1 st , 2017
Lease Expiration	June 30 th , 2023
Lease Term Remaining	~5 Years
Lease Type	Double Net (NN)
Roof & Structure	Landlord Responsible
Rental Increases	3% Annual
Options to Renew	Ten (10) Periods of Five (5) Years Each



Investment Highlights

PRICE: \$45,148,748 | CAP: 5.35% | RENT: \$2,415,458



PROPERTY DESCRIPTION

Property	12 Unit 7-Eleven Portfolio and 1 Walgreens
Total Building Size	45,553 Square Feet
Lot Size	+/- 13.22 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$45,148,748
Annual Rent	\$2,415,458
CAP Rate	5.35%
Down Payment	\$22,648,748
Net Cash Flow After Debt	\$1,506,458
Cash-on-Cash Return	6.65%

INTEREST ONLY ASSUMABLE DEBT

Loan Amount	\$22,500,000
LTV	50%
Interest Rate	4.04%
Month Payments	\$75,750
Annual Debt Service	\$909,000
Loan Expiration	6/6/2025
Balance at Maturity	\$21,000,000
Loan Assumption	1%

***The interest only period terminates 12/6/2023, at which time principal amortization of \$83,333.33 monthly would commence though Loan maturity.





Cleveland MSA Overview

The Cleveland metro is situated in the northeastern corner of Ohio, west of the Pennsylvania state border, and extends 100 miles along the Lake Erie shore and more than 40 miles inland. It is composed of Cuyahoga, Geauga, Lake, Lorain and Medina counties and contains nearly 2.1 million residents, approximately a fifth of the Ohio population. The eastern part of the region lies on the Appalachian Plateau, while the western portion sits upon the Lake Plain, hemming the area in to development. Economic growth and development are diversifying the region's industries to include medical and technology as well as various corporate headquarters. Telecommunications are also a growing sector, attracting additional tech companies.

METRO HIGHLIGHTS



EXCELLENT INFRASTRUCTURE

Cleveland's transportation facilities strengthen its position as a leading center of business, generating access to other large metros nationwide.



DIVERSIFYING ECONOMY

Education and health services is the largest employment sector; manufacturing also is prominent.



REVITALIZING DOWNTOWN

Cleveland's downtown is experiencing a metropolitan rebirth as revitalized buildings attract new businesses, residents and visitors.





Milwaukee, WI MSA Overview

The Milwaukee metro encompasses Milwaukee, Ozaukee, Washington and Waukesha counties and spans 1,500 square miles. The metro is home to nearly 1.6 million residents, with around 603,700 living in the city of Milwaukee. Waukesha and West Allis are the most populated suburban cities. Milwaukee is served by Interstate 94, which links the city with Chicago, and Interstate 43, which leads north to Green Bay. In addition, Interstate 794 and Interstate 894 circle the city. General Mitchell International Airport, south of downtown Milwaukee, provides air service to more than 50 cities and handles 6 million passengers per year. The Port of Milwaukee is joined to the Great Lakes-St. Lawrence Seaway System for ocean shipping and to New Orleans via the Mississippi River for inland barge service.

METRO HIGHLIGHTS



TOURISM

Tourism and cultural infrastructure includes the Milwaukee Brewers (MLB), Milwaukee Bucks (NBA), River Walk, and the Wisconsin Center. Tourism contributes more than \$4.9 billion annually.



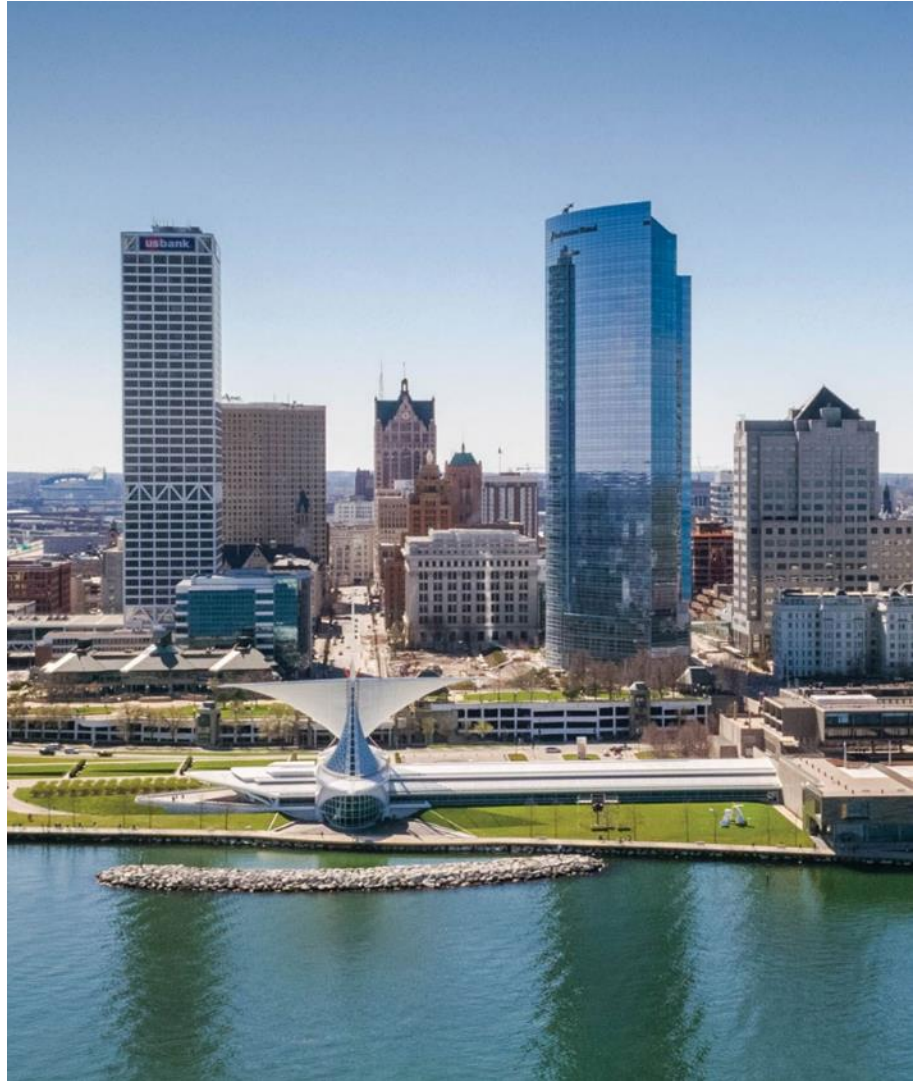
DIVERSIFYING ECONOMY

Private business and manufacturing are the largest employment sectors; technology also is prominent.



EMPLOYMENT

Education and health services employ more than 163,700 residents. Some of the major employers in the Milwaukee area are WEC Energy Group, Kohl's, AT&T, and SC Johnson.





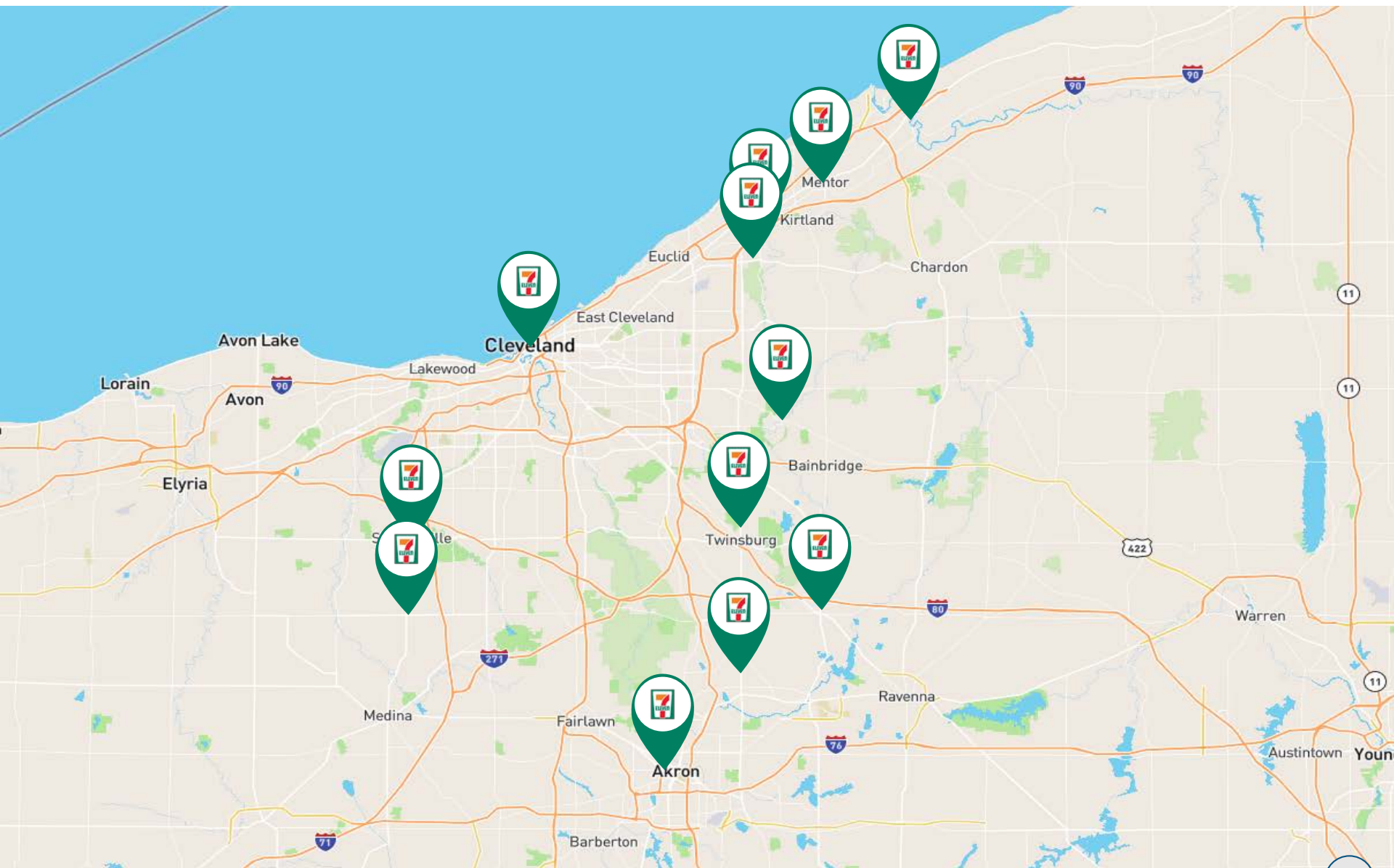
Property Summary



Property Name	Address	City, State	Building Size (SF)	Lot Size (Acres)	Annual Rent	List Price (5.35% CAP)
7-Eleven	9202 S.R. 14	Streetsboro, OH	1,800	0.65	\$98,400.10	\$1,839,254
7-Eleven	8 East Erie Street	Painesville, OH	1,100	0.38	\$114,802.32	\$2,145,838
7-Eleven	17664 Chillicothe Road	Chagrin Falls, OH	1,800	0.84	\$249,014.38	\$4,654,474
7-Eleven	15 Pearl Road	Brunswick, OH	2,480	1.51	\$156,735.31	\$2,929,632
7-Eleven	5711 Heisley Road	Mentor, OH	1,176	1.03	\$198,880.28	\$3,717,388
7-Eleven	8775 Darrow Road	Twinsburg, OH	2,480	0.59	\$101,036.64	\$1,888,535
7-Eleven	2481 SOM Center Road	Willoughby, OH	4,200	1.00	\$160,140.30	\$2,993,277
7-Eleven	16625 Royalton Road	Strongsville, OH	2,700	1.64	\$227,842.53	\$4,258,739
7-Eleven	2865 Bishop Road	Willoughby Hills, OH	4,200	2.02	\$134,768.52	\$2,519,038
7-Eleven	1035 East 185th Street	Cleveland, OH	2,700	0.73	\$90,795.19	\$1,697,106
7-Eleven	1614 Merriman Road	Akron, OH	2,477	0.64	\$253,519.03	\$4,738,674
7-Eleven	959 Steels Corners	Stow, OH	2,700	0.85	\$135,523.71	\$2,533,153
Walgreens	2625 West National Avenue	Milwaukee, WI	15,740	1.34	\$494,013.00	\$9,233,888



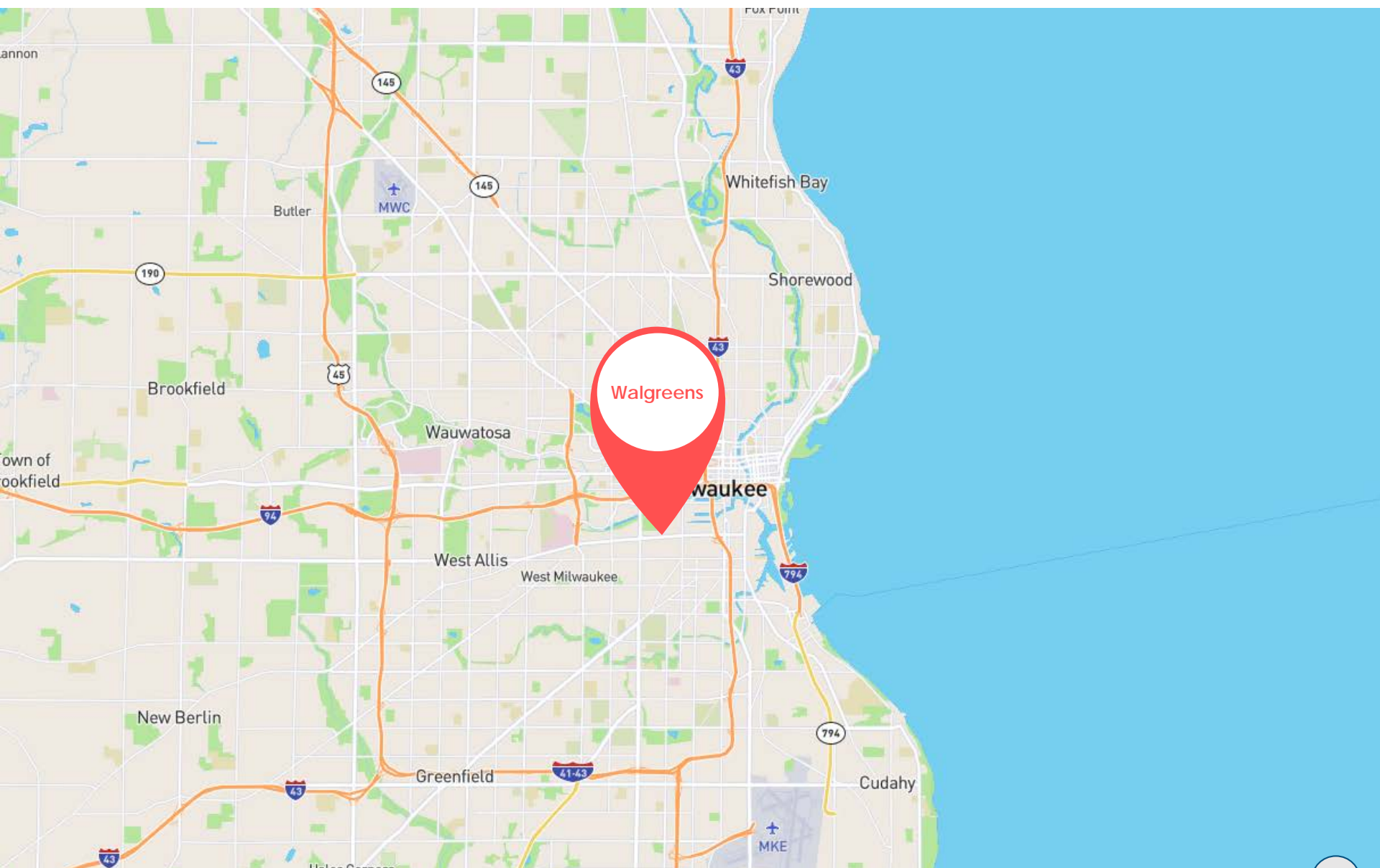
Property Locations





Property Locations

Walgreens



Strongsville, OH





Property Photo



Surrounding Area





Location Overview



This 7-Eleven is located at 16625 Royalton Road in Strongsville, Ohio. Strongsville sits in Cuyahoga County and is a suburb of Cleveland.

Surrounding Retail and Points of Interest

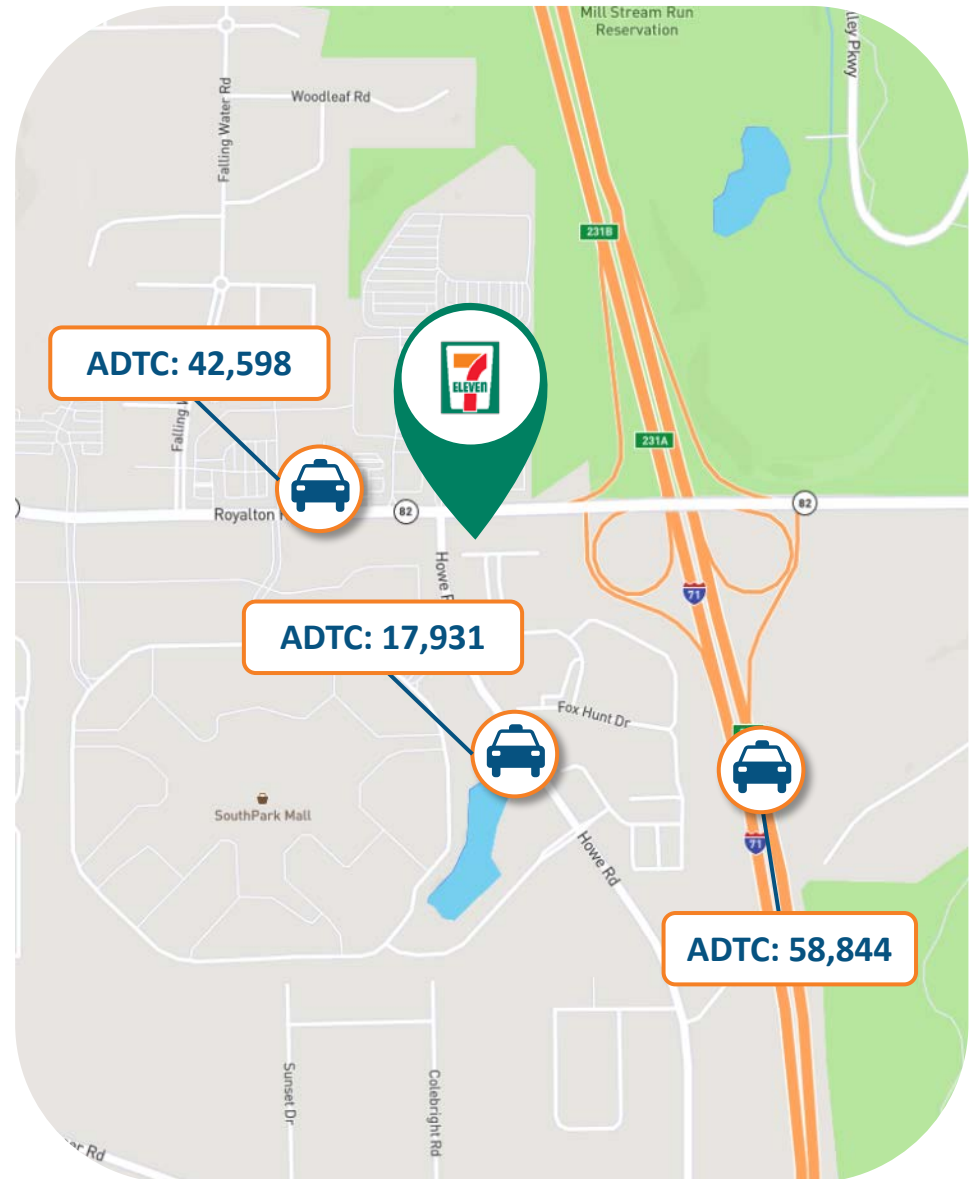
The subject property is located in close proximity to many national and local tenants, hotels, and shopping centers. Major national tenants in the surrounding area include: Macy's, Sears Auto Center, Dillard's, Costco, Target, Aldi, Best Buy, CVS Pharmacy, T.J. Maxx, Chipotle, Panera Bread, McDonald's, Dunkin' Donuts, Wendy's, Taco Bell, Chick-fil-A, as well as many more. This 7-Eleven benefits from being an outparcel to the SouthPark Mall. SouthPark Mall is one of the largest shopping centers in Ohio at 1,654,292 square feet. It features over 180 specialty shops and restaurants and is the largest retailer destination in Greater Cleveland. The subject property is located less than three miles from Strongsville High School where over 2,750 students are enrolled.

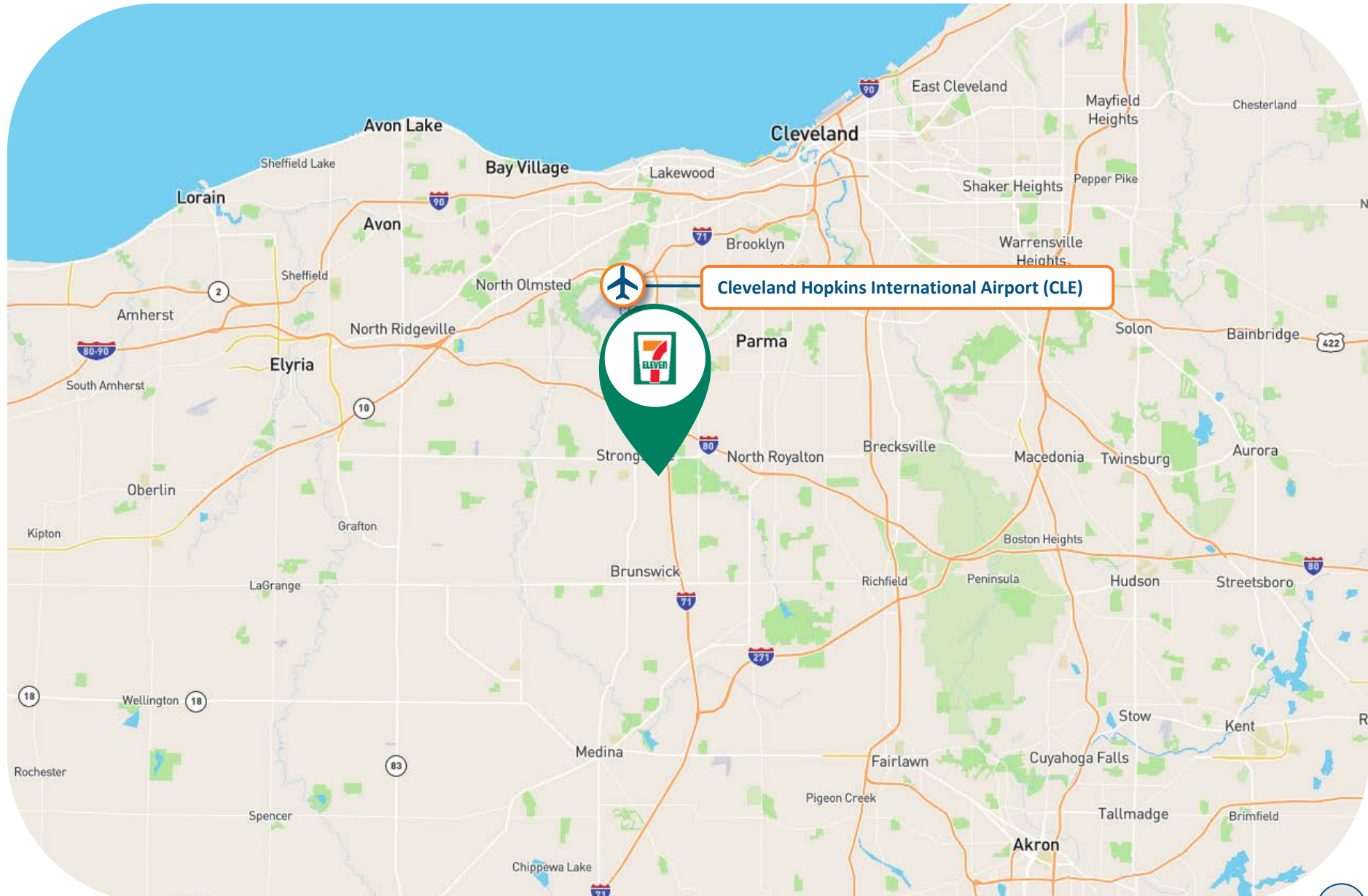
Traffic Counts and Demographics

This subject property is situated on a hard corner at a signalized intersection between Royalton Road and Howe Road. Royalton Road boasts daily traffic counts exceeding 42,598 vehicles. Royalton Road intersects with Howe Road and Interstate 71 which bring an additional 17,931 and 58,844 vehicles into the immediate area per day, respectively. The subject property benefits from being situated in an affluent suburban community, with an average household income within a three-mile radius of \$98,217. There are more than 53,515 individuals residing within a three-mile radius and 137,495 individuals within a five-mile radius of this property.

Strongsville, OH

Strongsville is nicknamed the "Crossroads of the Nation", originating from the Baltimore and Ohio Railroad intersecting with the Southwestern Electric Line that connected Cleveland and Wooster, Ohio. As the railroad line ceased operation in 1931, the motto and the city seal have adapted to reflect the modern-day intersection of Interstate 71 and the Ohio Turnpike. Strongsville is a blend of a bustling business community with small-town charm. Strongsville features distinctive neighborhoods, abundant shopping, 2,400 acres of green space, excellent services, top-notch schools and active civic groups – a mix that makes Strongsville an ideal place for families to live, work, and thrive. Strongsville is located less than 20 miles from the bustling city of Cleveland, Ohio. Cleveland is the second largest city in Ohio and the 51st largest city in the United States. The city is located on the southern shore of Lake Erie and is the county seat of Cuyahoga County. It became a manufacturing center due to its location on both the river and the lake shore, as well as being connected to numerous canals and railroad lines. Cleveland's economy relies on diversified sectors such as manufacturing, financial services, healthcare, and biomedical. The Cleveland Clinic is the city's largest private employer with a workforce of over 37,000. It carries the distinction as being among America's best hospitals with top ratings published in U.S. News & World Report.

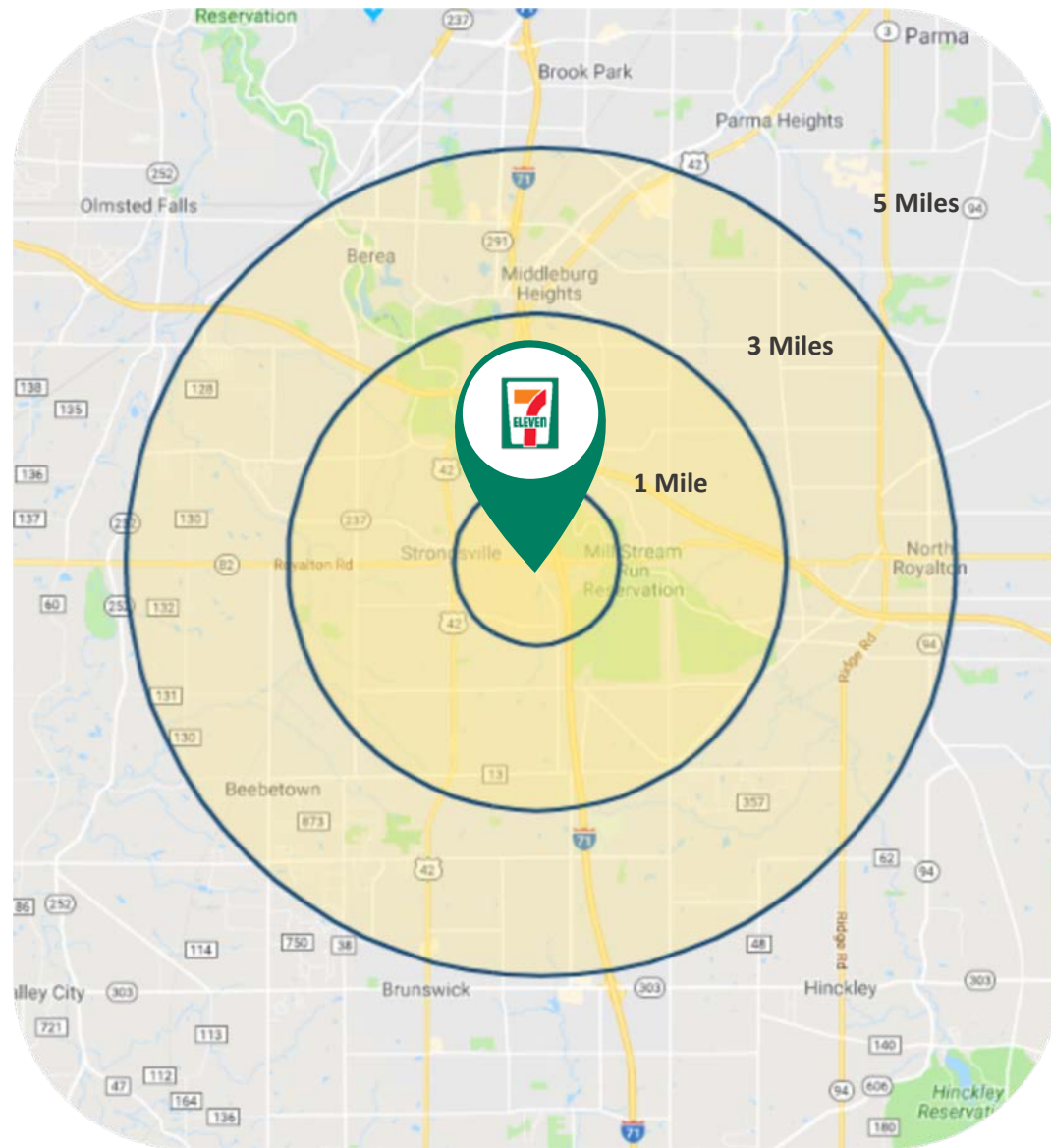






Demographics

Property Address: 16625 Royalton Road, Strongsville, Ohio 44136



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	4,564	54,847	141,658
2017 Estimate	4,524	53,515	137,495
2010 Census	4,562	54,357	138,404
2000 Census	4,737	51,691	134,784

Income

Average	\$84,336	\$97,669	\$86,940
Median	\$61,355	\$74,306	\$67,070
Per Capita	\$39,685	\$39,829	\$35,275

Households

2022 Projection	2,178	22,630	57,700
2017 Estimate	2,115	21,770	55,307
2010 Census	2,145	22,246	55,951
2000 Census	2,053	19,592	51,408

Employment

2017 Daytime Population	7,090	52,032	131,758
2017 Unemployment	3.25%	3.27%	3.89%
2017 Median Time Traveled	28 Mins	29 Mins	28 Mins

Stow, OH



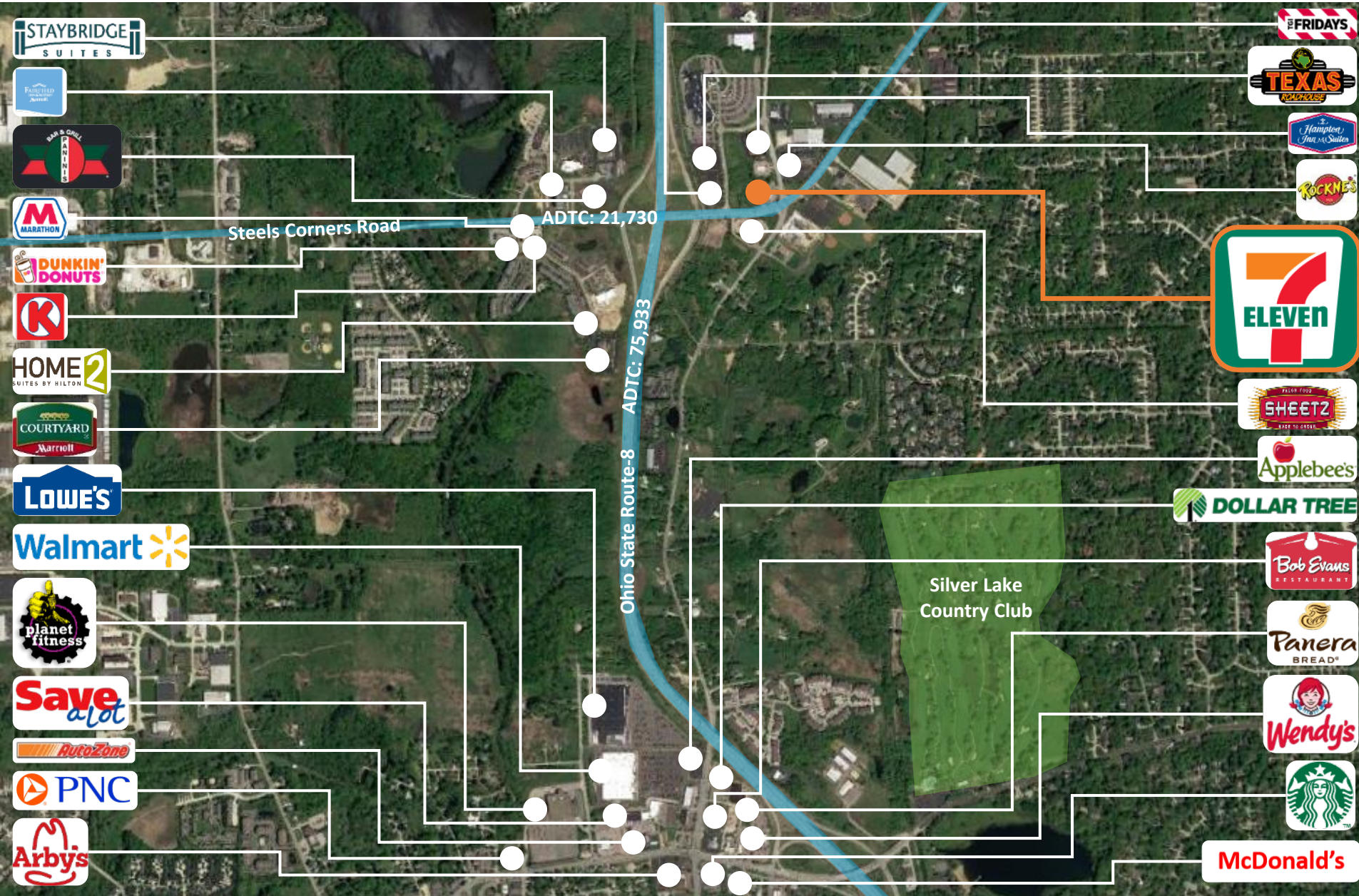


Property Photo

7-ELEVEN®



Surrounding Area





Location Overview



This 7-Eleven property is located at 959 Steels Corners Road in Stow, Ohio. Stow sits in Summit County, Ohio and is a suburb to Akron.

Surrounding Retail and Points of Interest

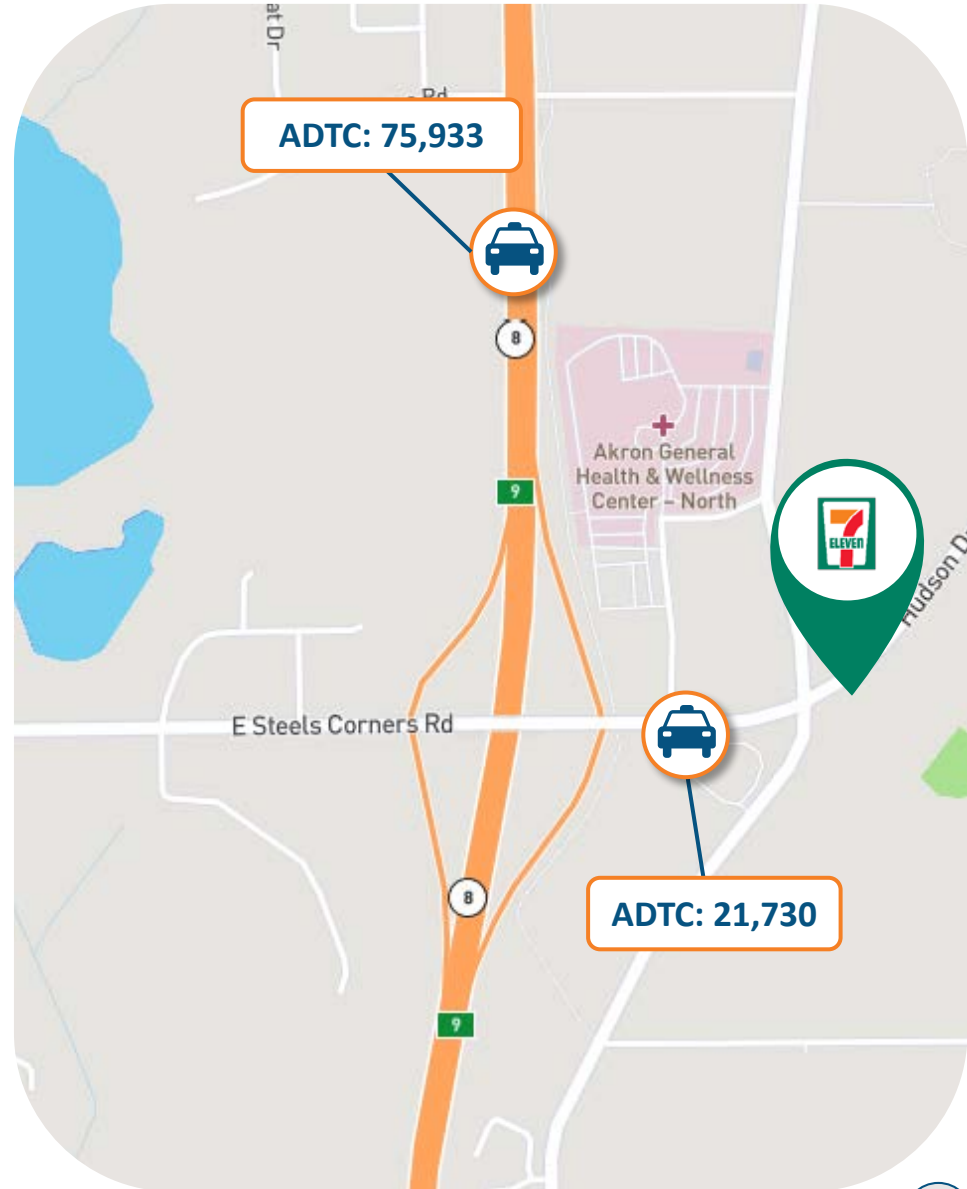
The subject property is located in close proximity to many major national retailers, and local tenants that make up the trade area. Major national tenants include: Walmart, Lowe's, Save-A-Lot, Dollar Tree, McDonalds, Wendy's, Texas Roadhouse and many others. This property also benefits from being within close proximity to the Cleveland Clinic Akron General Health & Wellness Center. This clinic was made to give patients and their physicians access to a plethora of medical services ranging from 24-hour Emergency Services to Surgery Centers. Within a three-mile radius are several hotels, which include: Courtyard by Marriott, Home2 Suites by Hilton, Fairfield Inn & Suites, Staybridge Suites and Hampton Inn & Suites.

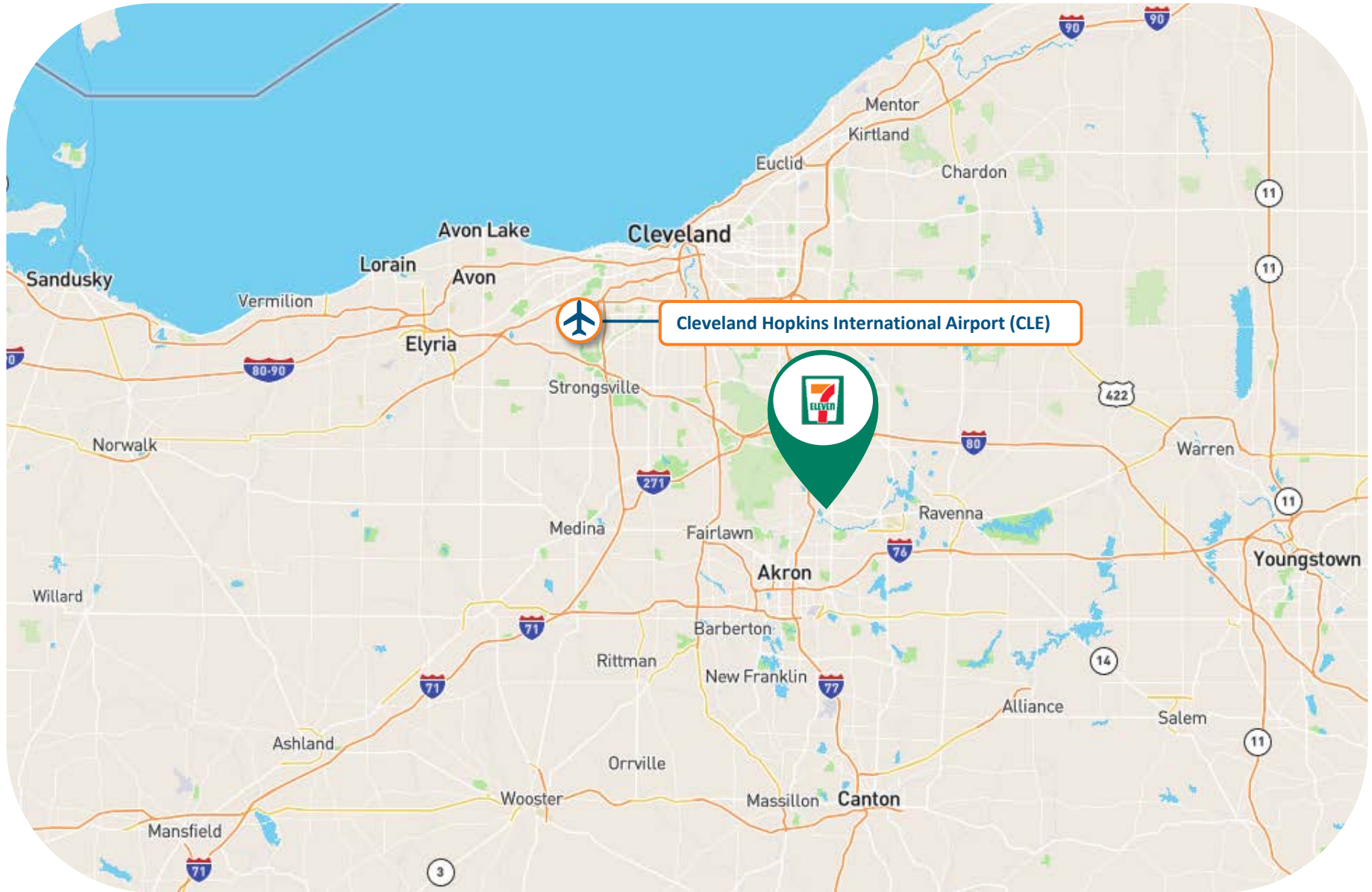
Traffic Counts and Demographics

This 7-Eleven is situated on the signalized intersection of Steels Corner Road and Allen Road, which together experience average daily traffic counts exceeding 21,730 vehicles. The subject property is strategically positioned in close proximity to Ohio State Route-8, with this portion of OH-8 experiencing average daily traffic counts exceeding 75,933 vehicles. There are approximately 51,223 people within a three-mile radius and 121,157 people within a five-mile radius of this property.

Stow, OH

Just an eight mile drive down Ohio State Route 8 from Stow lies Akron, Ohio. Akron is the fifth-largest city in the state of Ohio and is the county seat of Summit County. It is located in the Great Lakes region about 39 miles south of Lake Erie, on the Glaciated Allegheny Plateau. Akron has a long history of rubber manufacturing, which today still includes Goodyear Tire, and has earned the city its nickname the "Rubber Capital of the World". Other major corporations in Akron include: Gojo Industries, FirstEnergy, Huntington Bank, and Charter Spectrum. These corporations have diversified the economy in Akron to include manufacturing, education, healthcare, and biomedical research. Akron is also home to numerous national events every year that cover a wide variety of hobbies and interests. The PGA World Golf Championships travel to Akron each year for the Bridgestone Invitational at Firestone Country Club. The All-American Soap Box Derby is a youth racing program which has its World Championship finals at Derby Downs. In Mid-July, Akron celebrates the National Hamburger Festival, which consists of different vendors serving original recipe hamburgers and includes a Miss Hamburger contest. Lock 3 Park in Akron also annually hosts the Italian Festival and the "Rib, White & Blue" food festival in July.

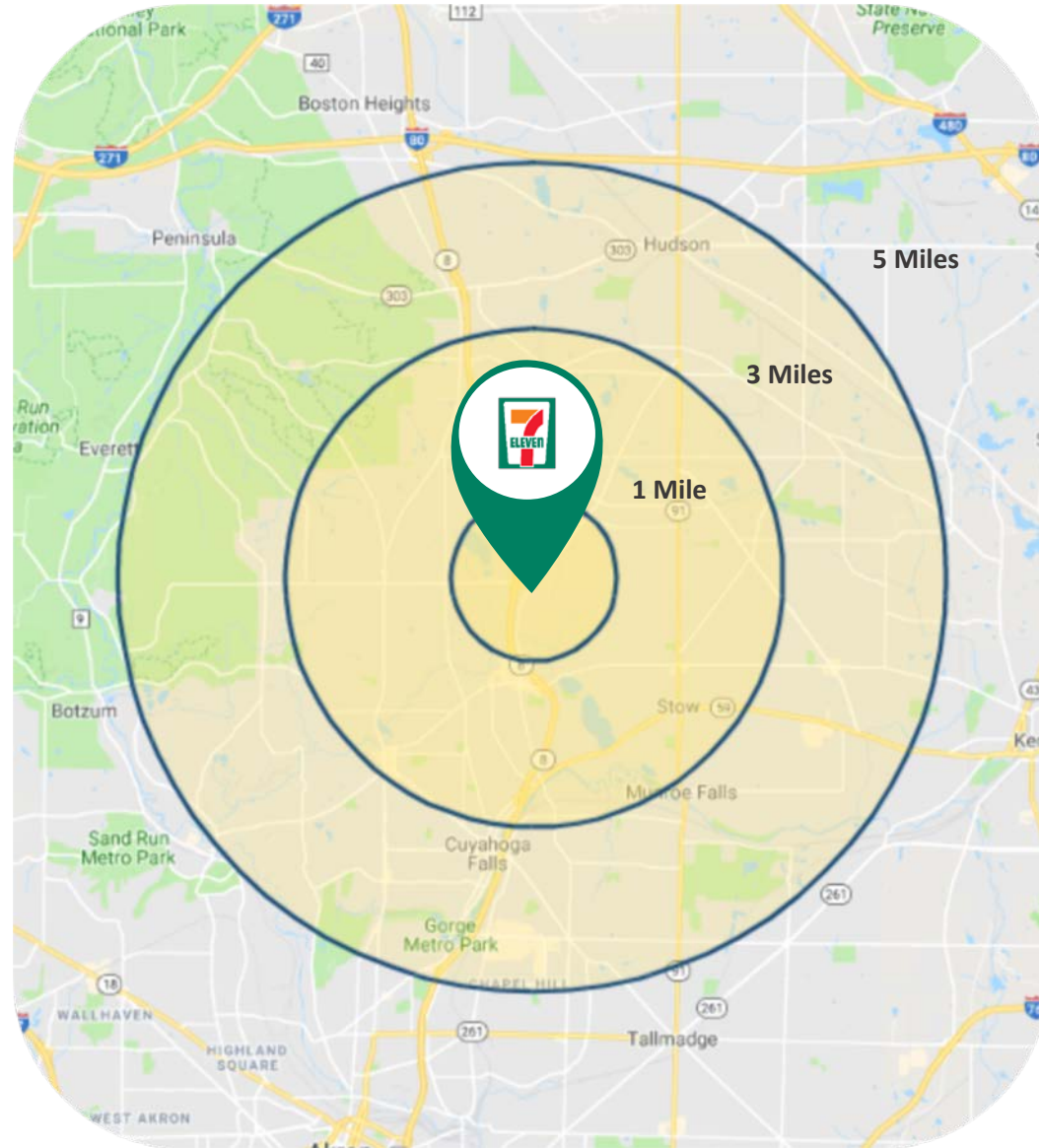






Demographics

Property Address: 959 Steels Corners Road, Stow, OH 44224



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	5,389	52,890	124,707
2017 Estimate	4,844	51,223	121,645
2010 Census	4,855	51,041	121,157
2000 Census	3,839	48,401	116,620

Income

Average	\$88,320	\$79,232	\$79,238
Median	\$67,789	\$61,731	\$59,512
Per Capita	\$41,983	\$33,738	\$33,755

Households

2022 Projection	2,634	22,712	53,440
2017 Estimate	2,294	21,721	51,599
2010 Census	2,308	21,672	51,474
2000 Census	1,578	19,649	47,826

Employment

2017 Daytime Population	5,351	47,783	111,645
2017 Unemployment	2.78%	4.35%	4.56%
2017 Median Time Traveled	26 Mins	24 Mins	25 Mins

Willoughby, OH





Property Photo



Surrounding Area





Location Overview



This 7-Eleven property is located at 2481 SOM Center Road in Willoughby, Ohio. Willoughby is located in Lake County and is a suburb of Cleveland.

Surrounding Retail and Points of Interest

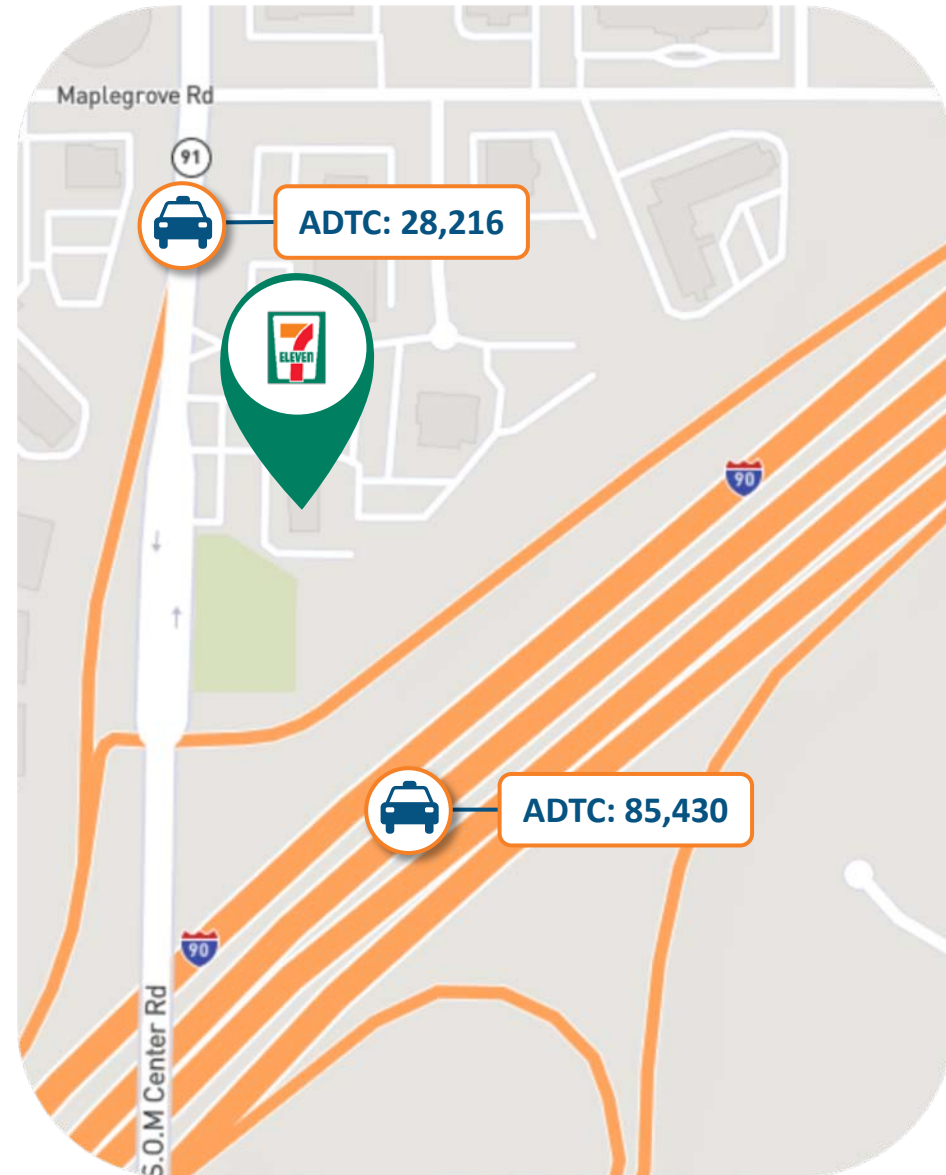
The subject property is well-positioned on SOM Center Road and is one of the first stops off of the exit ramp of Interstate 90. This 7-Eleven is surrounded by many national and local tenants, hotels, and country clubs. Major national brands in the area include: Walgreens, CVS Pharmacy, Cracker Barrel Old Country Store, Bob Evan's, Applebee's, Texas Roadhouse, and many others. There are also numerous lodging accommodations for travelers passing through Willoughby such as Motel 6, Courtyard by Marriott, Skylight Inn & Suites, and Travelodge Cleveland/Willoughby. This property is located less than one mile from the Pine Ridge Country Club and less than three miles from the Manakiki Country Club, both of which include 18-hole golf courses.

Traffic Counts and Demographics

The property has approximately 53,723 people residing within a three-mile radius and 127,588 people within a five-mile radius. This 7-Eleven is located on SOM Center Road, which feeds directly from Interstate 90. The two roads experience heavy traffic counts that bring 28,216 and 85,430 vehicles to the immediate area per day, respectively.

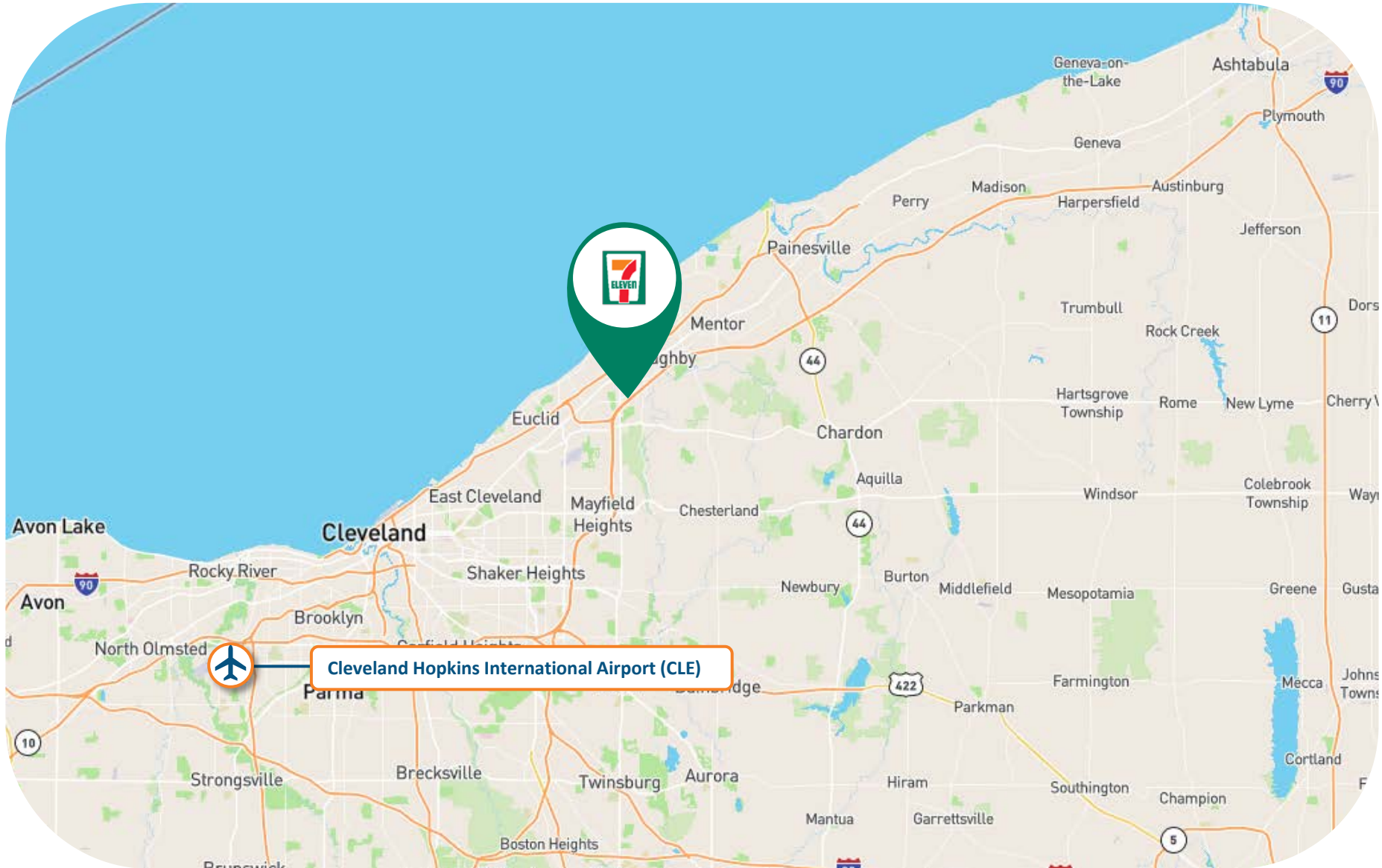
Willoughby, OH

The town of Willoughby is located just under 20 miles from the bustling city of Cleveland. Cleveland is the county seat of Cuyahoga County and is the second-largest city in the state of Ohio. The city is located on the southern shore of Lake Erie, near the mouth of the Cuyahoga river. Cleveland has a diverse economy, relying on several sectors such as manufacturing, financial services, healthcare, and biomedical. Cleveland is home to the corporate headquarters of many large companies including: Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. The city is also home to multiple prominent medical facilities such as The Cleveland Clinic, which has been consistently ranked among America's best hospitals by U.S. News & World Report. Other health facilities include: The University Hospitals of Cleveland, a renowned center for cancer treatment, MetroHealth Medical Center, and the insurance company Medical Mutual of Ohio. Cleveland is home to several colleges and universities, the most notable being Case Western Reserve University and Cleveland State University. Together these two institutions boast a combined enrollment of approximately 28,600 students. There are also multiple major professional sports teams that compete in Cleveland: the Cleveland Indians of Major League Baseball, the Cleveland Browns of the National Football League, and the Cleveland Cavaliers of the National Basketball Association.





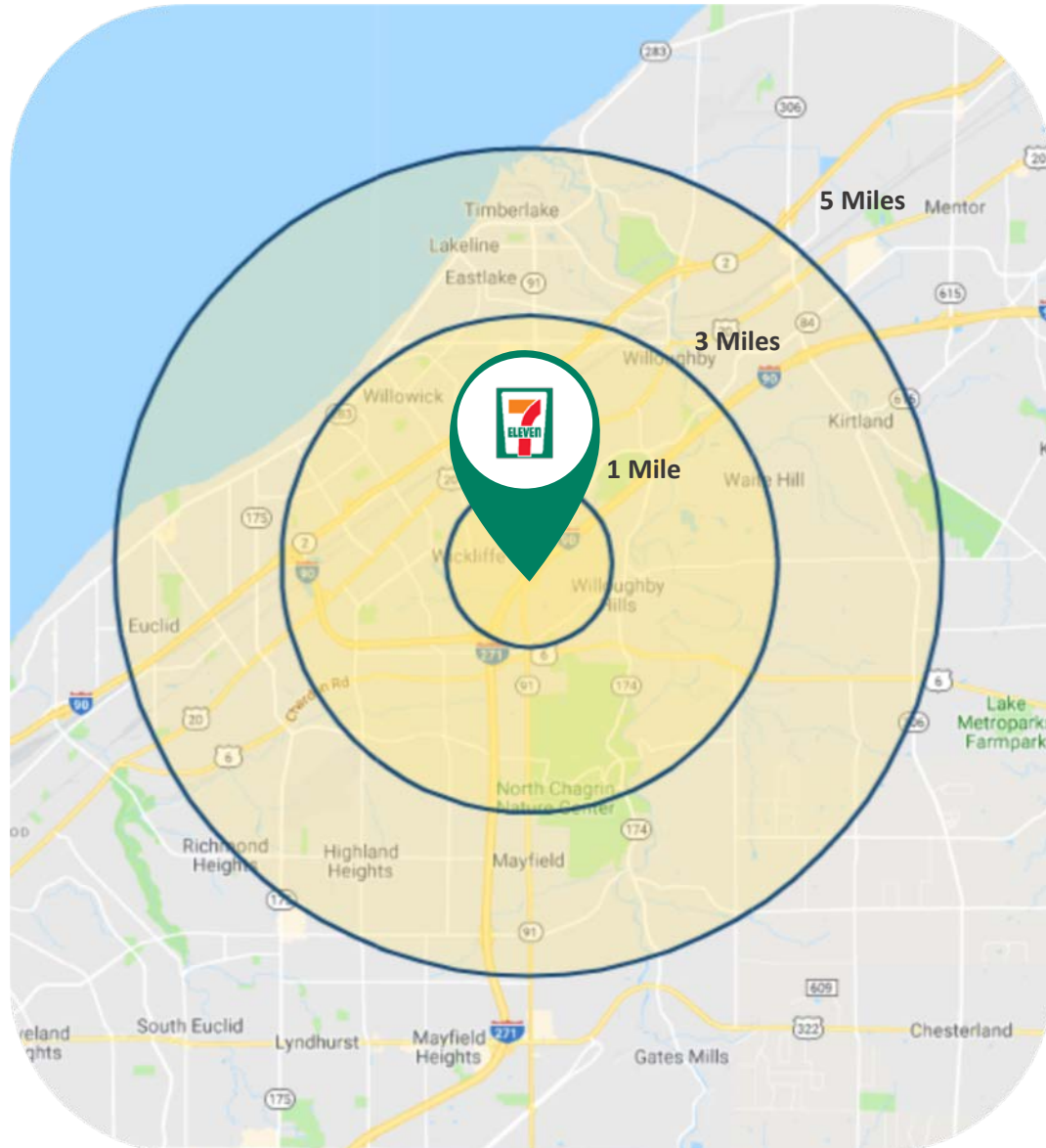
Local Map





Demographics

Property Address: 2481 SOM Center Road, Willoughby, Ohio 44094



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	6,151	54,027	128,131
2017 Estimate	6,298	53,723	127,588
2010 Census	6,240	53,506	127,824
2000 Census	5,810	55,436	132,982

Income

Average	\$71,637	\$67,551	\$69,559
Median	\$54,224	\$51,702	\$51,535
Per Capita	\$33,751	\$30,372	\$30,709

Households

2022 Projection	2,903	24,405	56,748
2017 Estimate	2,967	24,077	56,151
2010 Census	2,954	24,079	56,529
2000 Census	2,745	24,309	57,507

Employment

2017 Daytime Population	4,648	60,709	142,831
2017 Unemployment	4.55%	4.96%	5.14%
2017 Median Time Traveled	23 Mins	23 Mins	24 Mins

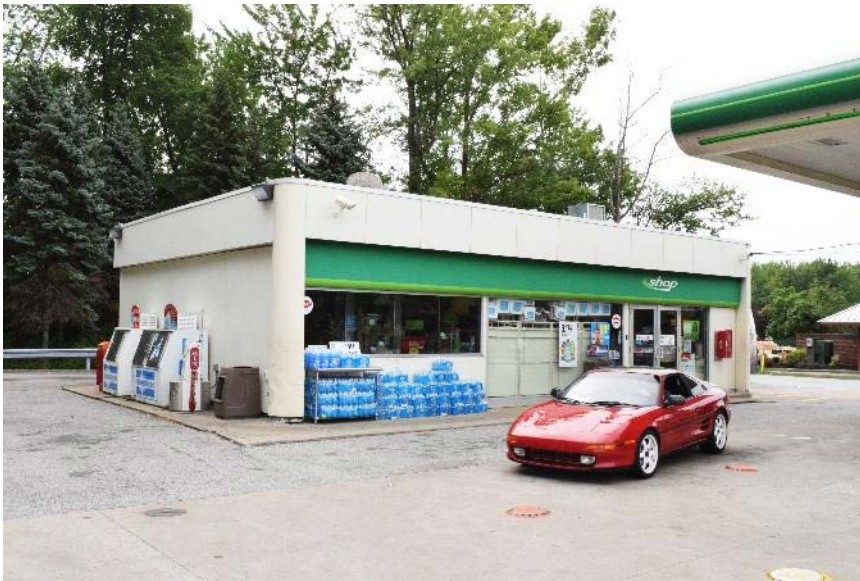
Mentor, OH





Property Photo

7-ELEVEN®



Surrounding Area





Location Overview



This 7-Eleven is located at 5711 Heisley Road in Mentor, Ohio. Mentor is located in Lake County and is an outer-ring suburb of Cleveland.

Surrounding Retail and Points of Interest

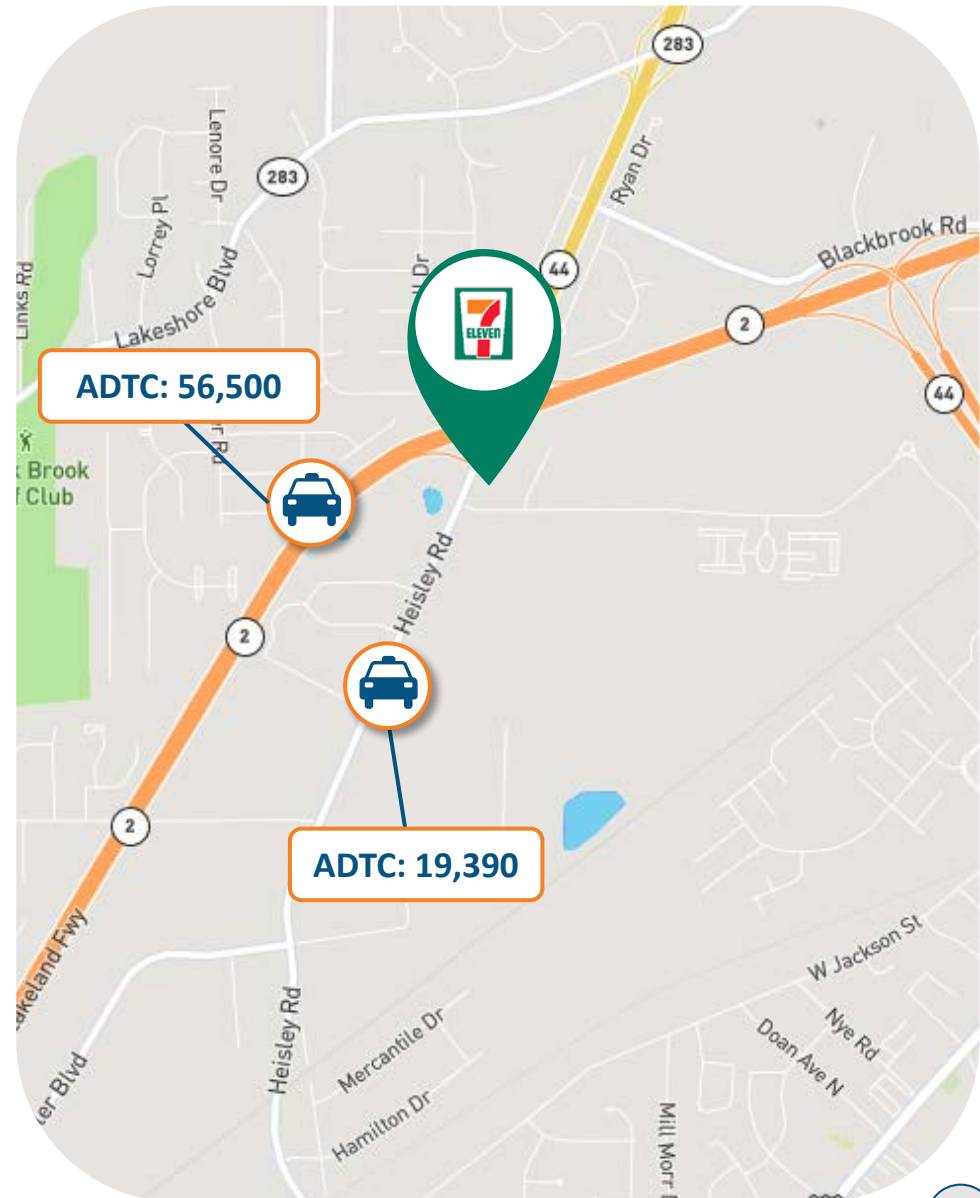
The subject property is located in close proximity to many of the major hotels, restaurants and major retailers that make up the trade area. Major retailers and local tenants include: Sam's Club, The Home Depot, Atlas Cinema, Gander Mountain, Dollar Tree, Ruby Tuesday, Burger King, McDonald's, Buffalo Wild Wings, and more. Many hotels are located in the trade area such as Residence Inn, Woodspring Suites, and Hampton Inn & Suites. The subject property benefits from being within a one-mile radius of the Meadlands Commerce Park which is home to many companies such as Steris, Cres Cor, MRLM Landscape Materials, US Endoscopy, Avery Dennison Corporation, and various others.

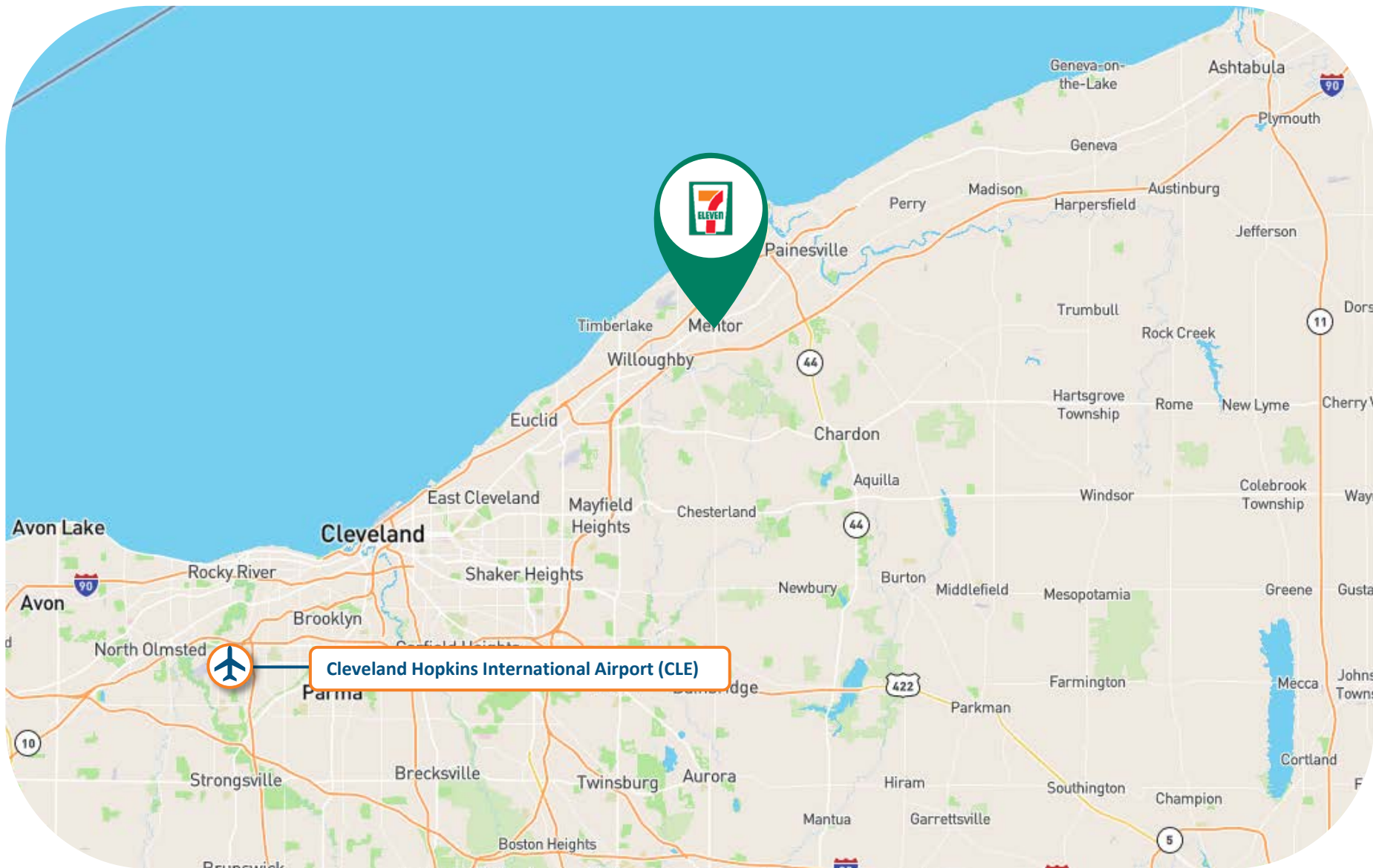
Traffic Counts and Demographics

This subject property is situated on Heisley Road, which experiences average daily traffic counts of over 19,390 vehicles. The subject property is strategically positioned directly off of Lakeland Freeway. This portion of Lakeland Freeway experiences average daily traffic counts of over 56,500 vehicles. There are approximately 48,639 people within a three-mile radius and 98,739 people within a five-mile radius.

Mentor, OH

The north part of Mentor sits on Lake Erie, the fourth-largest lake of the five Great Lakes in North America, and the eleventh-largest globally in terms of surface area. Mentor is home to eight elementary schools, three middle schools and one high school, with a total enrollment exceeding 7,600 students. Mentor is a suburb of Cleveland and located 25 miles from the heart of the city. Cleveland is the second largest city in the U.S. state of Ohio, and the greater Cleveland area is ranked as the 32nd-largest metropolitan area in the United States, with a population of 2,055,612 people. The city's location on the Cuyahoga River and Lake Erie have been instrumental in Cleveland's growth as a city. The economy relies on diversified sectors such as manufacturing, financial services, healthcare, and biomedical. The city is home to several companies' corporate headquarters such as Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. Cleveland is also home to the Cleveland Clinic, one of America's best hospitals and the city's largest private employer, with a workforce of over 52,000 employees. Cleveland offers a strong concentration of cultural and educational events, one being The Cleveland International Film Festival. This festival has been hosted annually since 1977 and attracts over 60,000 people. It consists of more than 170 features and 130 short films from approximately 60 countries. There are three professional sports teams that compete in the city of Cleveland, the Cleveland Indians of Major League Baseball, the Cleveland Cavaliers of the National Basketball Association, and the Cleveland Browns of the National Football League.

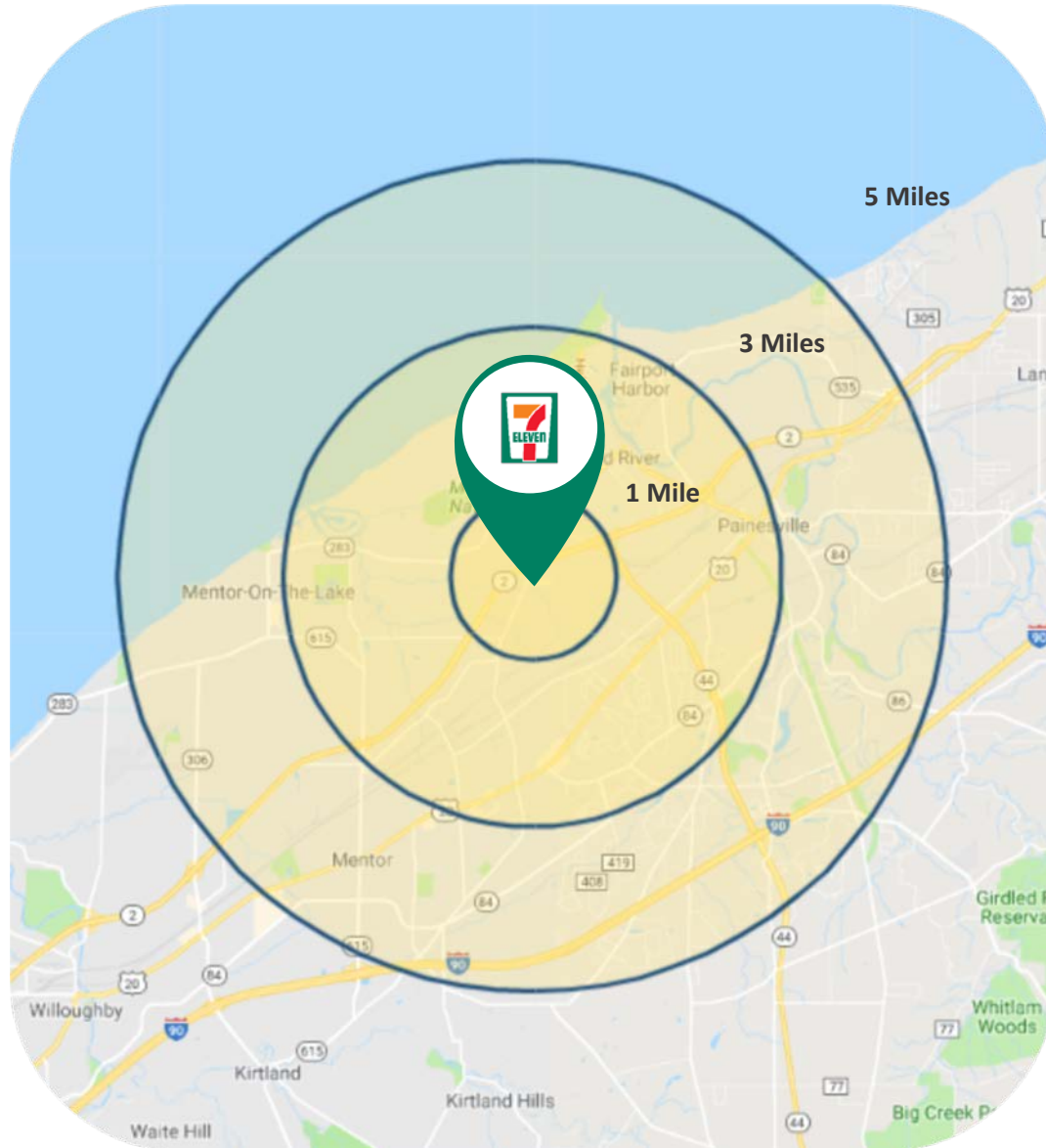






Demographics

Property Address: 5711 Heisley Road, Mentor, OH 44060



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	3,845	49,912	100,730
2017 Estimate	3,565	48,639	98,739
2010 Census	3,363	48,036	97,861
2000 Census	2,405	47,221	97,708

Income

Average	\$91,098	\$74,371	\$78,894
Median	\$77,892	\$59,426	\$63,820
Per Capita	\$37,655	\$29,624	\$31,374

Households

2022 Projection	1,647	19,931	40,270
2017 Estimate	1,473	19,198	39,042
2010 Census	1,372	19,025	38,806
2000 Census	904	18,015	37,075

Employment

2017 Daytime Population	2,529	49,794	96,179
2017 Unemployment	4.50%	5.62%	5.21%
2017 Median Time Traveled	28 Mins	25 Mins	25 Mins

Twinsburg, OH



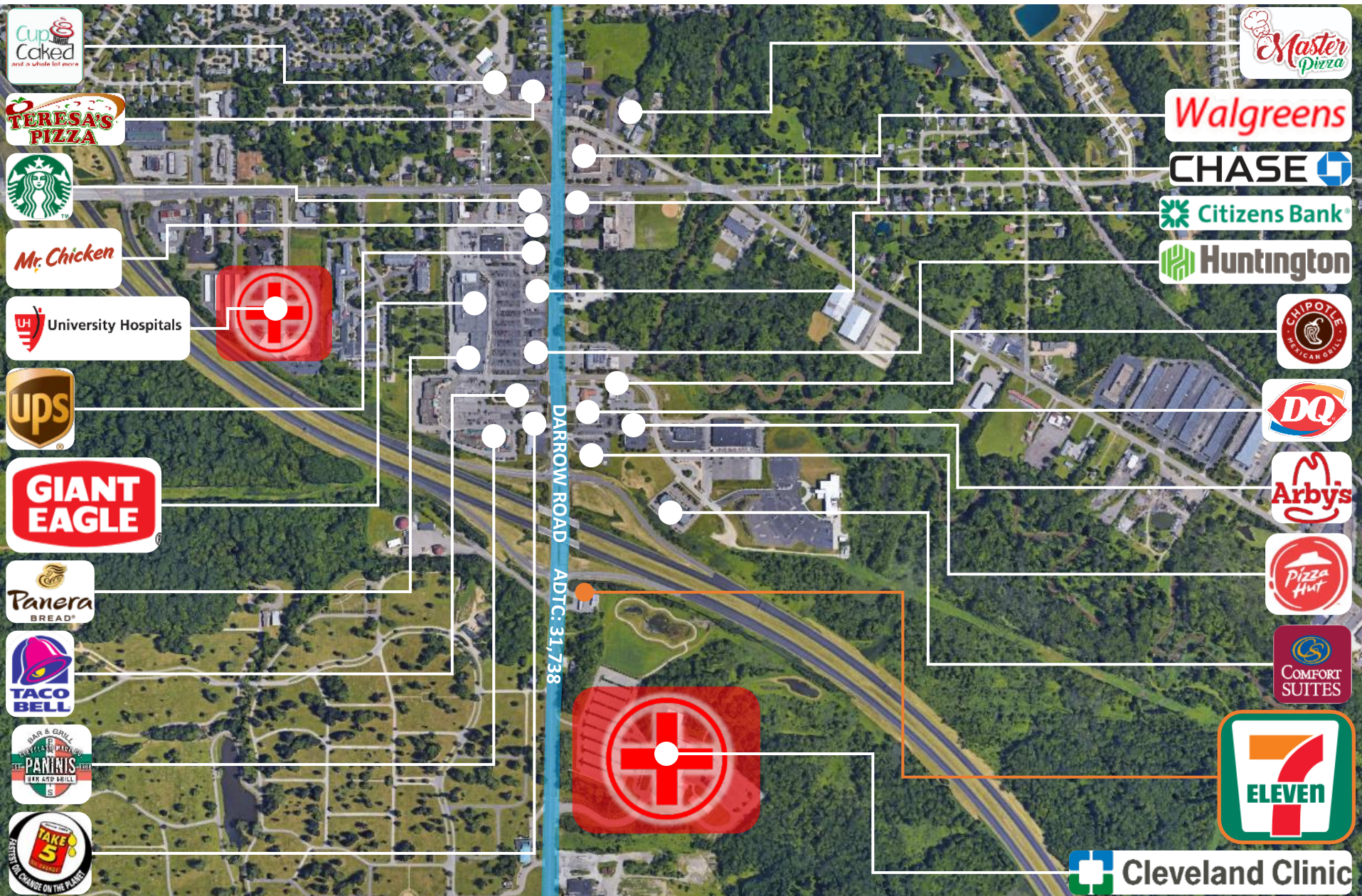


Property Photo

7-ELEVEN®



Surrounding Area





Location Overview



This property is located at 8775 Darrow Road in Twinsburg, Ohio. Twinsburg is located in Summit County and is about halfway between Akron and Cleveland.

Surrounding Retailers and Points of Interest

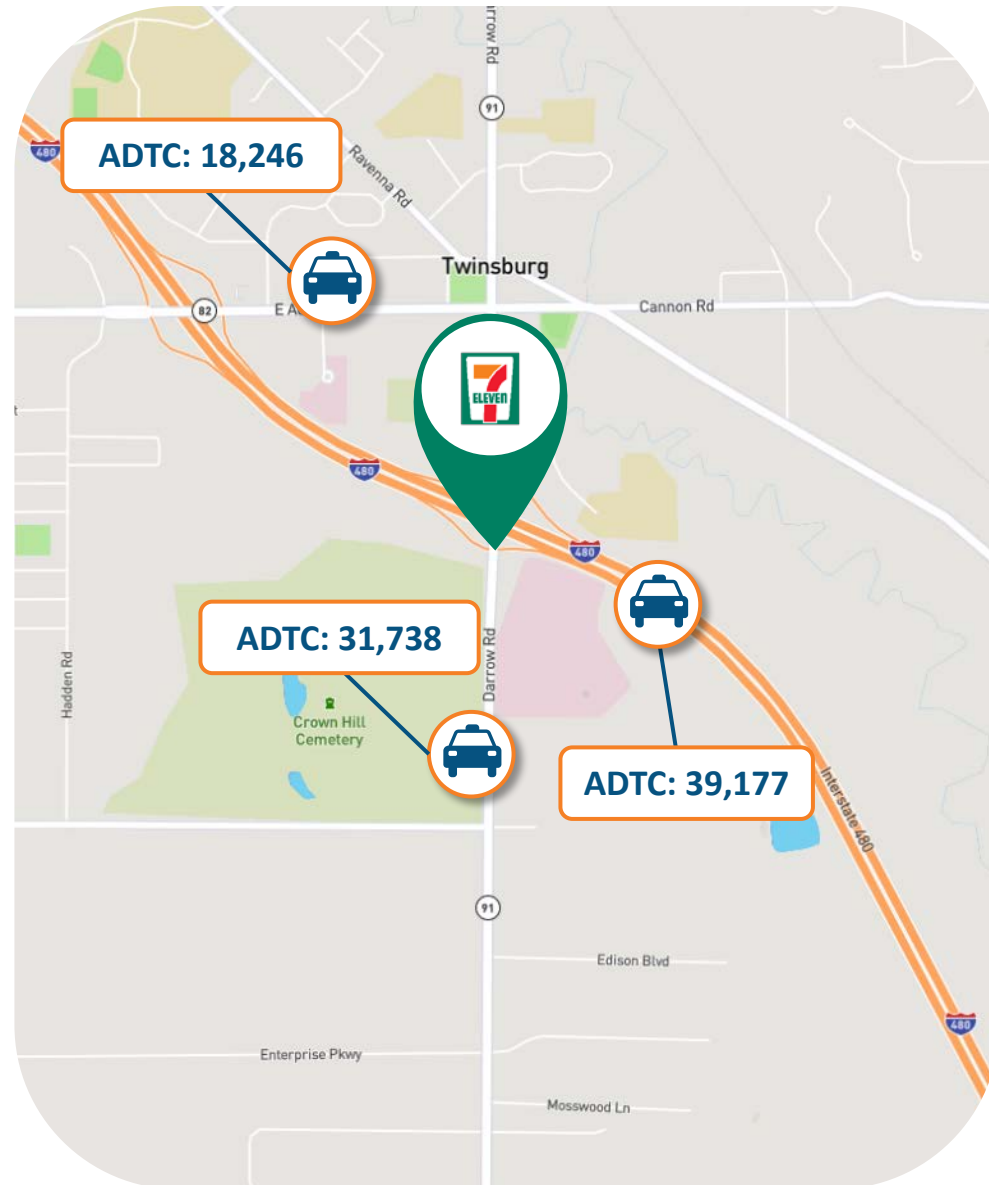
The subject property is located in close proximity to many national and local tenants, hotels, and hospitals. Major national tenants in the surrounding area include: Walgreens, Giant Eagle, Starbucks, Taco Bell, Pizza Hut, Chipotle Mexican Grill, Panera Bread, UPS, Chase Bank, Huntington Bank, Arby's, and many more. This 7-Eleven property is adjacent to Cleveland Clinic. Cleveland Clinic is a 190,000-square-foot center situated on 80 acres. It is a nonprofit, multispecialty academic medical center that integrates clinical and hospital care with research and education. The subject property is also less than one mile from the University Hospitals Twinsburg Center. University Hospitals Twinsburg provides a wide range of services for adults and children including primary care, specialty care and radiology.

Traffic Counts and Demographics

This subject property is located on Darrow Road just off Interstate 480. Darrow Road experiences daily traffic counts exceeding 31,738 vehicles. Darrow Road intersects with I-480 and Cannon Road, which brings an additional 39,177 and 18,246 vehicles into the immediate area per day, respectively. The subject property is situated in an affluent suburban community, with an average household income within a five-mile radius of \$112,751. There are more than 81,963 individuals residing within a five-mile radius of the property.

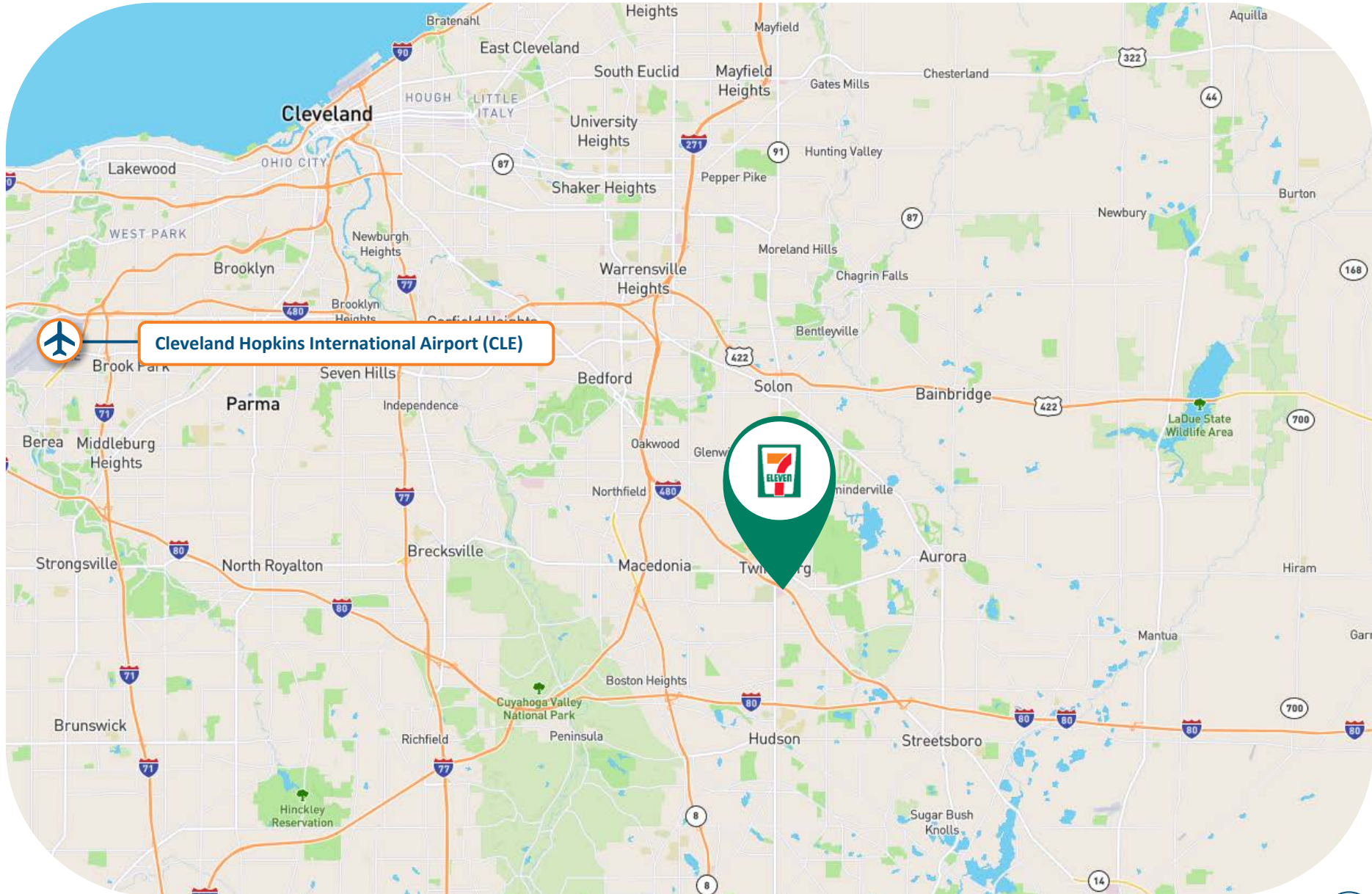
Twinsburg, OH

Twinsburg is located just 25 miles from the bustling city of Cleveland. Cleveland is the second largest city in Ohio and the 51st largest city in the United States. The city is located on the southern shore of Lake Erie and is the county seat of Cuyahoga County. It became a manufacturing center due to its location on both the river and the lake shore, as well as being connected to numerous canals and railroad lines. Cleveland's economy relies on diversified sectors such as manufacturing, financial services, healthcare, and biomedical. Cleveland is home to the corporate headquarters of many large companies such as Applied Industrial Technologies, NACCO Industries, Sherwin-Williams Company, and many others. The Cleveland Clinic is the city's largest private employer with a workforce of over 37,000. It carries the distinction as being among America's best hospitals with top ratings published in U.S. News & World Report. Cleveland also offers a strong concentration of cultural and educational events. The Cleveland International Film Festival, held annually since 1977, draws over 60,000 people. It consists of more than 170 features and 130 short films from approximately 60 countries. In addition to the many annual festivals and events that Cleveland offers, it is also home to the Cleveland Indians, two-time World Series champions, the Cleveland Cavaliers, one time NBA champions, and NFL team, the Cleveland Browns.





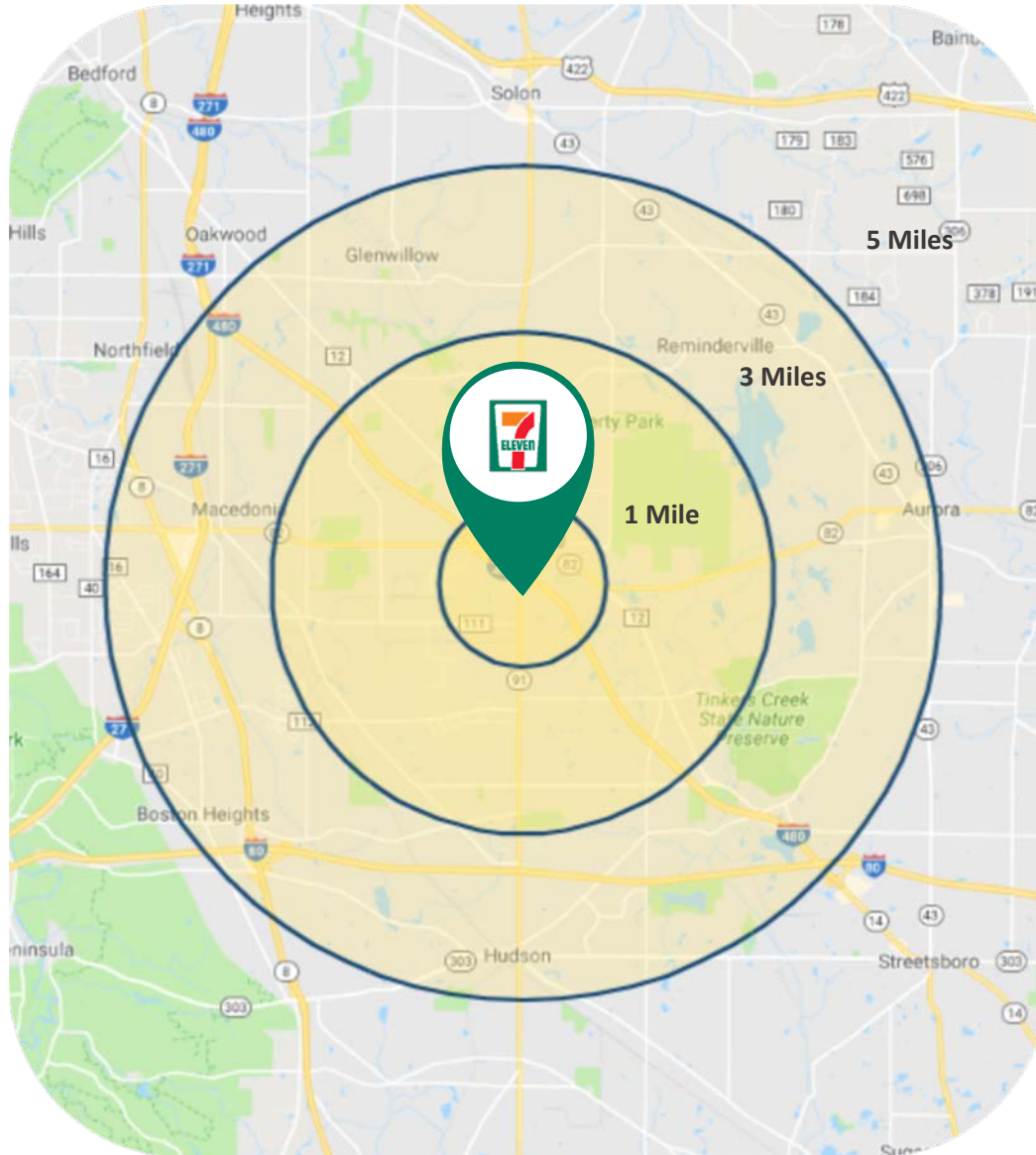
Local Map





Demographics

Property Address: 8775 Darrow Road, Twinsburg, Ohio 44087



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	1,863	31,034	87,043
2017 Estimate	1,771	28,669	81,963
2010 Census	1,770	28,083	81,307
2000 Census	3,148	24,598	71,942

Income

Average	\$81,224	\$107,359	\$116,752
Median	\$59,133	\$81,366	\$86,570
Per Capita	\$44,371	\$41,831	\$44,546

Households

2022 Projection	1,040	12,147	33,394
2017 Estimate	959	11,159	31,185
2010 Census	964	10,968	31,002
2000 Census	1,499	9,263	26,267

Employment

2017 Daytime Population	4,840	34,901	90,521
2017 Unemployment	2.78%	2.49%	2.63%
2017 Median Time Traveled	26 Mins	27 Mins	28 Mins

Brunswick, OH



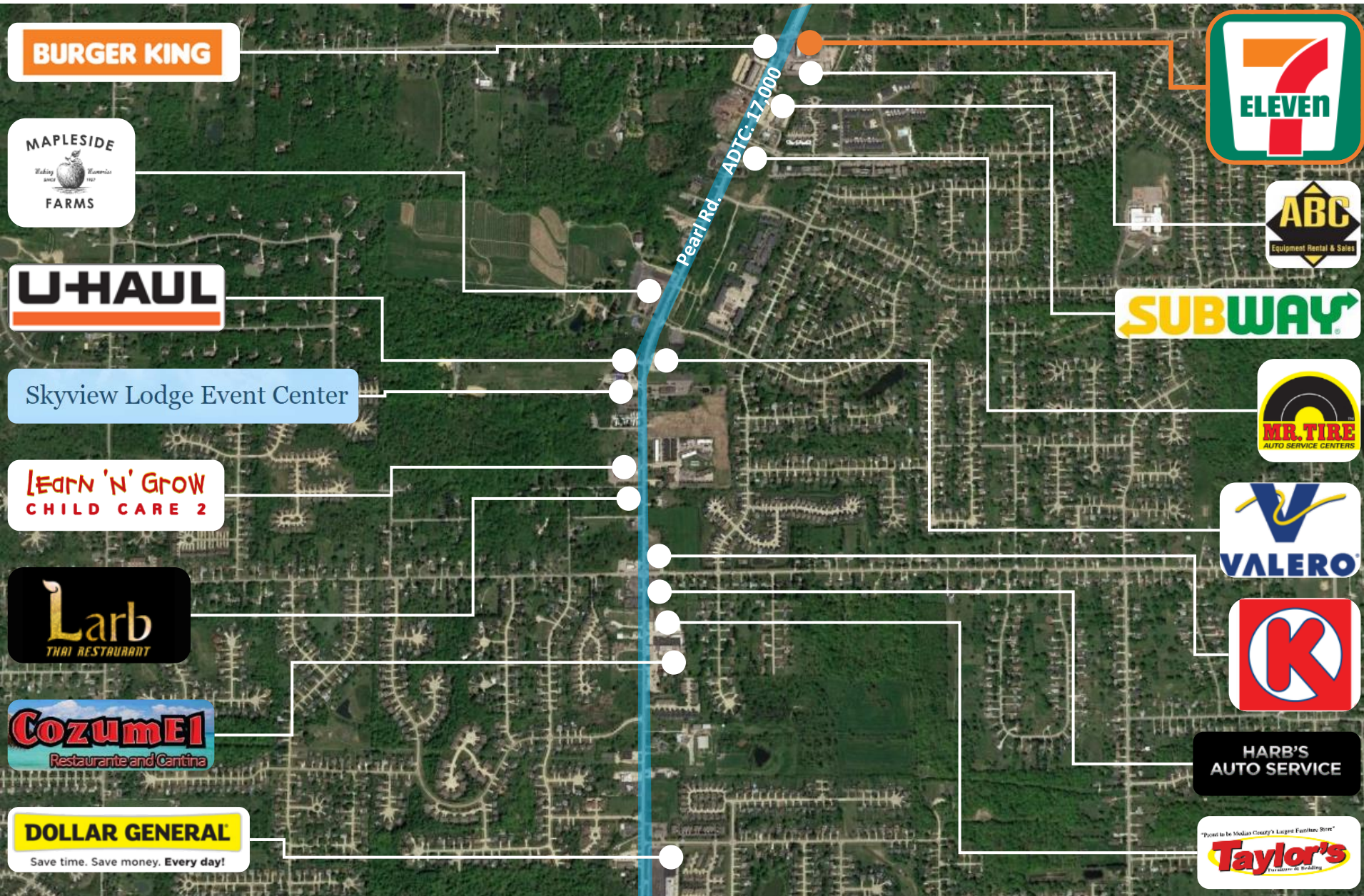


Property Photo

7-ELEVEN®



Surrounding Area





Location Overview



This 7-Eleven is located at 15 Pearl Road in Brunswick, Ohio. Brunswick is the largest city in Medina County, Ohio and has a total area of 12.96 square miles.

Surrounding Retail and Points of Interest

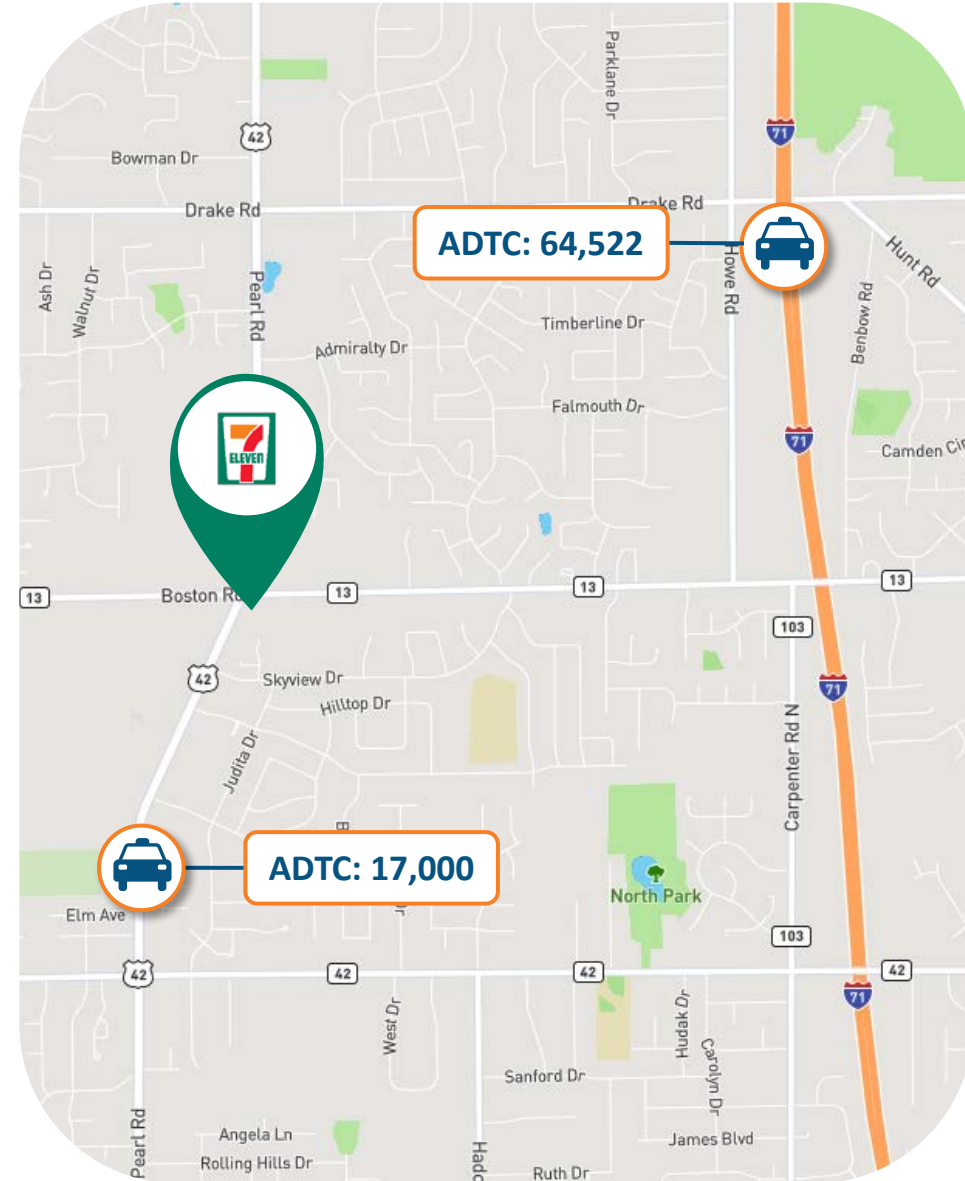
The subject property is located in close proximity to many of the major points of interest, major national retailers, and corporate office buildings that make up the trade area. Some of the national tenants in the area include: Subway, Burger King, Circle K, Dollar General, and Valero. This 7-Eleven property is also in close proximity to the South Park Mall, one of the largest shopping malls in Ohio. The South Park Mall is an upscale bi-level shopping mall anchoring many national tenant and includes a 14-screen Cinemark theater. Brunswick High School is under four miles away from the subject property and has a total enrollment exceeding 2,500 students.

Traffic Counts and Demographics

This subject property is situated on the hard corner of Pearl Drive and Boston Road, which experiences an average daily traffic count of over 26,906 vehicles. The subject property is strategically positioned in close proximity to Ohio State Route 71. This portion of Ohio State Route 71 experiences average daily traffic counts of over 58,045 vehicles. There are approximately 58,045 people in a three-mile radius and 100,254 people within a five-mile radius.

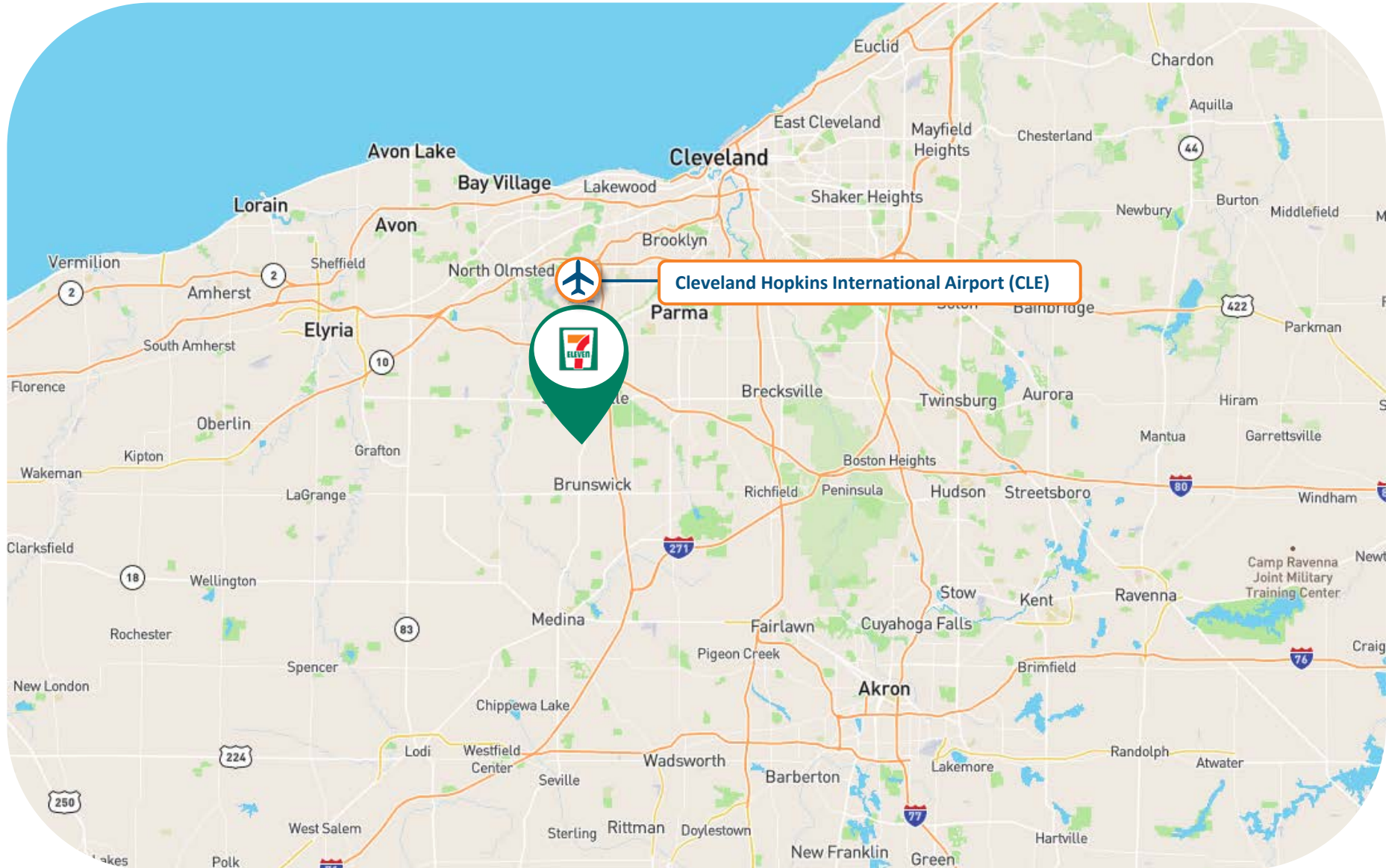
Brunswick, OH

Brunswick is approximately 20 miles southwest of Cleveland and is part of the Cleveland Metropolitan Area. Cleveland is the county seat of Cuyahoga County and is the second-largest city in the state of Ohio. The city is located on the southern shore of Lake Erie, near the mouth of the Cuyahoga river. Cleveland has a diverse economy, relying on several sectors such as manufacturing, financial services, healthcare, and biomedical. Cleveland is home to the corporate headquarters of many large companies including: Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. The city is also home to multiple prominent medical facilities such as The Cleveland Clinic, which has been consistently ranked among America's best hospitals by U.S. News & World Report. Other health facilities include: The University Hospitals of Cleveland, a renowned center for cancer treatment, MetroHealth Medical Center, and the insurance company Medical Mutual of Ohio. Cleveland is home to several colleges and universities, the most notable being Case Western Reserve University and Cleveland State University. Together these two institutions boast a combined enrollment of approximately 28,600 students. There are also multiple major professional sports teams that compete in Cleveland: the Cleveland Indians of Major League Baseball, the Cleveland Browns of the National Football League, and the Cleveland Cavaliers of the National Basketball Association.





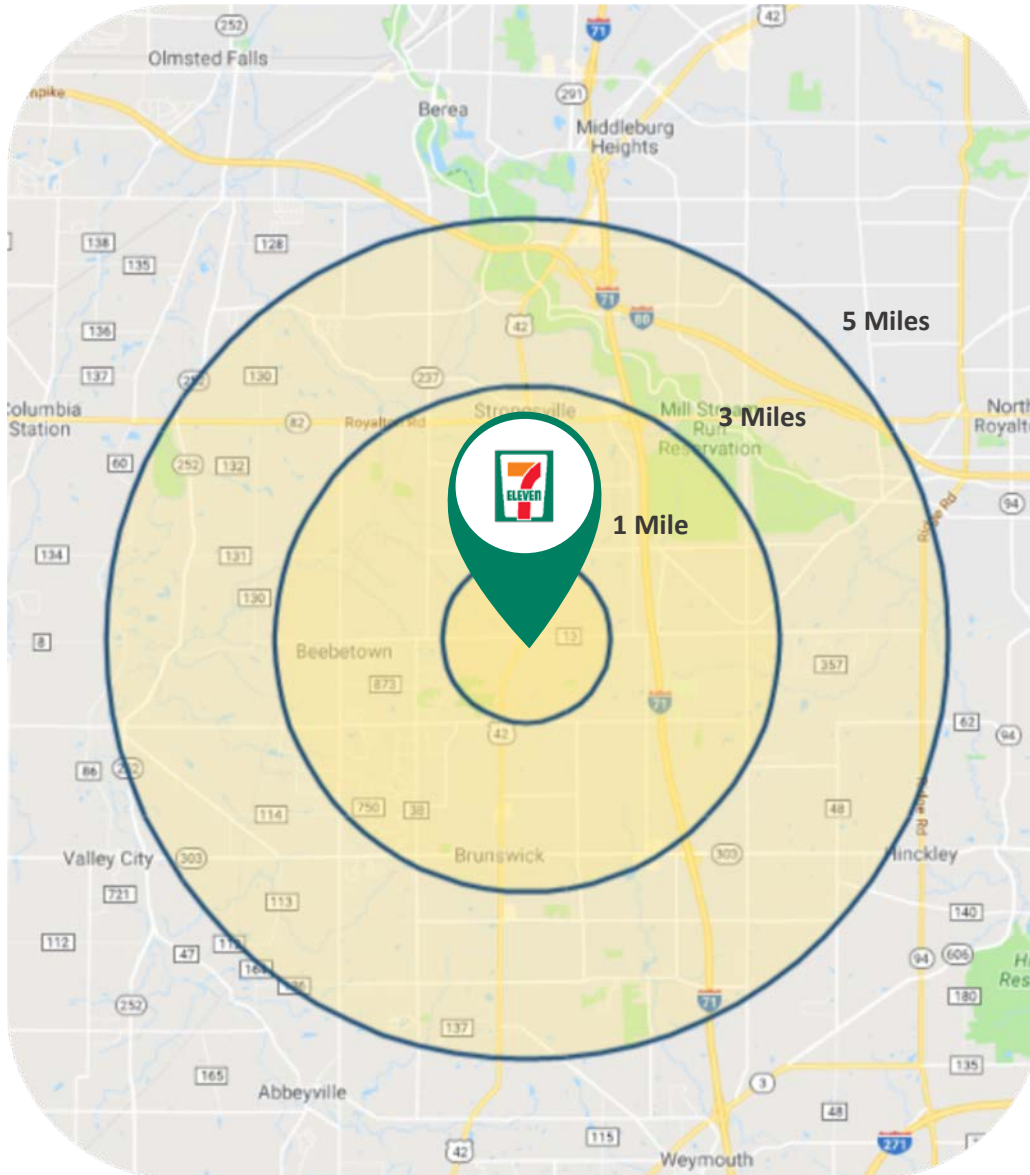
Local Map





Demographics

Property Address: 15 Pearl Road, Brunswick, Ohio 44212



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	9,127	60,869	105,511
2017 Estimate	8,860	58,045	100,254
2010 Census	8,724	57,385	99,810
2000 Census	7,743	53,896	90,323

Income

Average	\$107,672	\$96,666	\$93,465
Median	\$82,265	\$79,413	\$74,358
Per Capita	\$40,597	\$35,886	\$36,450

Households

2022 Projection	3,489	22,815	41,532
2017 Estimate	3,339	21,506	39,018
2010 Census	3,276	21,197	38,853
2000 Census	2,674	18,671	32,920

Employment

2017 Daytime Population	5,123	49,059	84,005
2017 Unemployment	4.24%	3.87%	3.92%
2017 Median Time Traveled	30 Mins	30 Mins	30 Mins

Willoughby Hills, OH





Property Photo



Surrounding Area





Location Overview



This 7-Eleven property is located at 2865 Bishop Road in Willoughby Hills, Ohio. Willoughby Hills sits in Lake County and is a suburb of Cleveland.

Surrounding Retail and Points of Interest

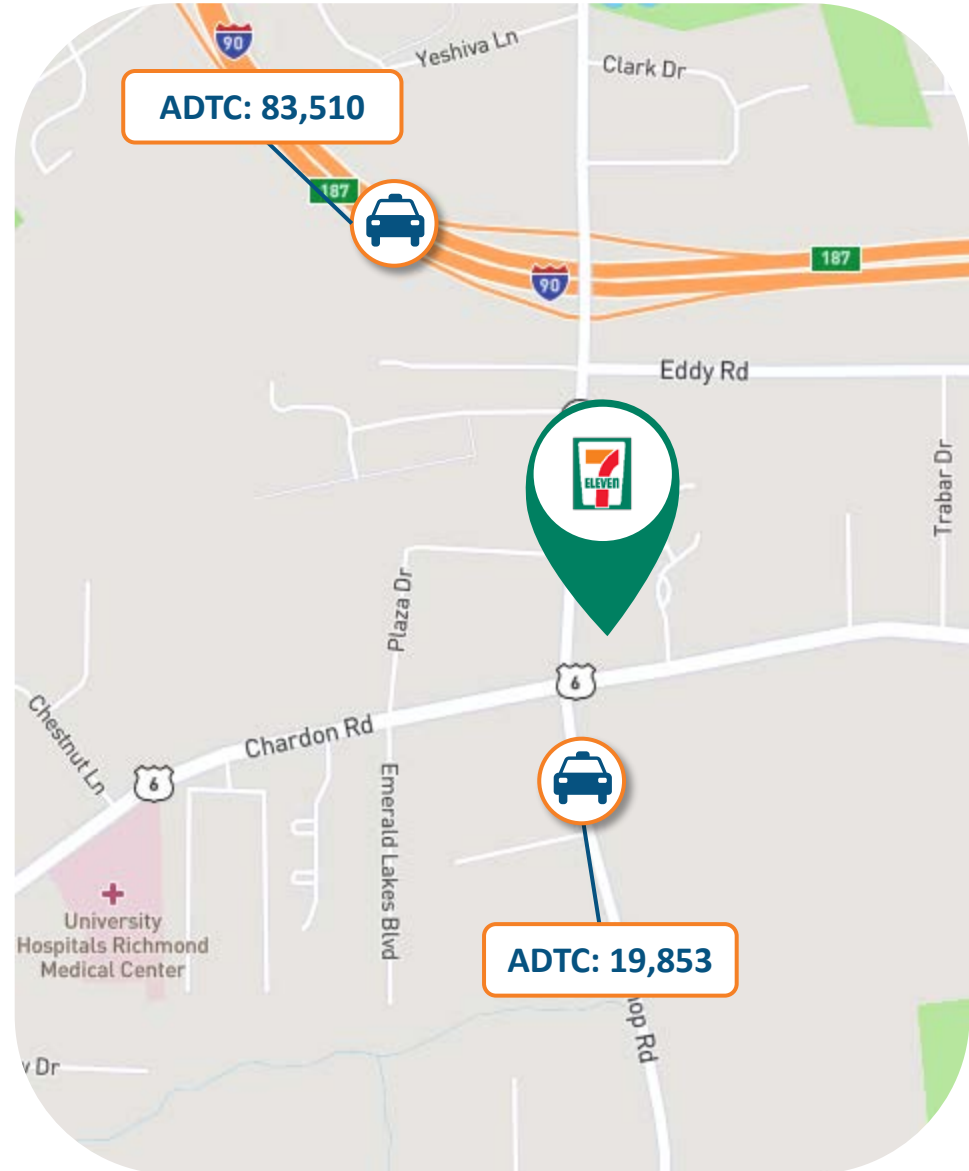
The subject property is located in close proximity to many major national and local tenants. National and local tenants include: CVS Pharmacy, Dollar Tree, Giant Eagle, Dunkin' Donuts, McDonald's, Subway, Chase Bank, and others. This 7-Eleven property benefits from its close proximity to the University Hospitals Richmond Medical Center, which is a 125-bed acute care teaching hospital, offering residents of Lake and eastern Cuyahoga Counties more than 30 specialties from over 100 physicians and an unparalleled nursing staff. Their mission statement is "To heal. To teach. To Discover."

Traffic Counts and Demographics

This subject property is situated on the corner of Chardon Road and Bishop Road. Bishop Road experiences average daily traffic counts of over 19,853 vehicles. The subject property is also strategically positioned in close proximity to Interstate-90. This portion of Interstate-90 experiences average daily traffic counts of over 83,510 vehicles. There are approximately 73,152 people within a three-mile radius and 189,130 people within a five-mile radius of this property.

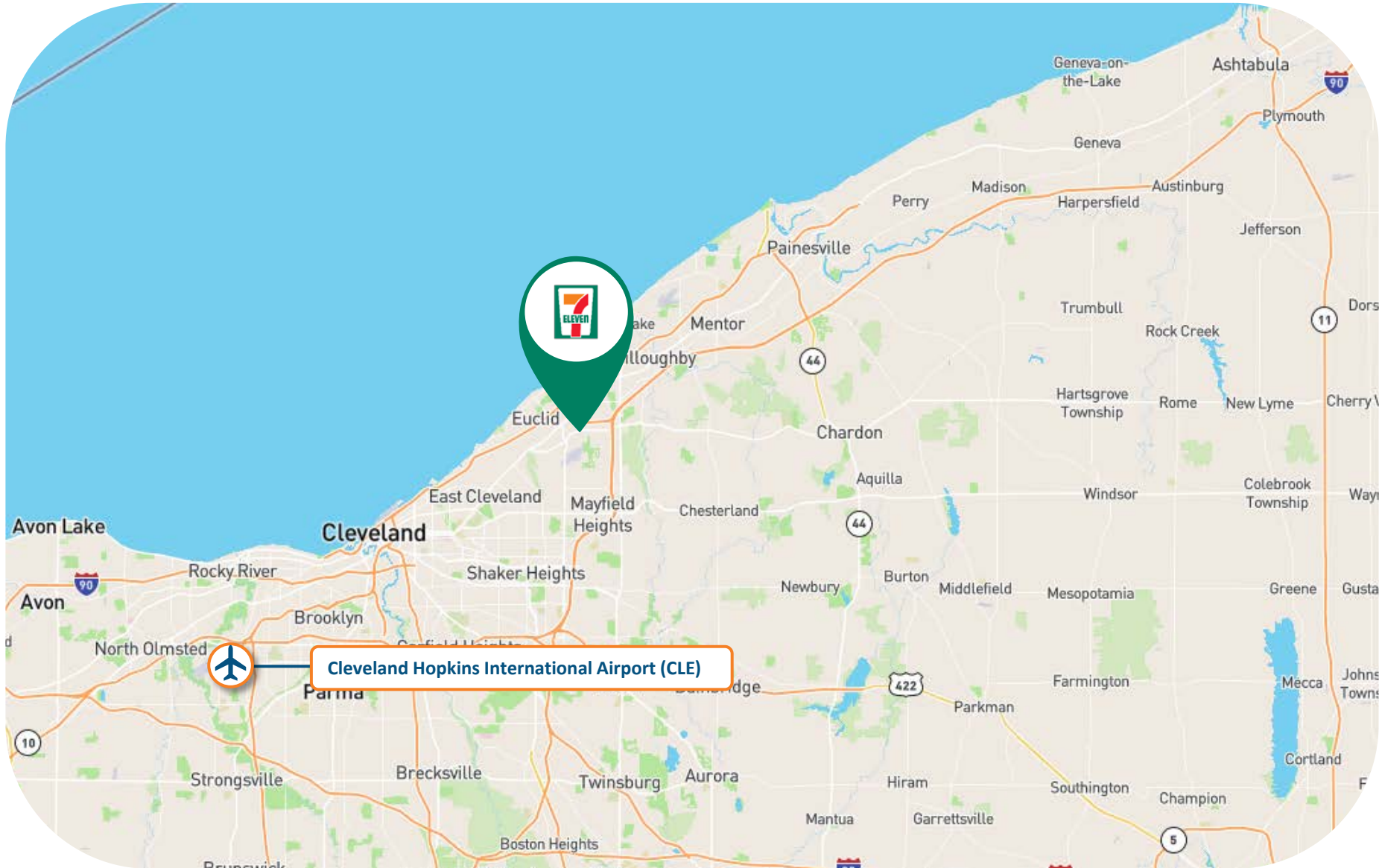
Willoughby Hills, OH

Willoughby Hills borders Euclid and Richmond Heights on the west, Gates Mills, Highland Heights, and Mayfield Village on the south, Kirtland and Waite Hill on the east, and Wickliffe and Willoughby to the north. Willoughby Hills is less than 20 miles from Cleveland, the county seat of Cuyahoga County and the second-largest city in the state of Ohio. Cleveland is located on the southern shore of Lake Erie, near the mouth of the Cuyahoga river. Cleveland has a diverse economy, relying on several sectors such as manufacturing, financial services, healthcare, and biomedicals. Cleveland is home to the corporate headquarters of many large companies including: Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. The city is also home to multiple prominent medical facilities such as The Cleveland Clinic, which has been consistently ranked among America's best hospitals by U.S. News & World Report. Other health facilities include: The University Hospitals of Cleveland, a renowned center for cancer treatment, MetroHealth Medical Center, and the insurance company Medical Mutual of Ohio. Cleveland is home to several colleges and universities, the most notable being Case Western Reserve University and Cleveland State University. Together these two institutions boast a combined enrollment of approximately 28,600 students.





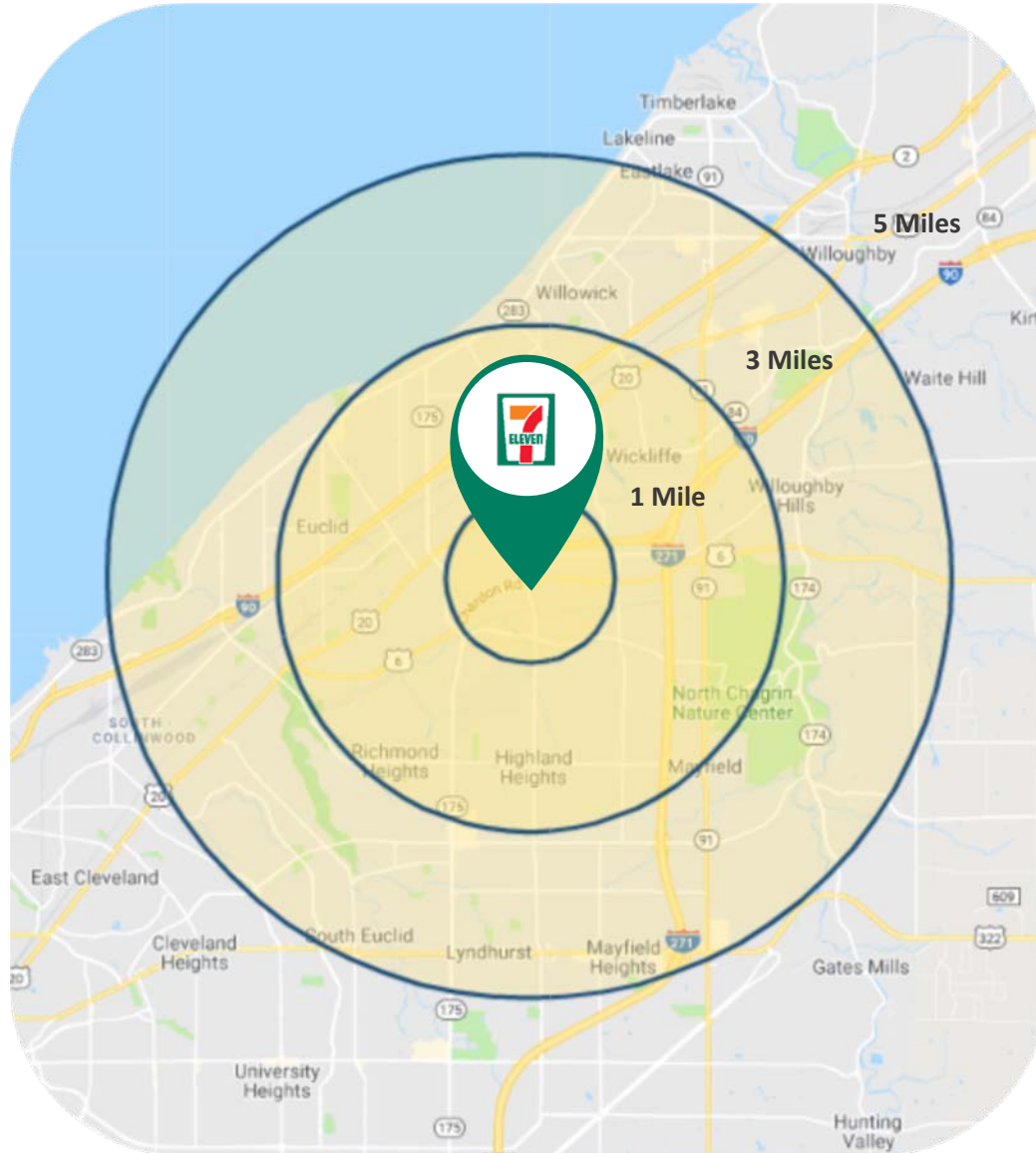
Local Map





Demographics

Property Address: 2865 Bishop Road, Willoughby Hills, OH 44092



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	6,999	72,950	188,229
2017 Estimate	7,073	73,152	189,130
2010 Census	7,134	73,659	190,678
2000 Census	6,304	75,906	202,133

Income

Average	\$59,848	\$64,448	\$63,274
Median	\$44,657	\$47,034	\$47,115
Per Capita	\$28,481	\$28,910	\$28,563

Households

2022 Projection	3,374	32,775	85,160
2017 Estimate	3,359	32,648	84,935
2010 Census	3,421	33,076	86,205
2000 Census	2,833	33,725	89,412

Employment

2017 Daytime Population	5,549	72,739	184,152
2017 Unemployment	5.01%	5.39%	5.36%
2017 Median Time Traveled	23 Mins	24 Mins	25 Mins

Cleveland, OH





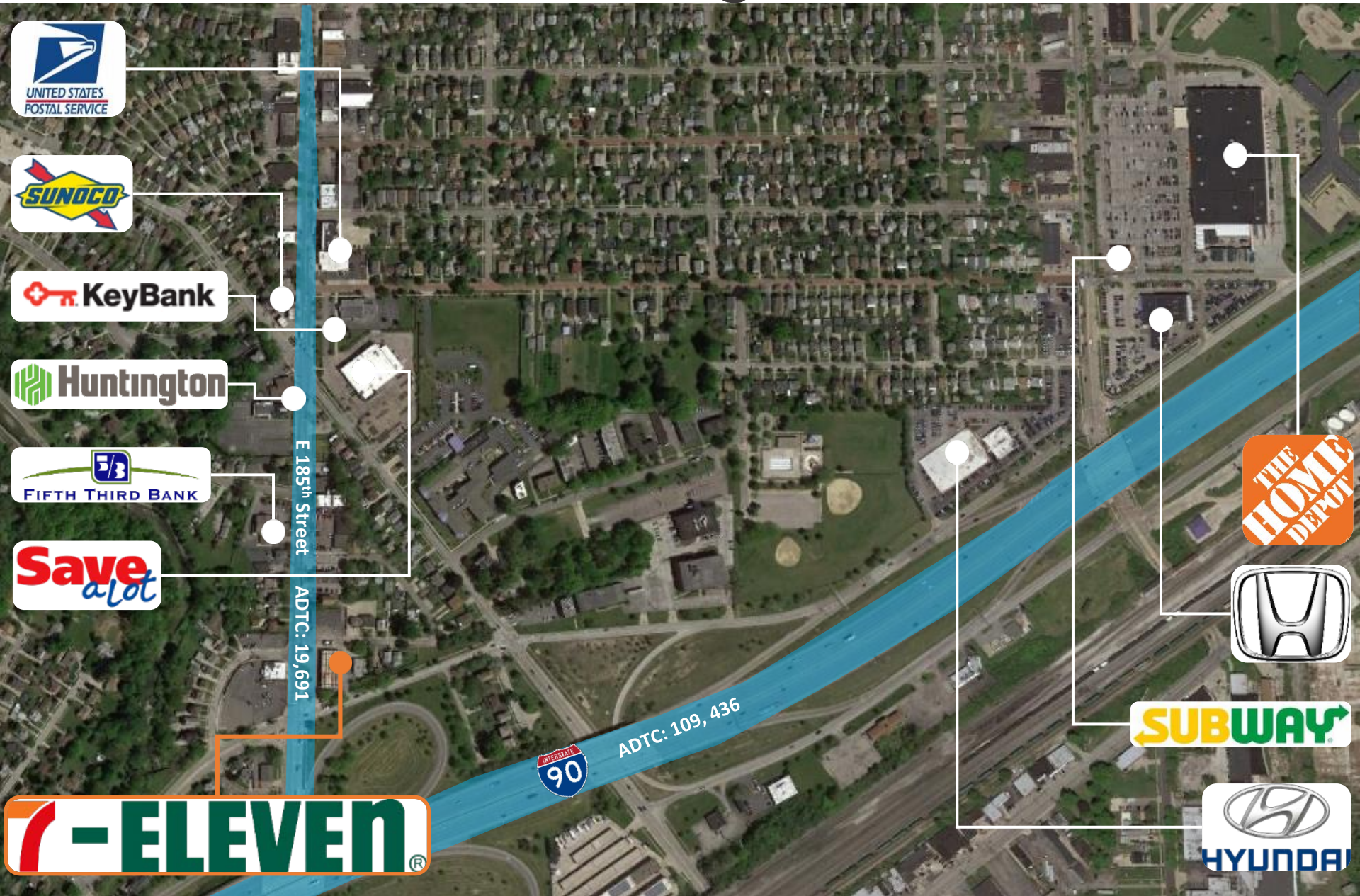
Property Photo

7-ELEVEN®



Surrounding Area

7-ELEVEN®





Location Overview



This 7-Eleven property is located at 1035 East 185th Street in Cleveland, Ohio. Cleveland is the second largest city in the U.S. of Ohio, and the county seat of Cuyahoga County.

Surrounding Retail and Points of Interest

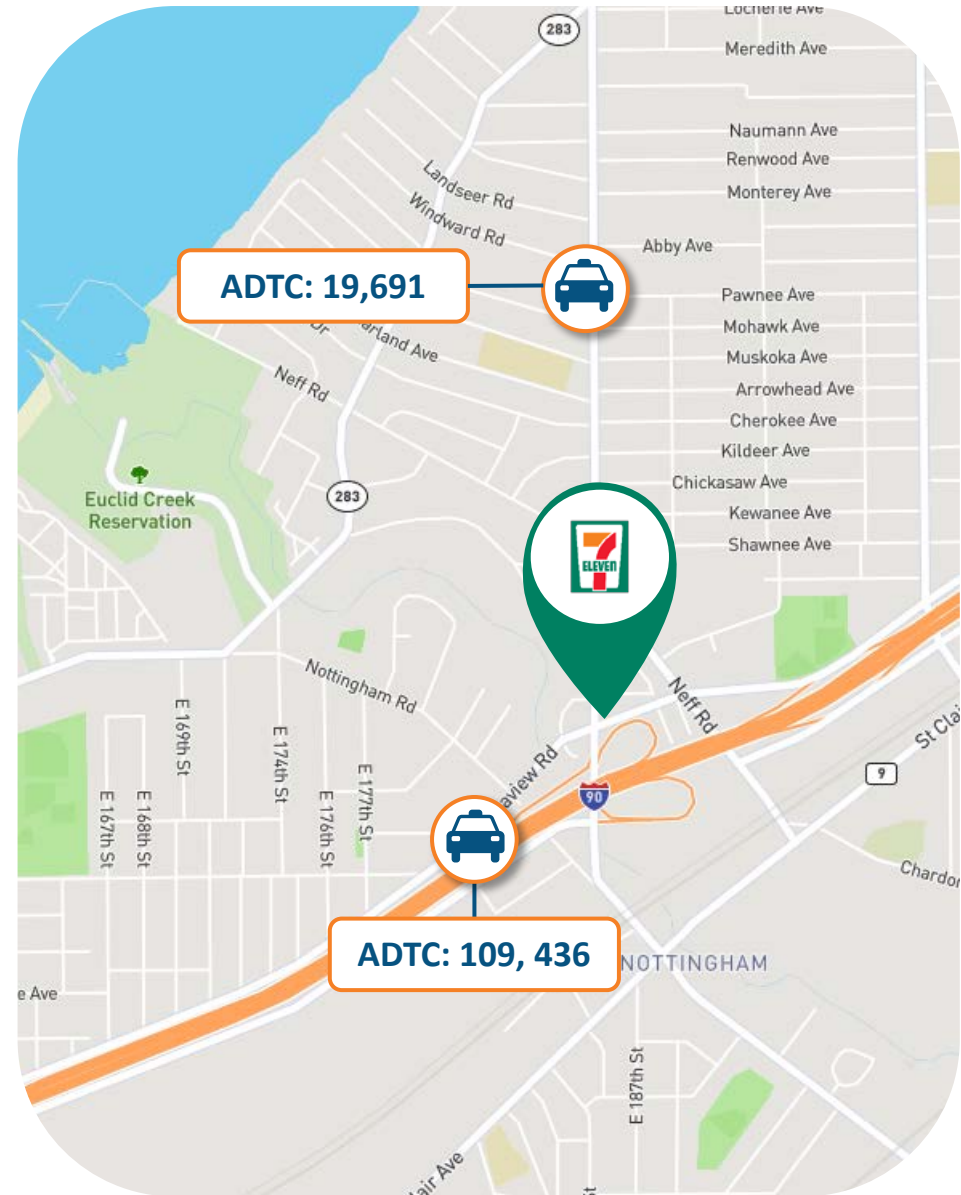
The subject property is well-positioned in a dense retail corridor, benefitting from its close proximity to several national and local tenants. Major national tenants include: Home Depot, Subway, Fifth Third Bank, Huntington Bank, Save-A-Lot, and the United States Postal Service. Less than two-miles from the subject property is the Cleveland Clinic-Euclid Hospital. Euclid Hospital is home to one of the region's leading rehabilitation and orthopedic centers. The facility is a 371-bed hospital, that offers a complete continuum of care: emergency services, sub-acute care, rehabilitation and outpatient care. Additionally, the subject property benefits from its close proximity to several schools in the area. There are six schools within a three-mile radius, that together boast a total enrollment exceeding 3,800 students.

Traffic Counts and Demographics

This subject property is situated on East 185th Street, which experiences average daily traffic counts of approximately 33,474 vehicles. East 185th Street intersects with Interstate-90, which brings an additional 109,436 vehicles to the immediate area daily. There are approximately 64,276 people within a three-mile radius and 222,755 people within a five-mile radius.

Cleveland, OH

The greater Cleveland area is ranked as the 32nd-largest metropolitan area in the United States, with a population of 2,055,612 people. The city's location on the Cuyahoga River and Lake Erie have been instrumental in Cleveland's growth as a city. Cleveland has a diverse economy, relying on several sectors such as manufacturing, financial services, healthcare, and biomedical. Cleveland is home to the corporate headquarters of many large companies including: Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. The city is also home to multiple prominent medical facilities such as The Cleveland Clinic, which has been consistently ranked among America's best hospitals by U.S. News & World Report. Other health facilities include: The University Hospitals of Cleveland, a renowned center for cancer treatment, MetroHealth Medical Center, and the insurance company Medical Mutual of Ohio. Cleveland is home to several colleges and universities, the most notable being Case Western Reserve University and Cleveland State University. Together these two institutions boast a combined enrollment of approximately 28,600 students.



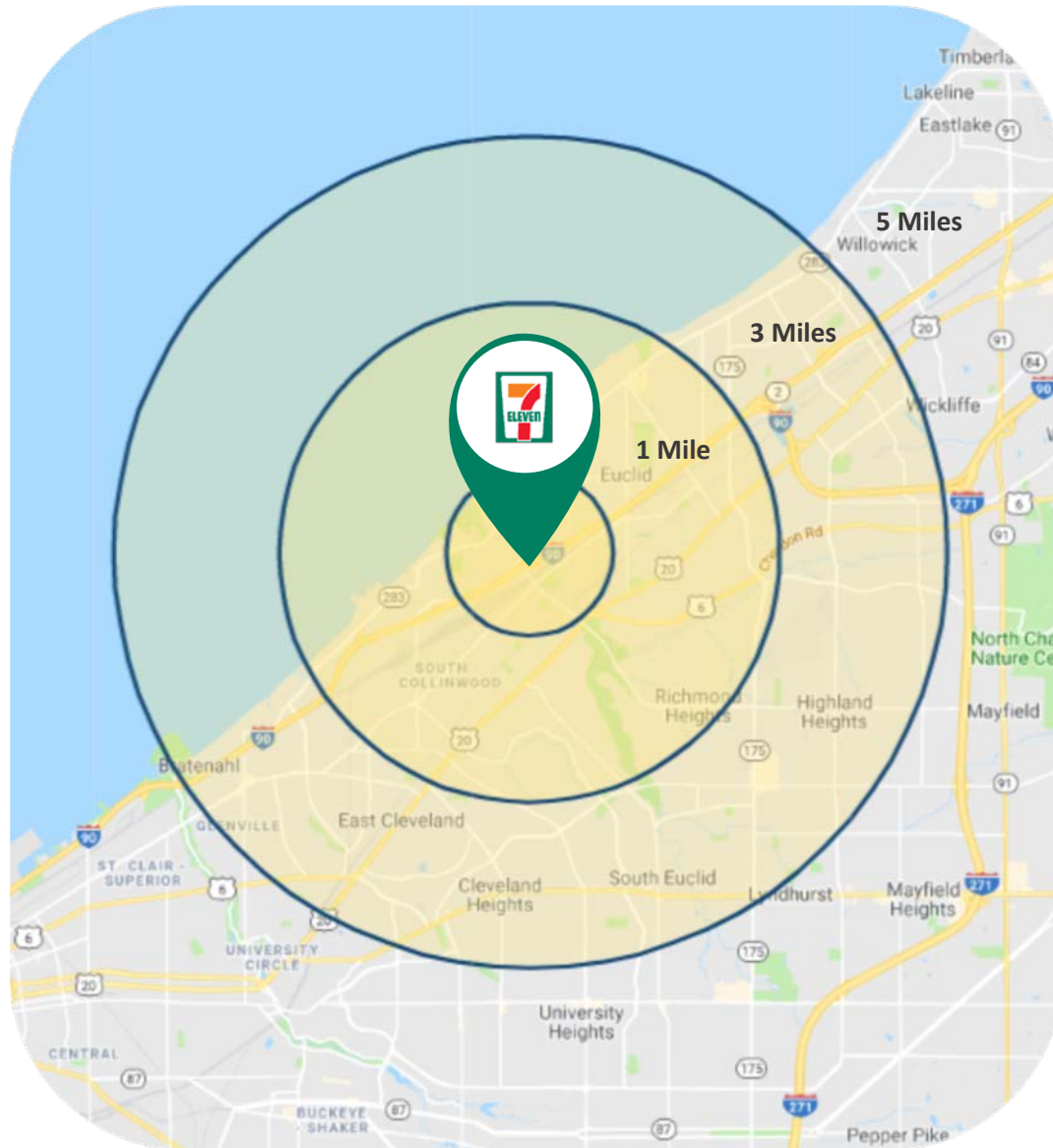


Cleveland Hopkins International Airport (CLE)



Demographics

Property Address: 1035 East 185th Street, Cleveland, OH 44119



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	10,161	63,594	213,055
2017 Estimate	9,495	64,276	222,346
2010 Census	9,093	64,666	226,795
2000 Census	7,683	71,331	276,226

Income

Average	\$46,173	\$39,997	\$39,107
Median	\$24,379	\$20,729	\$23,377
Per Capita	\$20,523	\$18,320	\$16,970

Households

2022 Projection	4,150	27,672	90,674
2017 Estimate	3,729	27,193	92,499
2010 Census	3,509	27,549	95,240
2000 Census	2,971	27,633	108,686

Employment

2017 Daytime Population	95,629	206,424	372,262
2017 Unemployment	10.29%	11.22%	10.15%
2017 Median Time Traveled	20 Mins	25 Mins	26 Mins

Akron, OH





Property Photo



Surrounding Area





Location Overview



This 7-Eleven property is located at 1614 Merriman Road in Akron, Ohio. Akron is the county seat of Summit County and the fifth-largest city in Ohio.

Surrounding Retail and Points of Interest

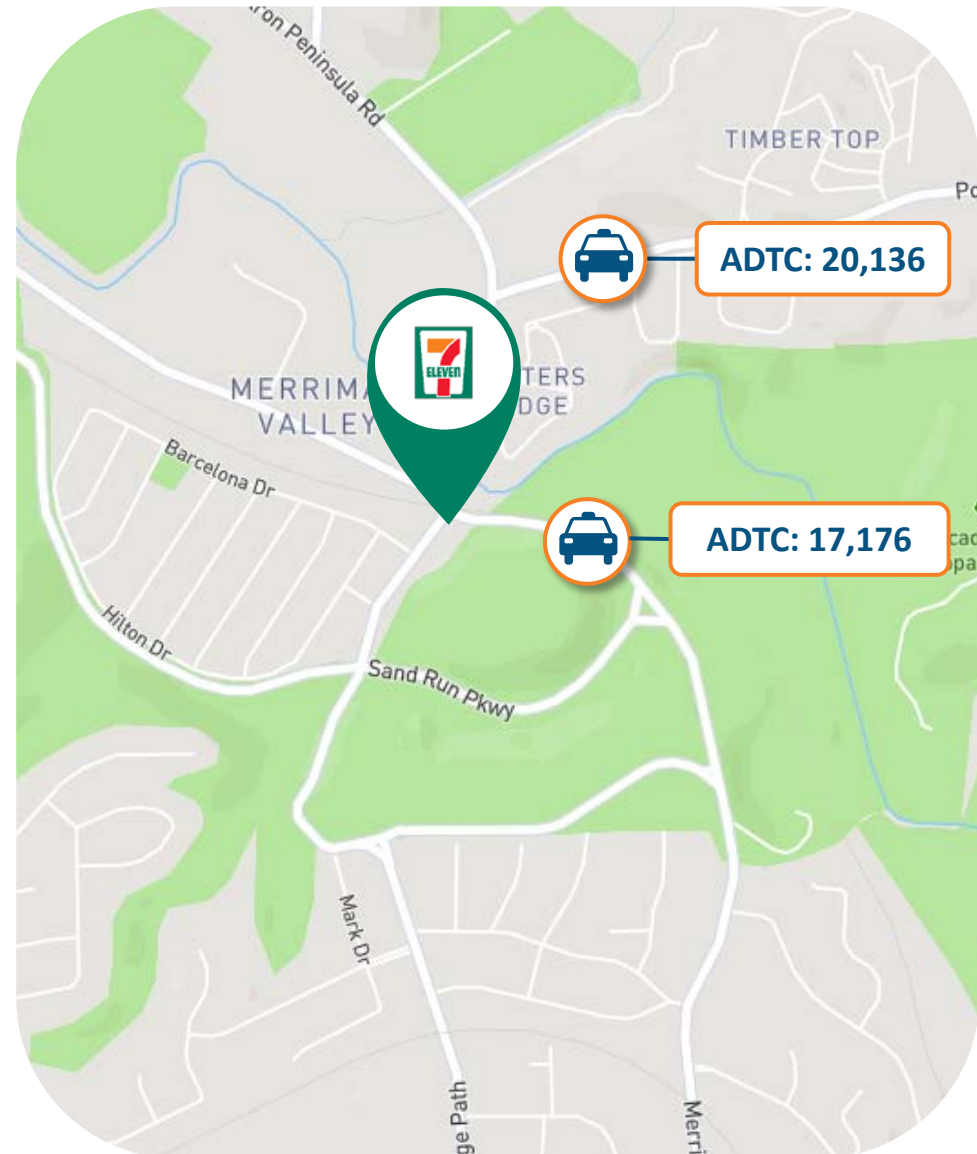
The subject property is located in close proximity to many of the major points of interest, major national retailers, and corporate office buildings that make up the trade area. Major national retailers in the area include: McDonald's, CVS Pharmacy, Subway, Dollar General, and others. The Sycamore Valley Golf Course is only seconds away from the subject property. This 7-Eleven property is also on the same road as Liberty Commons, in Akron. Liberty Commons is a development complex made up of apartments, cafes, restaurants, and bars.

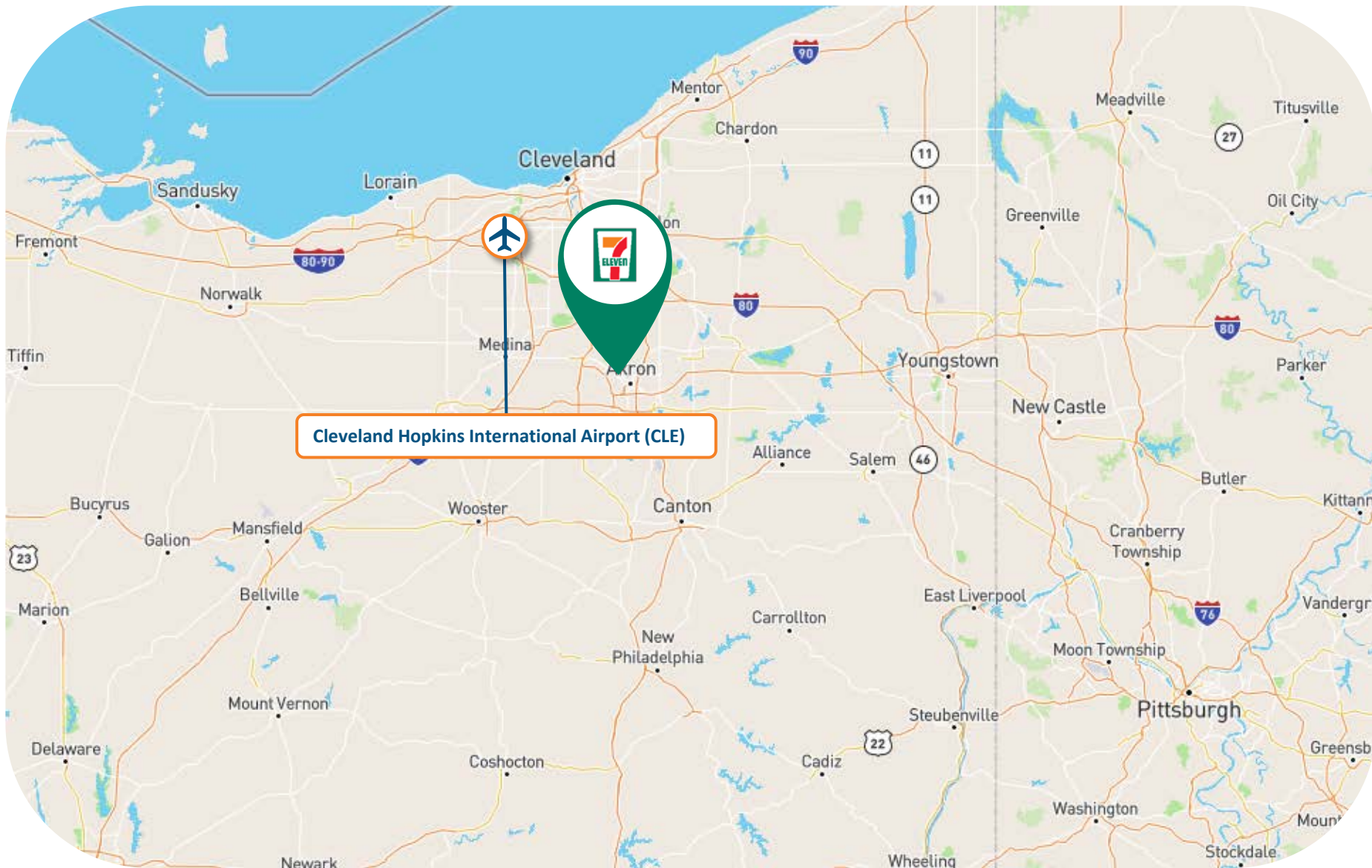
Traffic Counts and Demographics

This 7-Eleven property is situated on the corner of Merriman Road and North Portage Path, which experience combined average daily traffic counts exceeding 37,312 vehicles. The subject property is strategically positioned in close proximity to downtown Akron. There are approximately 71,821 individuals within a three-mile radius of the subject property and 172,487 individuals within a ten-mile radius.

Akron, OH

Akron is located in the Great Lakes region of Ohio. It is about 39 miles south of Lake Erie, on the Glaciated Allegheny Plateau. Akron has a long history of rubber manufacturing, which today still includes Goodyear Tire, and has earned the city its nickname the "Rubber Capital of the World". Other major corporations in Akron include: Gojo Industries, FirstEnergy, Huntington Bank, and Charter Spectrum. These corporations have diversified the economy in Akron to include manufacturing, education, healthcare, and biomedical research. Akron is also home to numerous national events every year that cover a wide variety of hobbies and interests. The PGA World Golf Championships travel to Akron each year for the Bridgestone Invitational at Firestone Country Club. The All-American Soap Box Derby is a youth racing program which has its World Championship finals at Derby Downs. In Mid-July, Akron celebrates the National Hamburger Festival, which consists of different vendors serving original recipe hamburgers and includes a Miss Hamburger contest. Lock 3 Park in Akron also annually hosts the Italian Festival and the "Rib, White & Blue" food festival in July. Akron is also home to the University of Akron, which the Princeton Review listed among the Best in the Midwest in 2008. The school is home to the Goodyear Polymer Center and the National Polymer Innovation Center, and boasts a total enrollment exceeding 17,416 students.

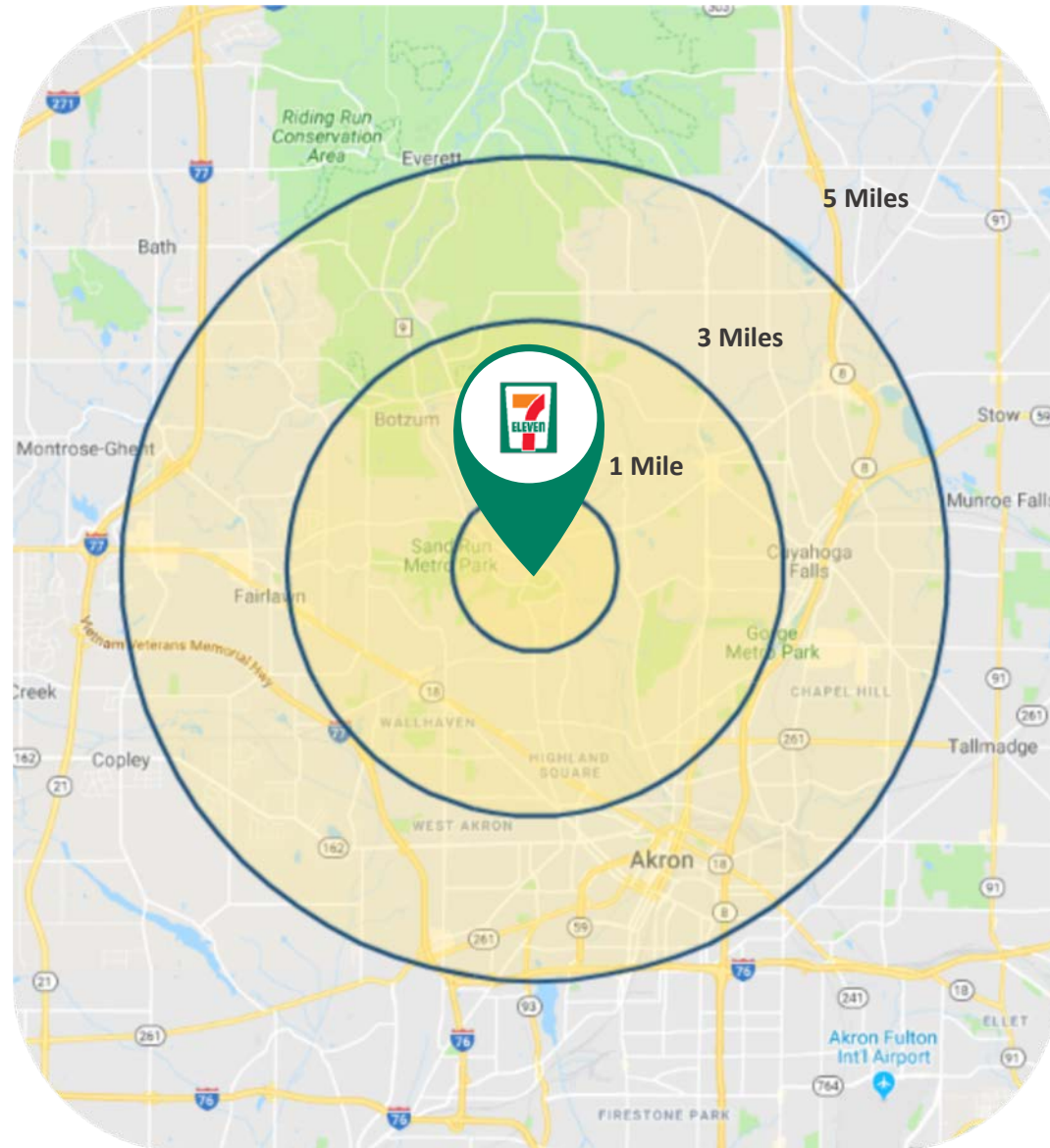






Demographics

Property Address: 1614 Merriman Road, Akron, Ohio 44313



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	6,445	71,972	172,009
2017 Estimate	6,289	71,821	172,487
2010 Census	6,303	71,860	172,547
2000 Census	6,016	74,135	181,146

Income

Average	\$63,343	\$68,285	\$62,427
Median	\$46,895	\$49,621	\$43,381
Per Capita	\$30,841	\$30,649	\$27,608

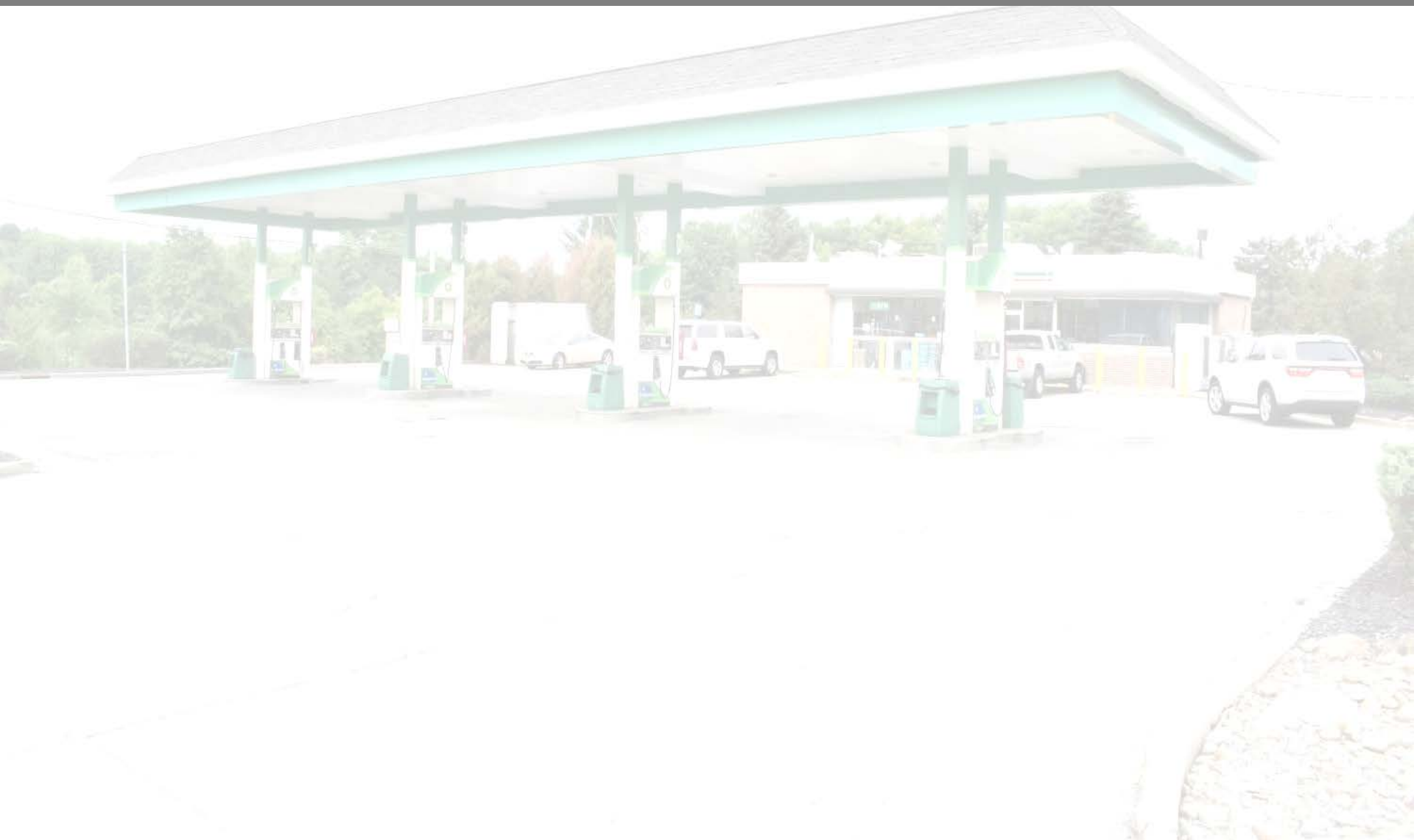
Households

2022 Projection	3,182	32,436	75,664
2017 Estimate	3,062	32,062	74,950
2010 Census	3,072	32,174	75,298
2000 Census	2,861	32,476	77,235

Employment

2017 Daytime Population	4,614	56,323	212,226
2017 Unemployment	5.24%	5.24%	6.41%
2017 Median Time Traveled	23 Mins	23 Mins	23 Mins

Chagrin Falls, OH



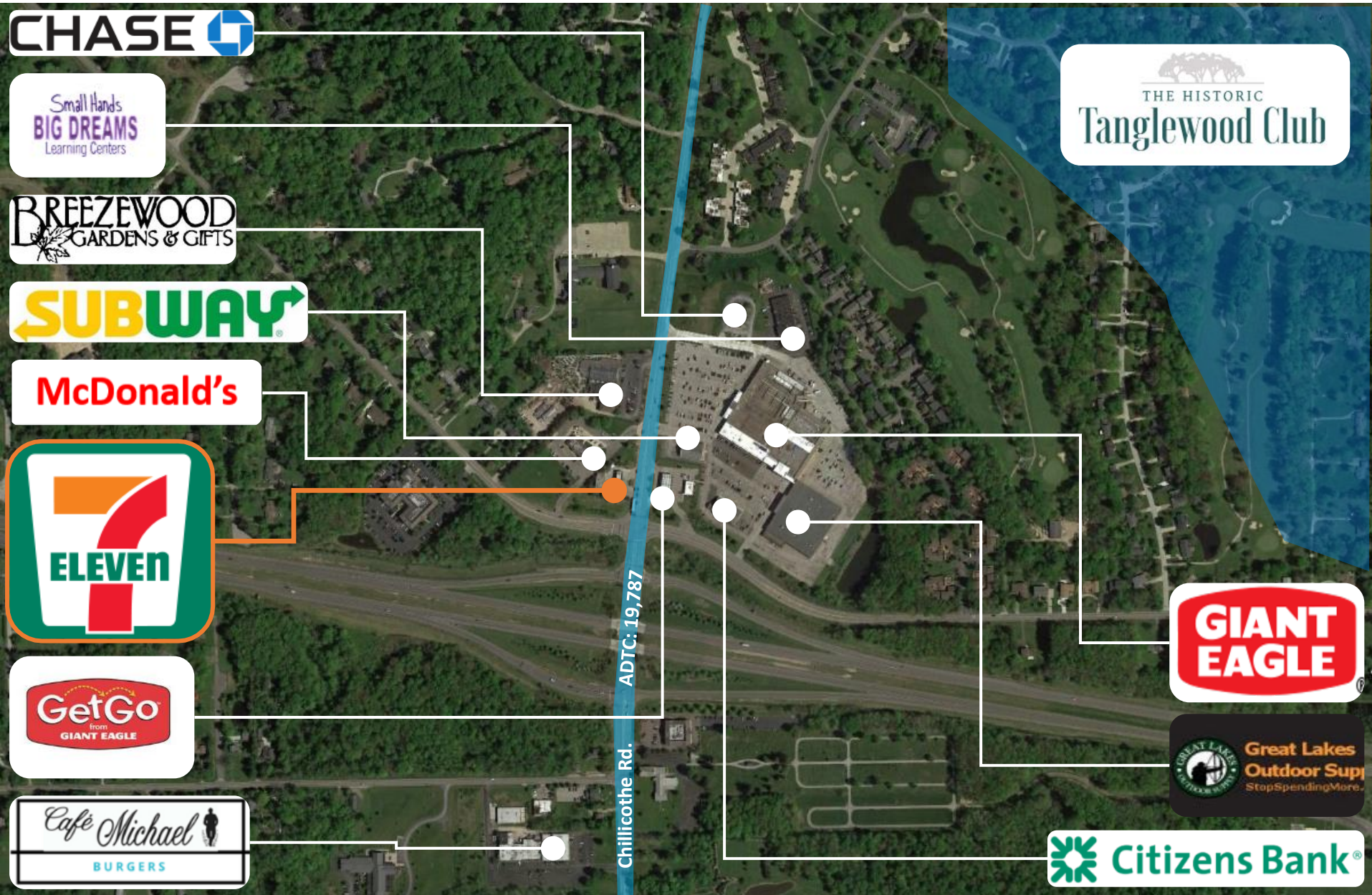


Property Photo

7-ELEVEN®



Surrounding Area





Location Overview



This 7-Eleven is located at 17664 Chillicothe Rd in Chagrin Falls, Ohio. Chagrin Falls is a village in Cuyahoga County, Ohio, and is a suburb of Cleveland. The village is located in Northeast Ohio's Cleveland-Akron-Canton metropolitan area, the 15th-largest Combined statistical area nationwide.

Surrounding Retail and Points of Interest

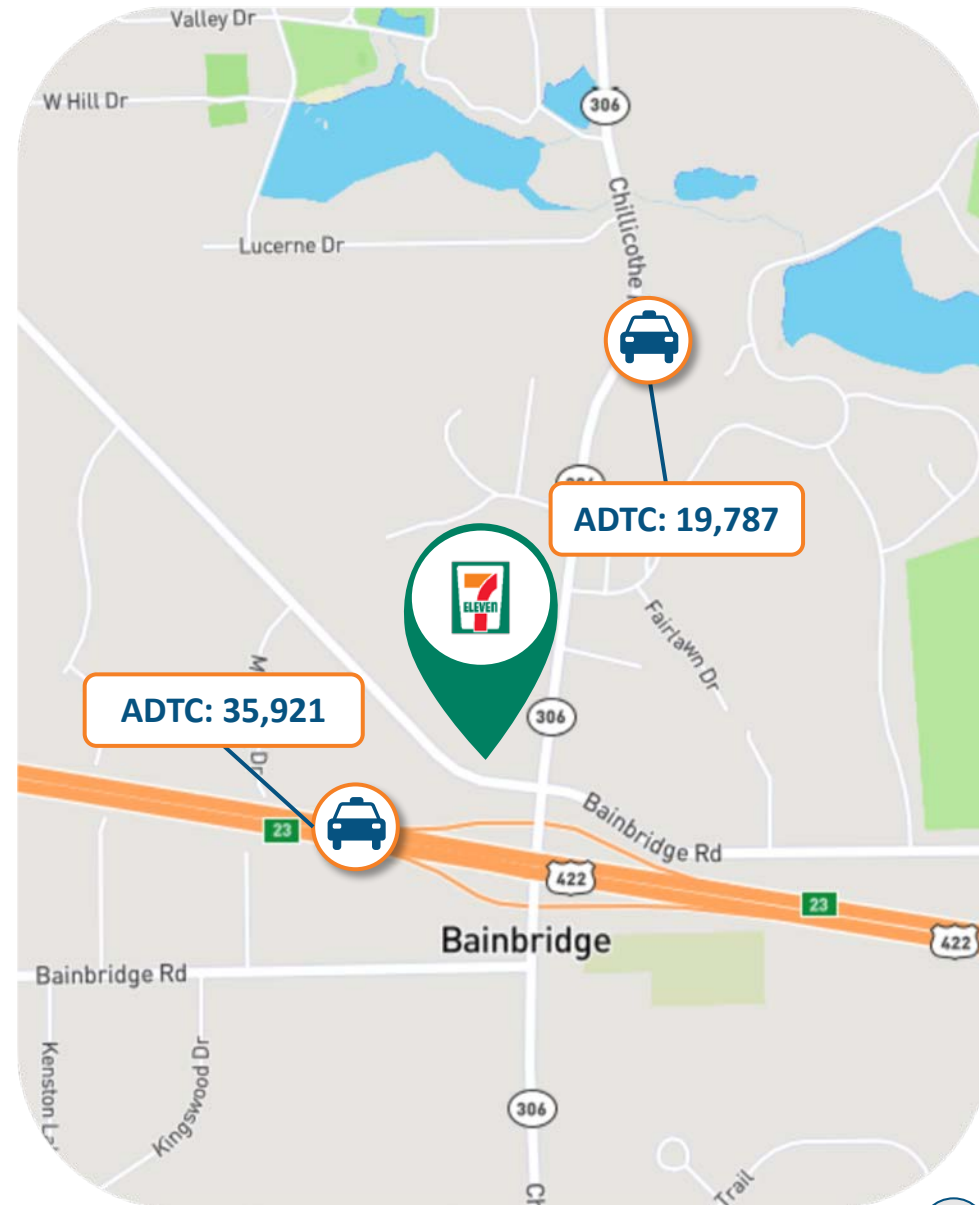
This 7 Eleven property is located in close proximity to many of the major points of interest, major national retailers, and corporate office buildings that make up the trade area. Major national tenants in the area include: Chase Bank, Subway, McDonald's, Giant Eagle, and Citizens Bank. Within a close proximity to the subject property is The Tanglewood Club. This public championship golf course is one of the best in Northeast Ohio and has hosted PGA Tour and LPGA events. Kenston Intermediate, Middle, and High Schools are all just under two and a half miles away, with a combined total enrollment of 2,858 students.

Traffic Counts and Demographics

This subject property is situated on the corner of Chillicothe Rd and Bainbridge Rd, which experiences average daily traffic counts of over 26,726 vehicles. The subject property is also strategically positioned in close proximity to Ohio State Route 422. This portion of OH-422 experiences average daily traffic counts of over 35,921 vehicles. There are approximately 14,080 people within a five-mile radius and 44,129 people within a ten-mile radius.

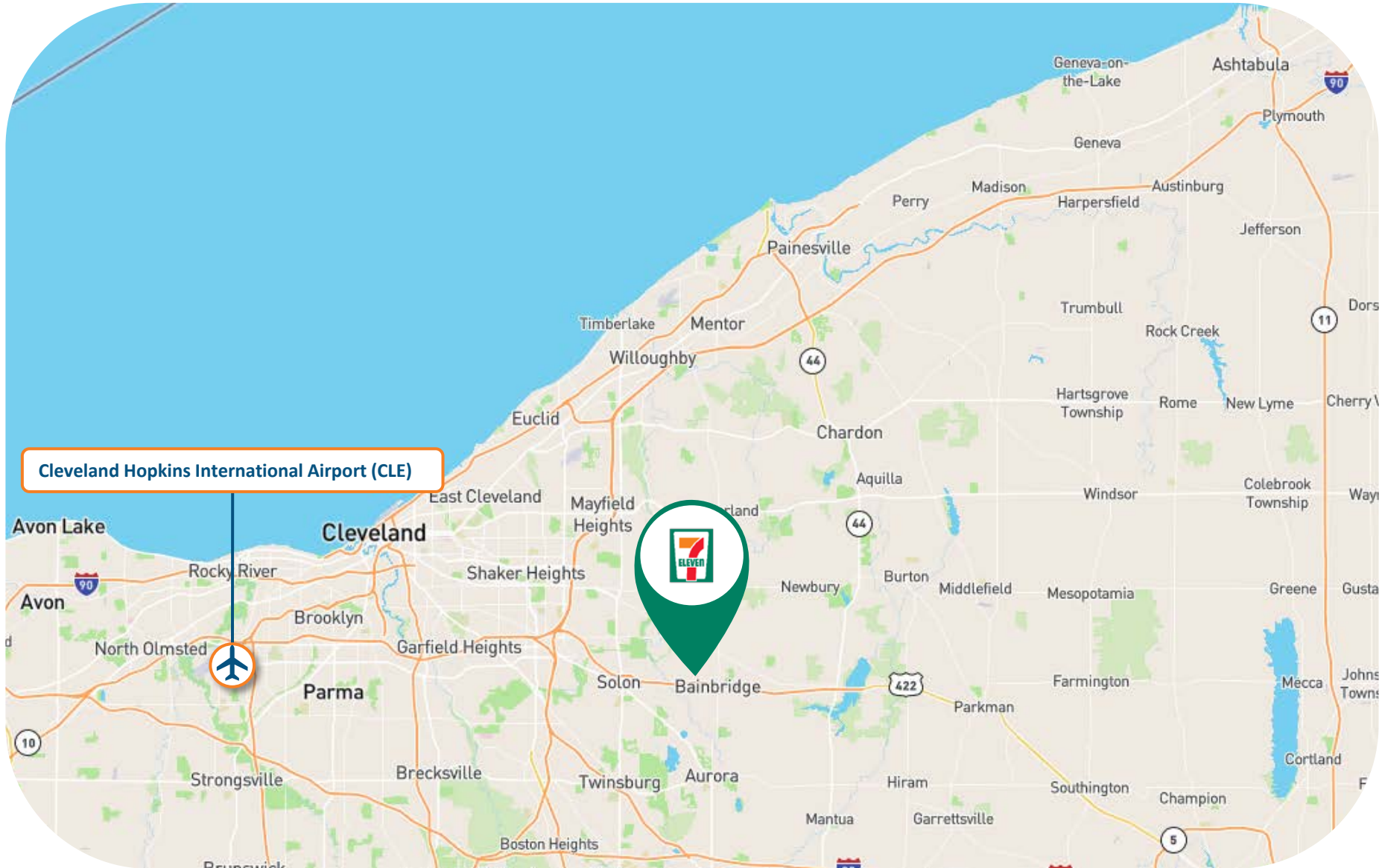
Chagrin Falls, OH

Chagrin Falls earned its name from the fact that it has grown around a natural waterfall on the Chagrin River. Chagrin Falls is approximately 25 miles from Cleveland, Ohio, the county seat of Cuyahoga County. Cleveland is the second largest city in the U.S. state of Ohio, and the greater Cleveland area is ranked as the 32nd-largest metropolitan area in the United States, with a population of 2,055,612 people. The city's location on the Cuyahoga River and Lake Erie have been instrumental in Cleveland's growth as a city. The economy relies on diversified sectors such as manufacturing, financial services, healthcare, and biomedical. The city is home to several companies' corporate headquarters such as Applied Industrial Technologies, Cliffs Natural Resources, Forest City Enterprises, NACCO Industries, Sherwin-Williams Company, and KeyCorp. Cleveland is also home to the Cleveland Clinic, one of America's best hospitals and the city's largest private employer, with a workforce of over 52,000 employees. Cleveland offers a strong concentration of cultural and educational events, one being The Cleveland International Film Festival. This festival has been hosted annually since 1977 and attracts over 60,000 people. It consists of more than 170 features and 130 short films from approximately 60 countries. There are three professional sports teams that compete in the city of Cleveland, the Cleveland Indians of Major League Baseball, the Cleveland Cavaliers of the National Basketball Association, and the Cleveland Browns of the National Football League.





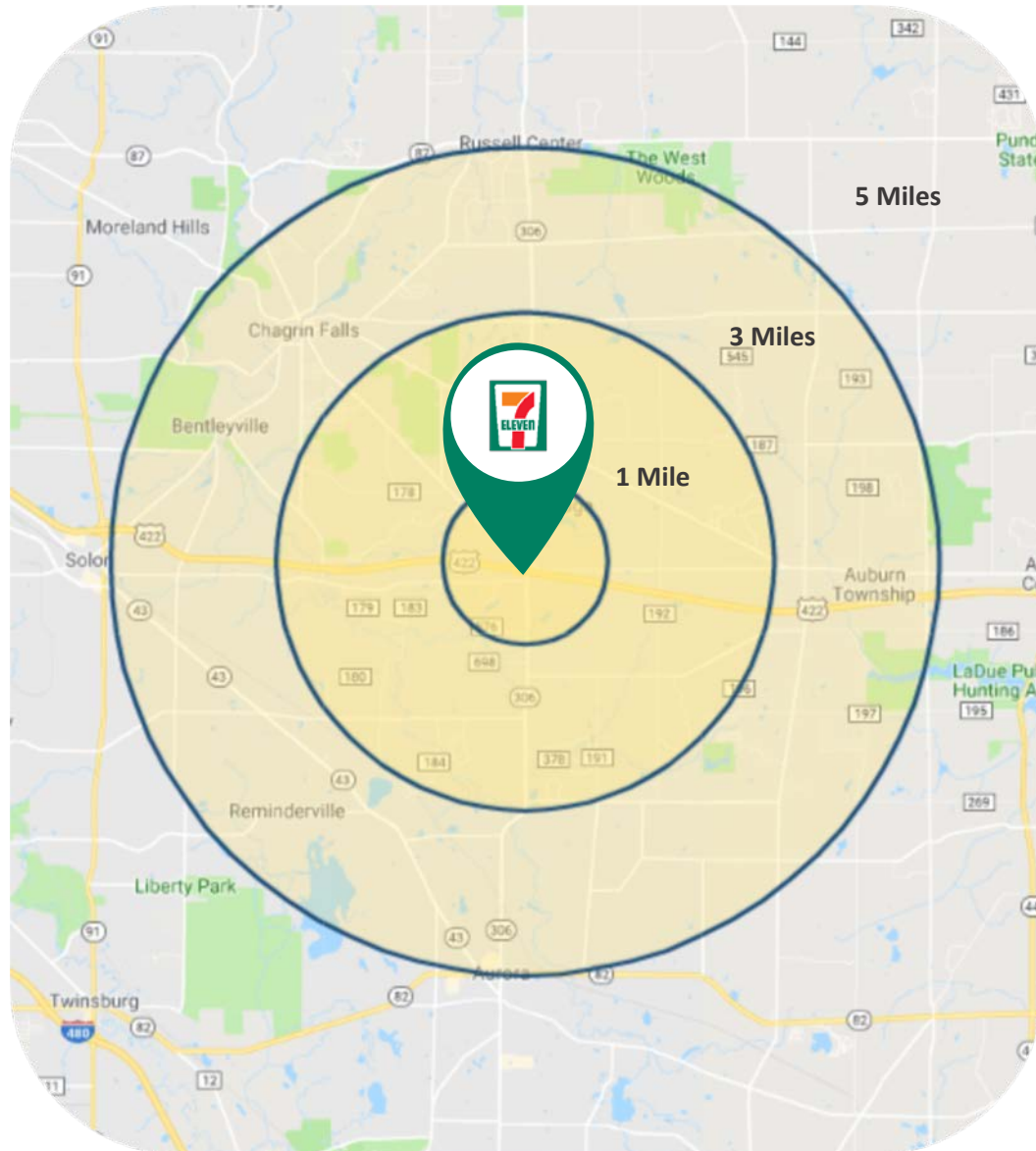
Local Map





Demographics

Property Address: 17664 Chillicothe Rd, Chagrin Falls, Ohio 44023



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	2,174	14,559	46,285
2017 Estimate	2,151	14,080	44,129
2010 Census	2,135	13,995	44,228
2000 Census	2,165	12,976	41,458

Income

Average	\$132,106	\$145,314	\$144,384
Median	\$95,695	\$105,366	\$96,250
Per Capita	\$53,726	\$54,932	\$55,251

Households

2022 Projection	890	5,548	17,754
2017 Estimate	875	5,322	16,863
2010 Census	860	5,235	16,864
2000 Census	834	4,514	15,075

Employment

2017 Daytime Population	1,583	14,047	36,396
2017 Unemployment	6.66%	4.85%	3.61%
2017 Median Time Traveled	29 Mins	29 Mins	28 Mins

Streetsboro, OH (Dark)



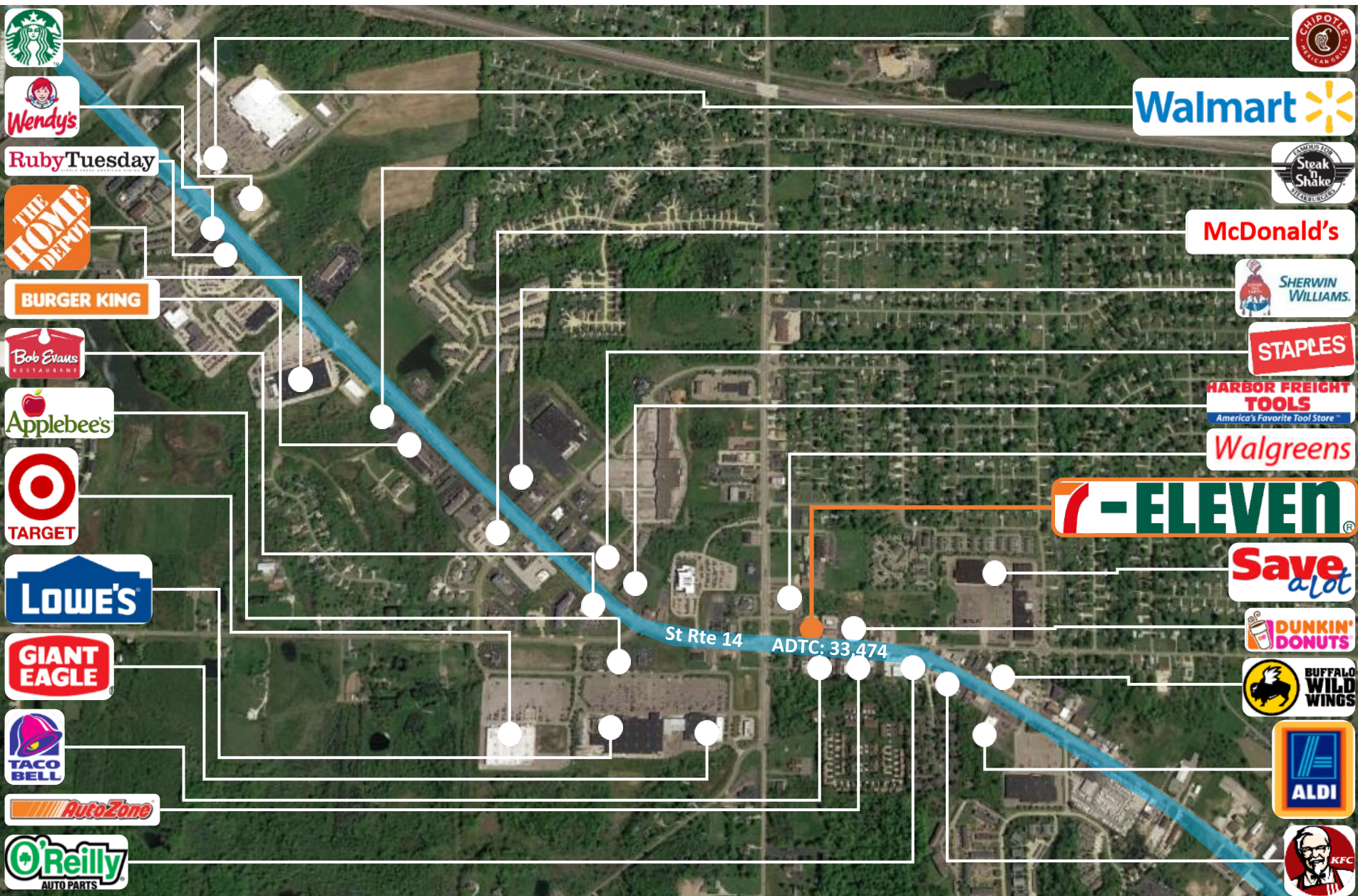


Property Photo



Surrounding Area

7-ELEVEN®





Location Overview



This 7-Eleven property is located at 9202 State Route 14 in Streetsboro, Ohio. Streetsboro sits in Portage County, Ohio and is part of the Akron Metropolitan Statistical Area.

Surrounding Retail and Points of Interest

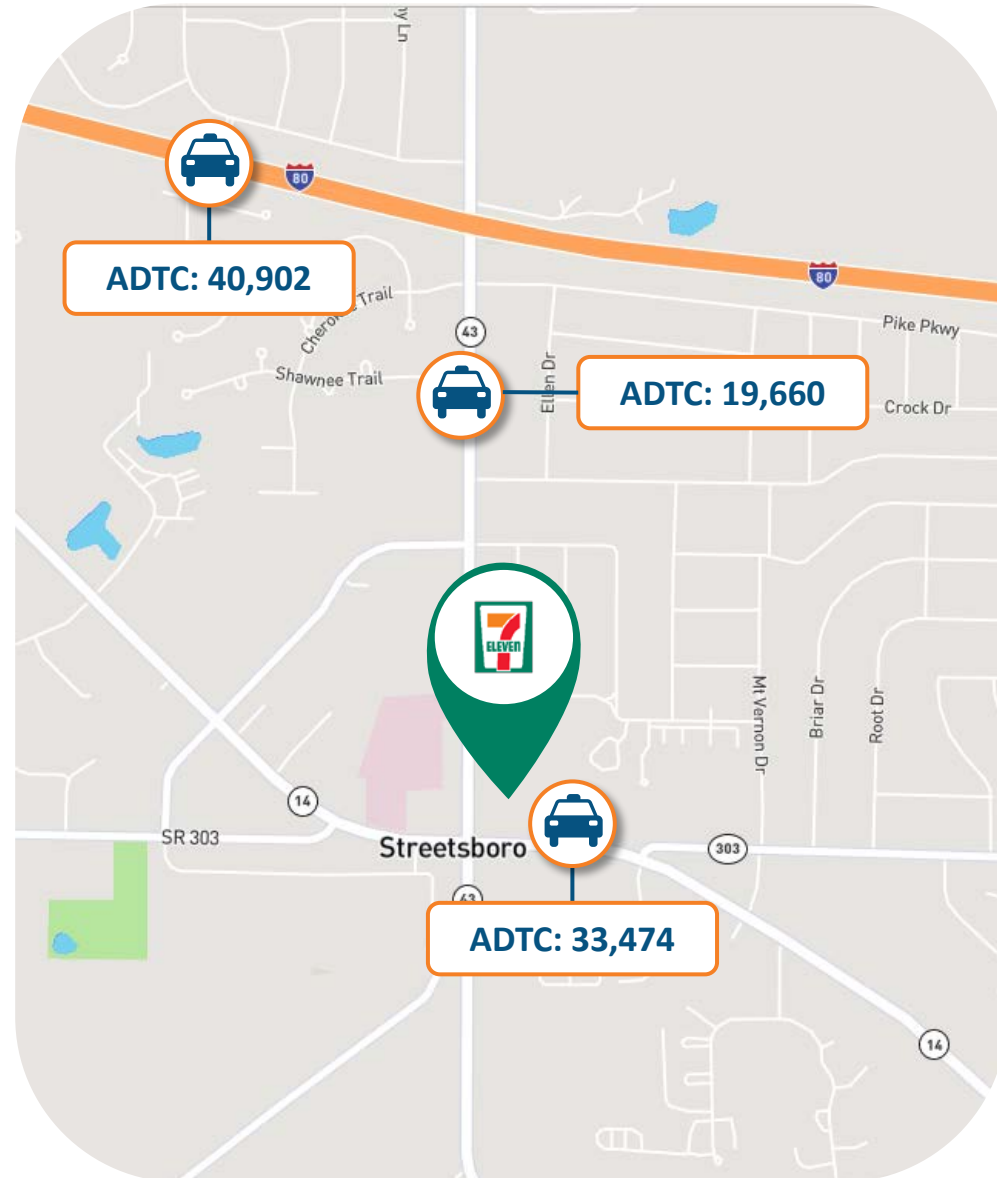
The subject property is well-positioned in a dense retail corridor, benefitting from its close proximity to several national and local tenants. Major national tenants include: Walmart, Target, Lowes, Home Depot, Aldi, McDonald's, Chipotle, Wendy's, and Starbucks. Additionally, State Route 14 features numerous lodging and hospitality options, including: Fairfield Inn & Suites, Hampton Inn & Suites, Wingate by Wyndham, Holiday Inn Express, and Comfort Inn & Suites. Less than one-mile away from the subject property is University Hospitals Streetsboro Health Center. The Streetsboro Health Center is the primary health services option for Streetsboro. The center provides families access to primary and specialty care physicians, laboratory services and diagnostic imaging and radiology. Additionally, the subject property benefits from being located within a two-mile radius of the Streetsboro City School District, which has a total enrollment exceeding 1,800 students.

Traffic Counts and Demographics

This subject property is situated on State Route 14, which experiences average daily traffic counts of over 33,474 vehicles. State Route 14 intersects with Cleveland Canton Road, which brings an additional 19,660 vehicles to the immediate area daily. The subject property is strategically positioned in close proximity to Interstate-80. This portion of I-80 experiences average daily traffic counts of over 40,000 vehicles. There are approximately 43,978 people within a five-mile radius. Additionally, the subject 7-Eleven property benefits from being located in an affluent community, with an average income of \$99,412 within a five-mile radius.

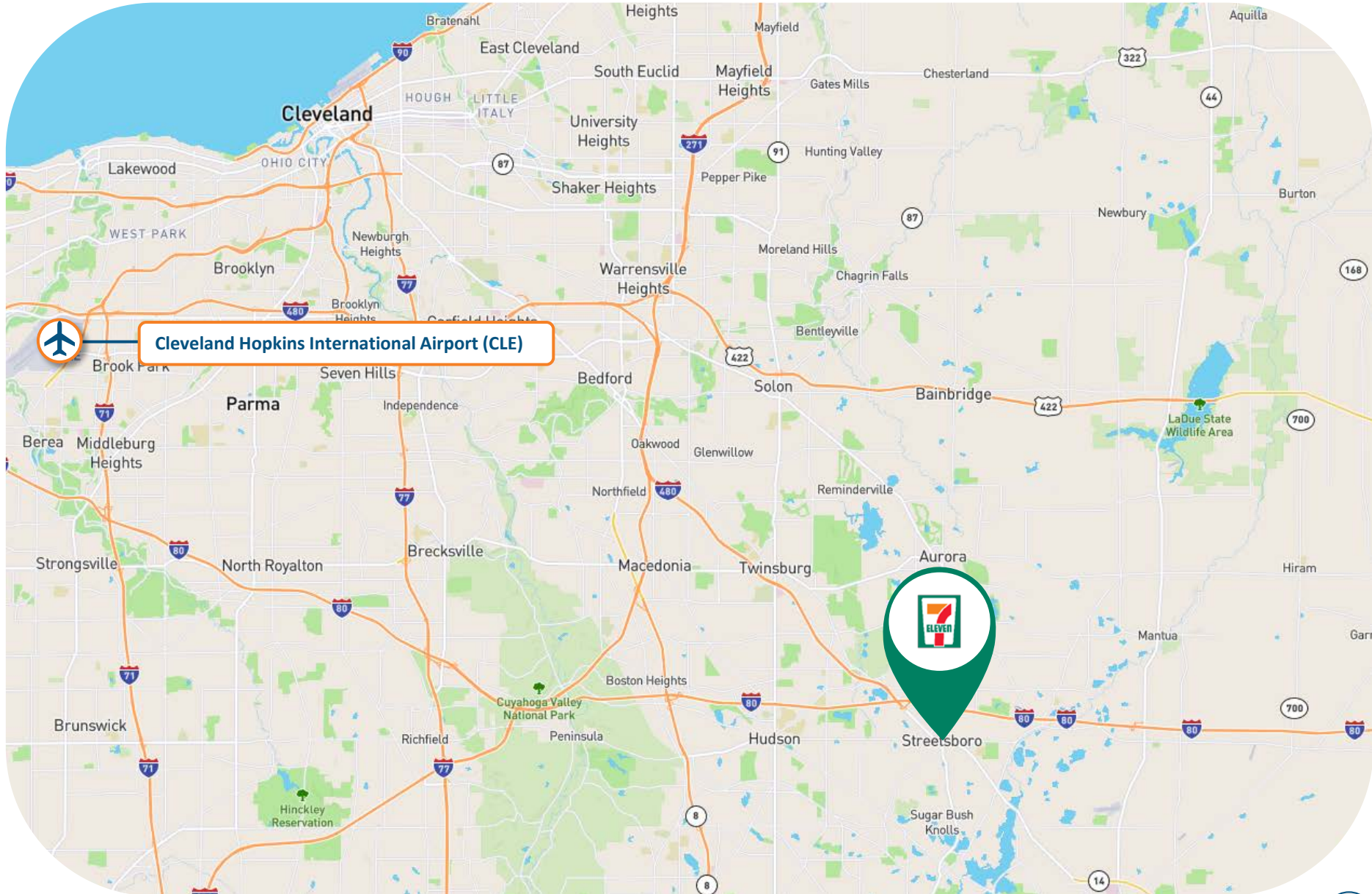
Streetsboro, OH

Streetsboro was originally formed from the Connecticut Western Reserve and is located just over 20 miles outside of Akron. Akron is the fifth-largest city in the state of Ohio and is the county seat of Summit County. It is located in the Great Lakes region about 39 miles south of Lake Erie, on the Glaciated Allegheny Plateau. Akron has a long history of rubber manufacturing, which today still includes Goodyear Tire, and has earned the city its nickname the "Rubber Capital of the World". Other major corporations in Akron include: Gojo Industries, FirstEnergy, Huntington Bank, and Charter Spectrum. These corporations have diversified the economy in Akron to include manufacturing, education, healthcare, and biomedical research. Akron is also home to numerous national events every year that cover a wide variety of hobbies and interests. The PGA World Golf Championships travel to Akron each year for the Bridgestone Invitational at Firestone Country Club. The All-American Soap Box Derby is a youth racing program which has its World Championship finals at Derby Downs.





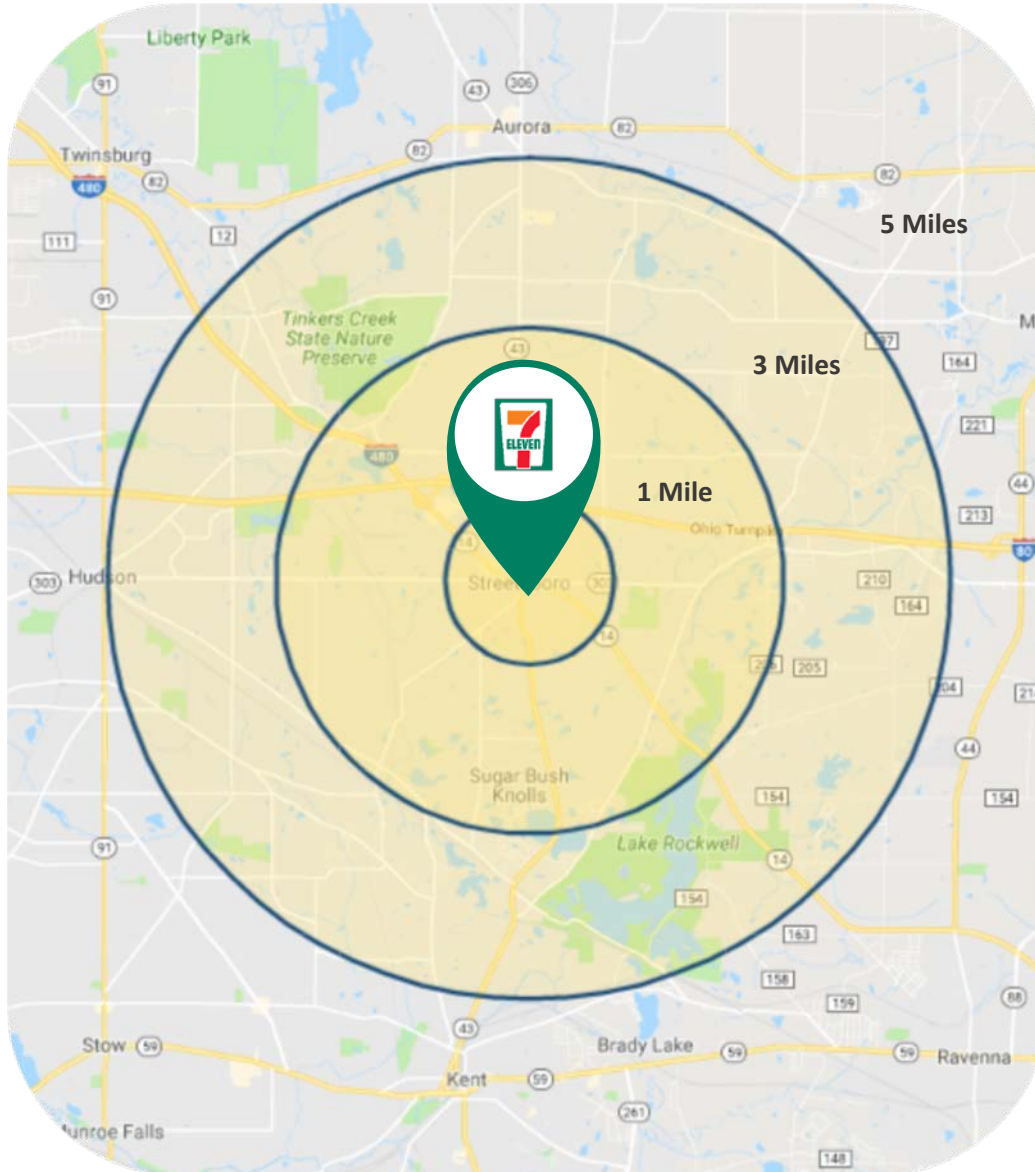
Local Map





Demographics

Property Address: 9202 St Rte 14, Streetsboro, Oh 44241



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	4,820	19,299	46,266
2017 Estimate	4,701	17,605	43,978
2010 Census	4,626	17,430	43,874
2000 Census	4,324	13,902	39,864

Income

Average	\$68,945	\$79,552	\$107,362
Median	\$58,109	\$63,993	\$80,255
Per Capita	\$30,329	\$32,181	\$40,363

Households

2022 Projection	2,143	7,859	17,521
2017 Estimate	2,057	7,103	16,472
2010 Census	2,029	7,071	16,474
2000 Census	1,769	5,450	14,350

Employment

2017 Daytime Population	6,000	17,960	47,798
2017 Unemployment	3.93%	3.48%	3.65%
2017 Median Time Traveled	26 Mins	27 Mins	28 Mins

Painesville, OH (Dark)





Property Photo

7-ELEVEN®



Surrounding Area





Location Overview



This 7-Eleven property is located at 8 East Erie Street in Painesville, Ohio. Painesville is located in Northeast Ohio and is the county seat of Lake County.

Surrounding Retail and Points of Interest

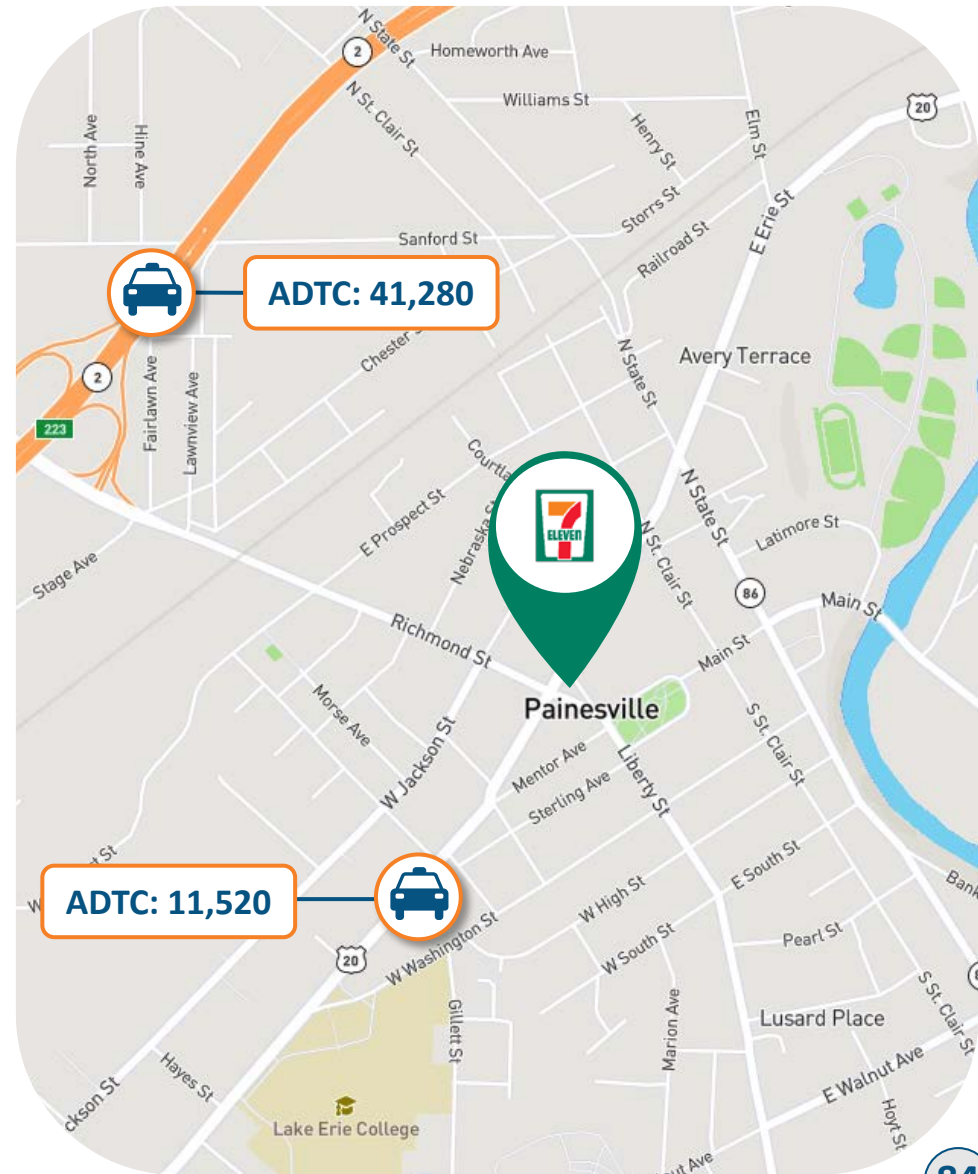
This 7-Eleven property is located in close proximity to many of the major points of interest in Painesville, national and domestic retailers, and corporate office buildings that make up the trade area. Some of the national and domestic retailers include: Walgreens, CVS Pharmacy, Rite Aid, McDonald's, Dunkin' Donuts, KFC, Taco Bell, Subway, and Chase Bank. This subject property is also located under a mile from the Painesville Avery Dennison office and the Painesville Electrical Plant. Just around the corner from this 7-Eleven property is the Lake County Court House and Attorney's offices, as well as the town green. Lake Erie College and Harvey High School are both under a Mile from the property, and have a combined enrollment exceeding 2,036 students.

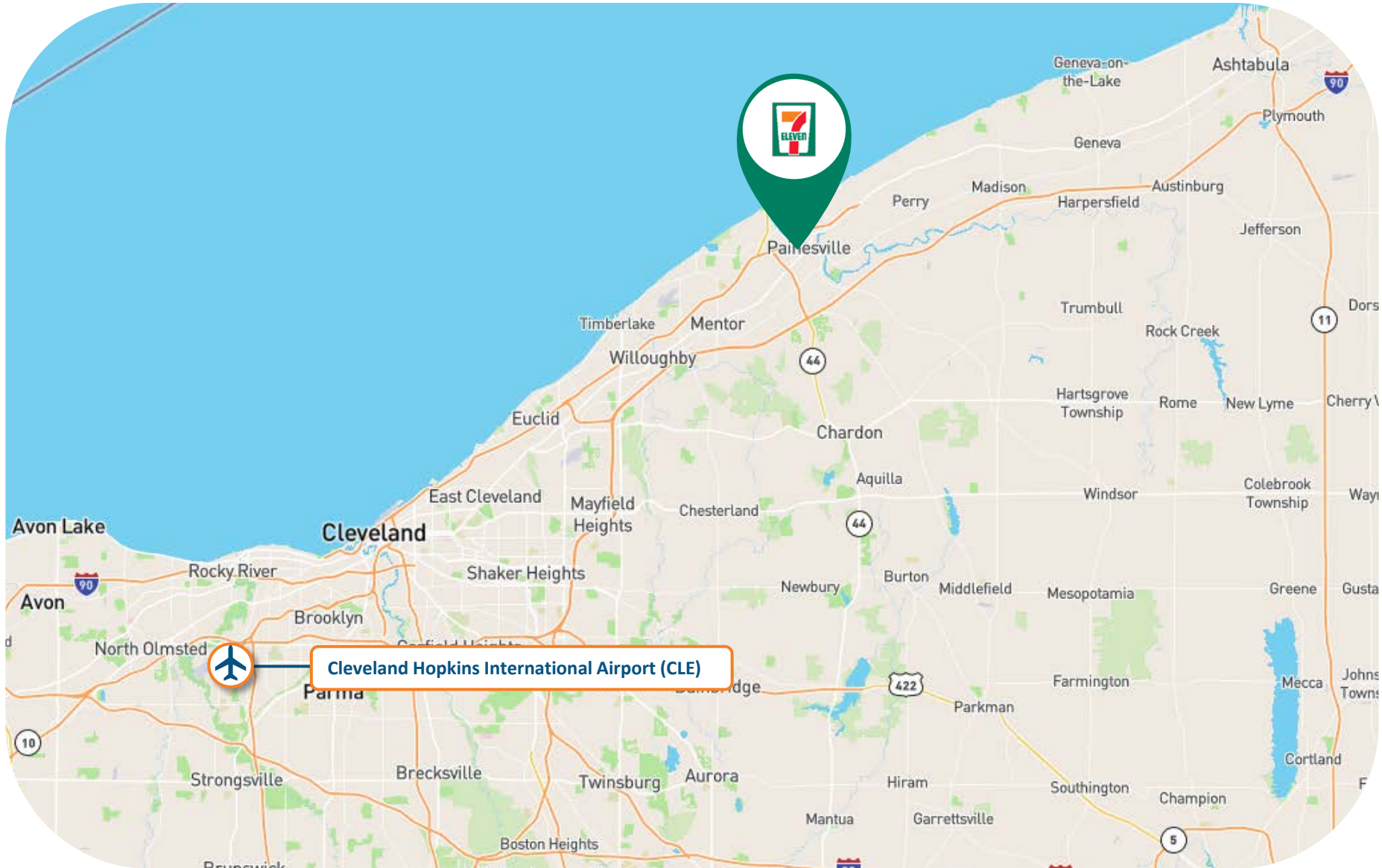
Traffic Counts and Demographics

This subject property is strategically placed on the signalized intersection of East Erie Street and Richmond Street, which experiences combined average daily traffic counts of over 20,991 vehicles. This 7-Eleven is situated on Richmond Street, which is a thorough way to Ohio State Route 2, a road that brings an additional 41,280 vehicles to the immediate area per day. There are approximately 23,734 individuals within a three-mile radius, and over 73,734 individuals in a five-mile radius.

Painesville, OH

Painesville is the county seat of Lake County, one of the national leaders in population growth, median income, and educational achievement. The city is located along the grand river and is approximately 39 miles northeast of Cleveland. Cleveland, the second largest city in the state of Ohio, has a population exceeding 385,000 individuals. Some of the nation's most successful business and industrial leaders are located in Painesville, including Avery Dennison, Scientifically Treated Petroleum (STP), and Coresystems. The city is home to Lake Erie College, a private liberal arts college with a total enrollment exceeding 1,200 students. Residents can drive within an hour to many other distinguished institutions, including Cleveland State University, Case Western Reserve University and Kent State University. Public education in the city of Painesville is provided by the Painesville City Schools and includes three elementary schools, one middle school, and one high school. In the Greater Painesville area, gazebo concerts, Lake Erie College Morley Music Hall, the historical society and Morley Library address the most demanding cultural needs. Directly in the center of downtown you can also find the Lake County Court house.







Demographics

Property Address: 8 East Erie Street, Painesville, Ohio 44077



Population

	1 Mile	3 Miles	5 Miles
2022 Projection	11,174	43,293	76,804
2017 Estimate	11,480	41,614	73,734
2010 Census	11,405	41,091	72,841
2000 Census	11,584	37,563	67,675

Income

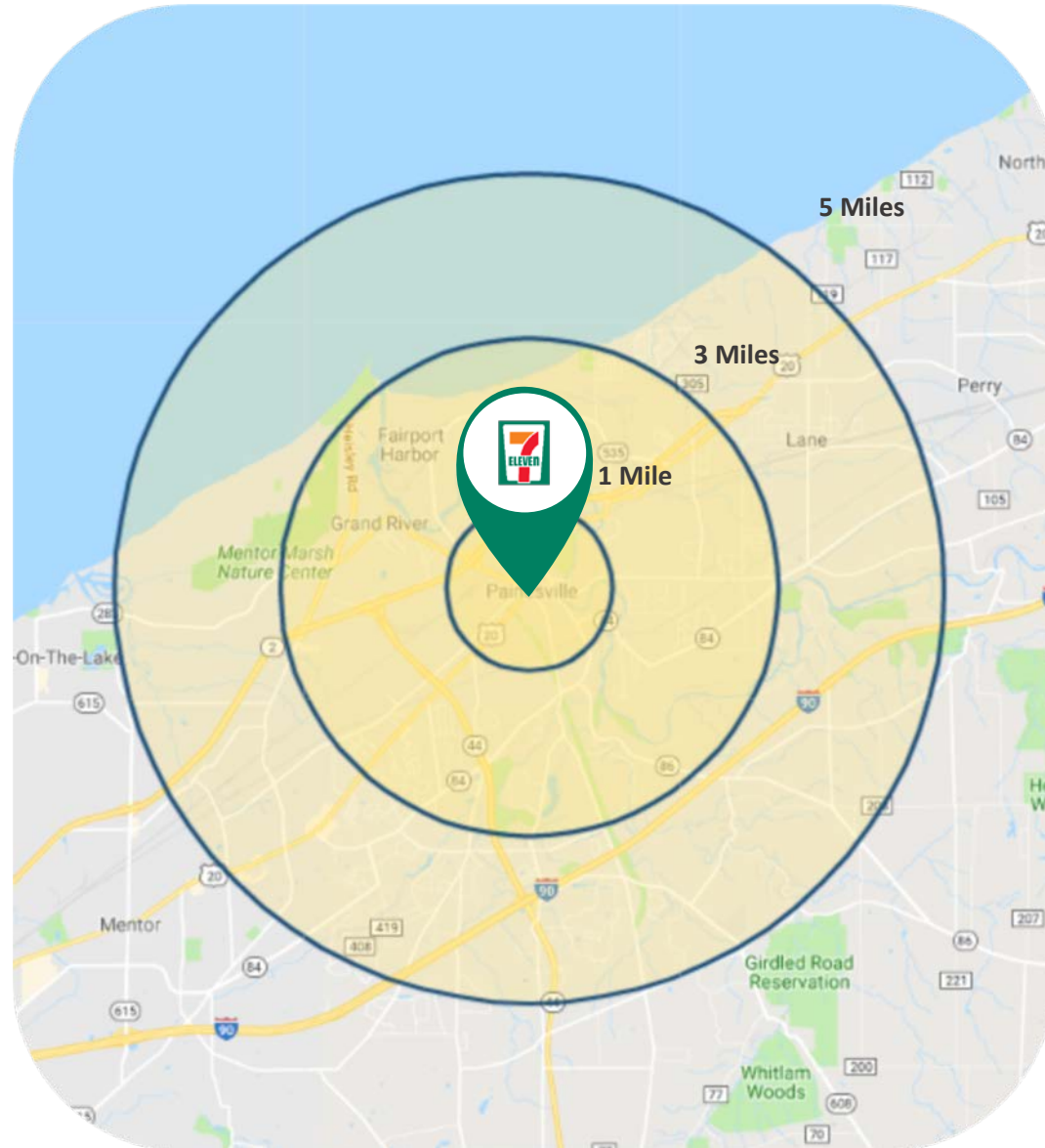
Average	\$48,458	\$66,486	\$78,400
Median	\$35,452	\$51,371	\$62,398
Per Capita	\$17,795	\$25,562	\$30,662

Households

2022 Projection	3,921	16,630	30,184
2017 Estimate	3,996	15,810	28,647
2010 Census	3,987	15,653	28,363
2000 Census	4,341	14,429	25,583

Employment

2017 Daytime Population	14,540	37,166	63,058
2017 Unemployment	10.61%	7.02%	5.81%
2017 Median Time Traveled	23 Mins	24 Mins	25 Mins



Milwaukee, WI



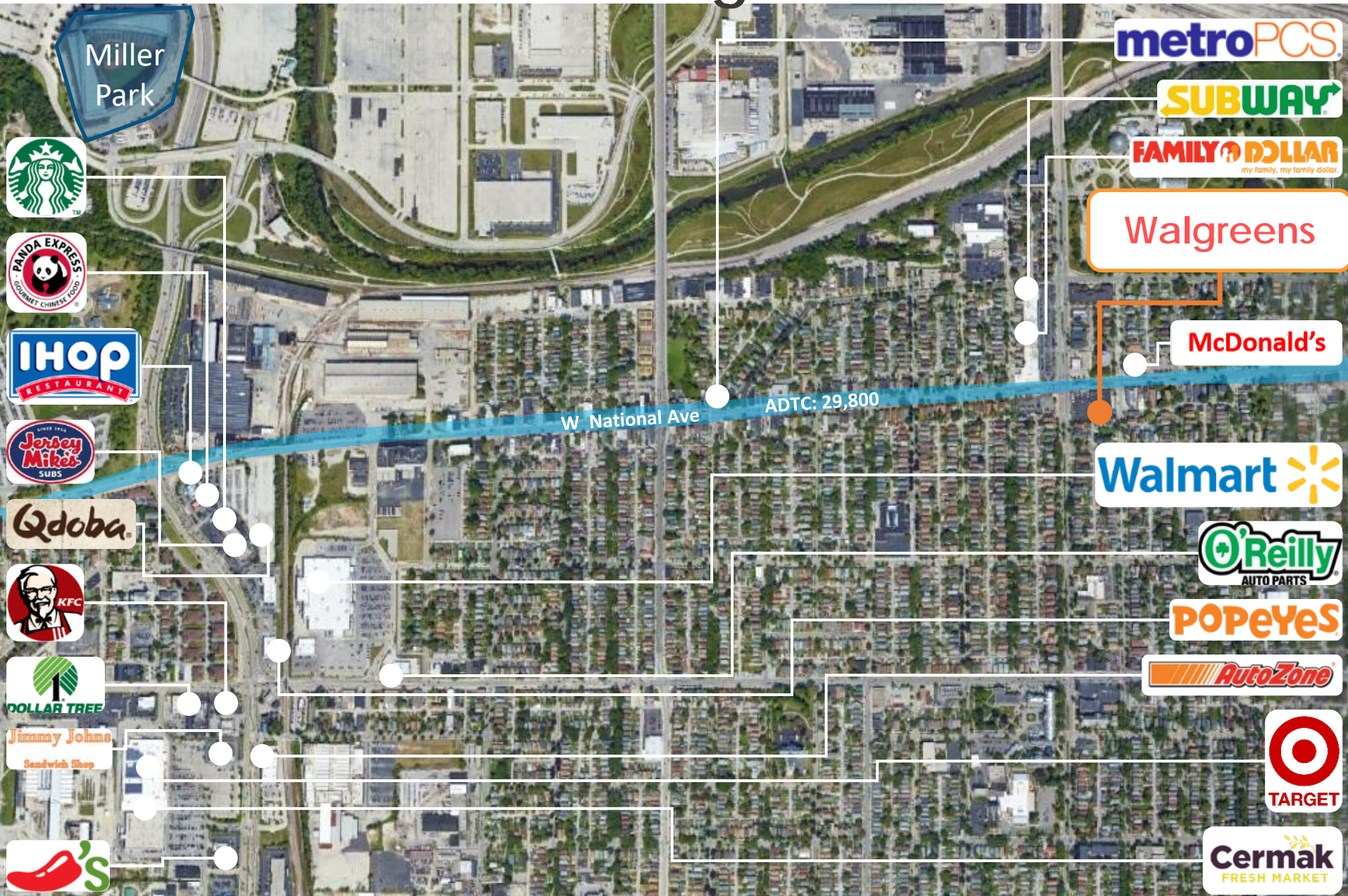


Property Photo

Walgreens



Surrounding Area





Location Overview

Walgreens

This property is located at 2625 West National Avenue in Milwaukee, Wisconsin. Milwaukee is the county seat of Milwaukee County and the 28th most populous city in the United States.

Surrounding Retail and Points of Interest

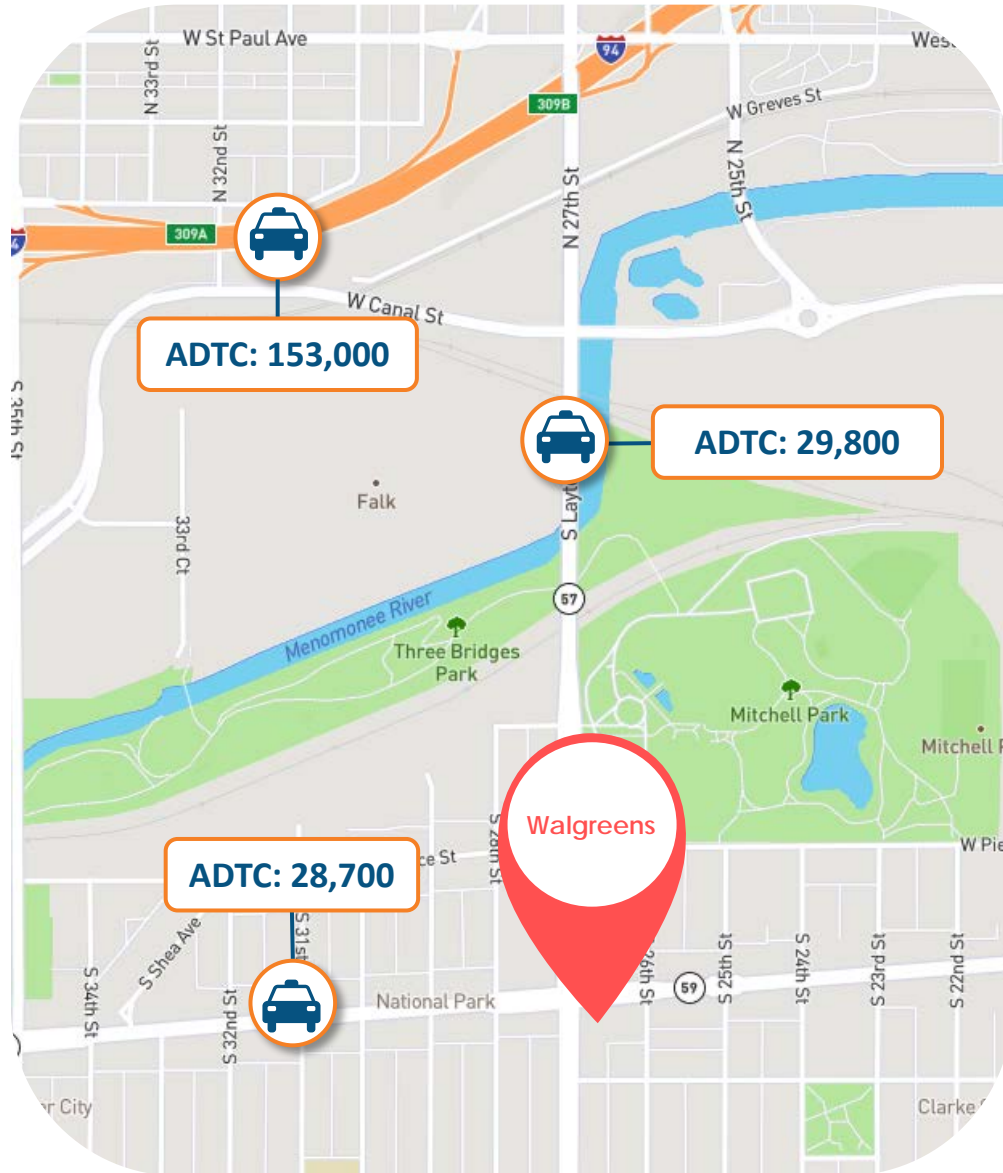
This Walgreens property is located in close proximity to many of the major points of interest in Milwaukee and national and domestic retailers. Some of the national retailers include: Walmart, Target, McDonald's, O'Reilly Auto Parts, Family Dollar, Metro PCS, KFC, and Starbucks. This subject property is located less than a mile from Miller Park, the home of the Milwaukee Brewers. Additionally, the subject property is within a two-mile radius of Marquette University which has a total enrollment exceeding 12,000 students. The subject property is located within a three-mile radius of Aurora St Luke's Medical Center. U.S. News & World Reports identified the medical center as 1 of only 26 hospitals in the U.S. to receive "Triple Recognition" for stroke and cardiac patients.

Traffic Counts and Demographics

This subject property is strategically placed on the signalized intersection of West National Avenue and South Layton Boulevard. West National Avenue boasts average daily traffic counts exceeding 28,000 vehicles. South Layton Boulevard brings an additional 29,800 vehicles into the immediate area each day. Additionally, Interstate-94, the main thoroughway into Milwaukee from the west, experiences average daily traffic counts of roughly 153,000 vehicles. There are approximately 229,140 individuals within a three-mile radius, and over 515,789 individuals in a five-mile radius.

Milwaukee, WI

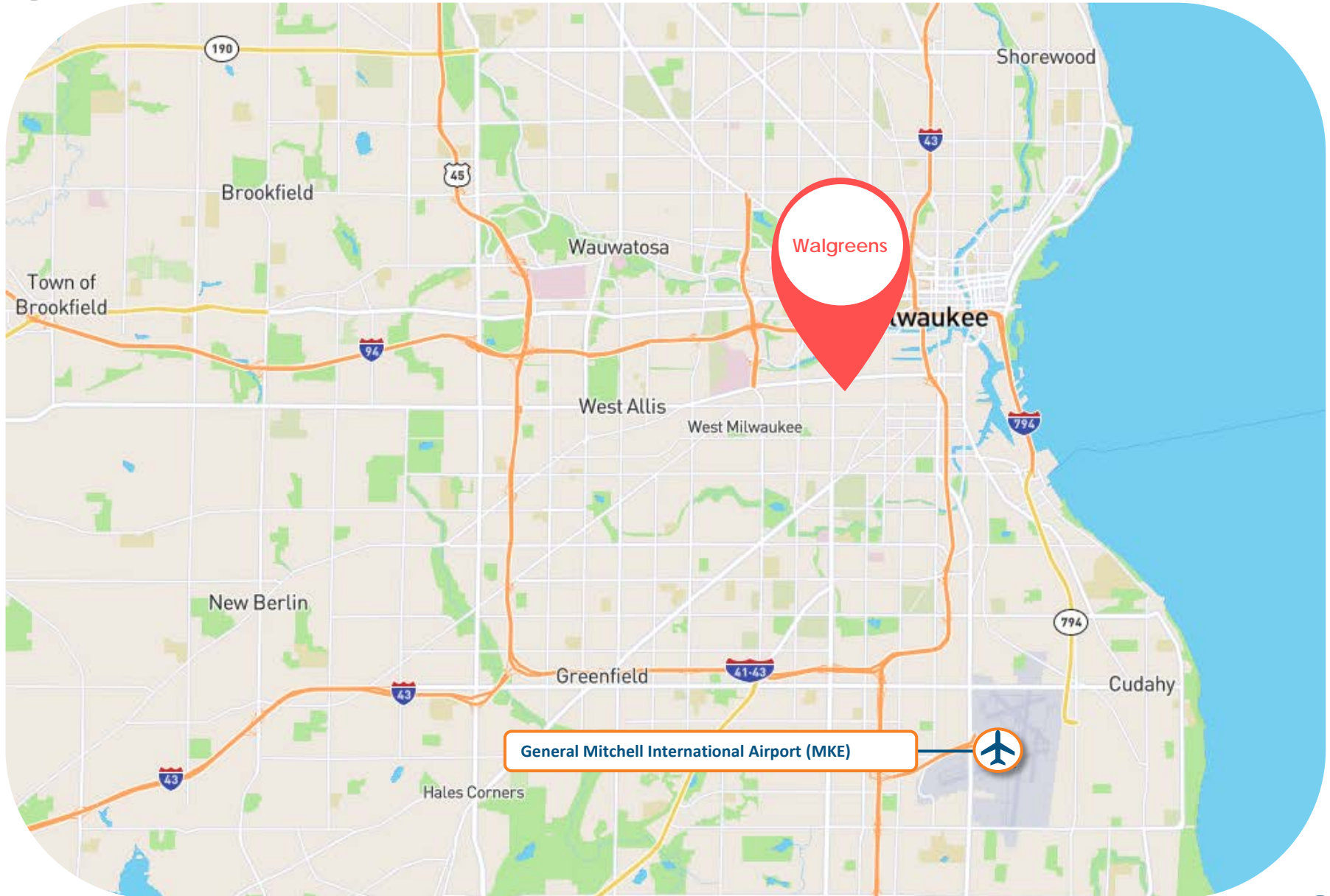
Milwaukee is located on the western shores of Lake Michigan. The city is the main cultural and economic center of the Milwaukee metropolitan area and the second-most densely populated metropolitan area in the Midwest, surpassed only by Chicago. In the past two decades, Milwaukee has undergone many new construction projects, including the additions of the Milwaukee Riverwalk, the Wisconsin Center, Miller Park, an expansion to the Milwaukee Art Museum, Milwaukee Repertory Theater, and Pier Wisconsin, as well as major renovations to the UW-Milwaukee Panther Arena. The Wisconsin Entertainment and Sports Center also began construction in 2016 and is expected to finish by the end of 2018. In addition to housing the Milwaukee Bucks of the National Basketball Association, this facility has been designed to reflect the heritage, history and personality of Milwaukee while actively projecting progress, accessibility and a renewed sense of community. The state of the art, 714,000 square-foot arena will be the hub of entertainment in Wisconsin and the engine that drives growth in downtown Milwaukee.





Local Map

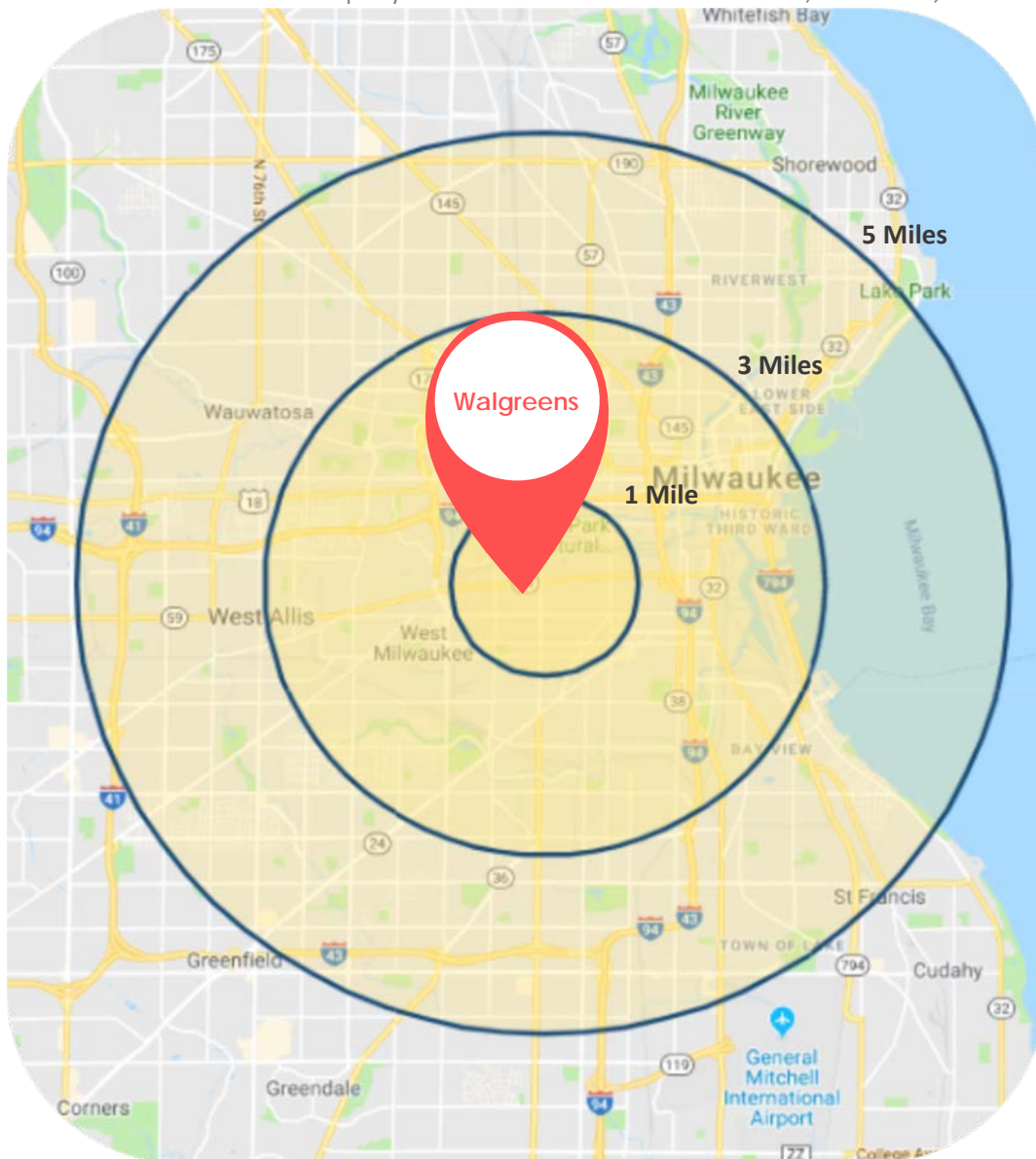
Walgreens





Demographics

Property Address: 2625 West National Avenue, Milwaukee, WI 53204



Walgreens

Population

	1 Mile	3 Miles	5 Miles
2022 Projection	38,371	229,387	514,798
2017 Estimate	38,850	229,140	515,789
2010 Census	38,232	225,709	508,604
2000 Census	36,878	221,836	511,282

Income

Average	\$38,206	\$48,070	\$54,783
Median	\$28,910	\$33,902	\$39,798
Per Capita	\$11,735	\$18,362	\$22,606

Households

2022 Projection	11,734	86,359	211,930
2017 Estimate	11,680	84,827	209,224
2010 Census	11,469	83,045	205,265
2000 Census	11,333	82,664	205,505

Employment

2017 Daytime Population	30,300	291,653	518,955
2017 Unemployment	9.91%	8.28%	6.88%
2017 Median Time Traveled	26 Mins	24 Mins	24 Mins

Marcus & Millichap

7-Eleven® Walgreens

WI Broker of Record
Todd Lindblom
Marcus & Millichap
13890 Bishops Drive, Suite 300
Brookfield, WI 53005
Tel: (262) 364-1964
Fax: (262) 364-1910
License: 56163-90

OH Broker of Record
Michael Glass
Marcus & Millichap
5005 Rockside Road, Suite 1100
Independence, OH 44131
Tel: 216-264-2000
Fax: 216-264-2010
License: BRK.2007005898



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