

FAMILY DOLLAR | BREWSTER, OH

267 Wabash Ave. N., Brewster, Ohio 44613

\$561,783 | CAP RATE 7.85%



STOCK PHOTO

Midwest Retail Properties

7777 Bonhomme Ave,
Suite 1700
St. Louis, MO 63105
www.mrpstl.com



John Cusumano
(314) 628-8499
John@mrpstl.com
Mac O'Keefe
(314) 439-8301
Mac@mrpstl.com

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Executive Summary

267 Wabash Ave. N. Brewster, Ohio 44613

Investment Offering

Midwest Retail Properties is pleased to present for sale this single tenant Family Dollar in Brewster, OH. The property is located along main street, Wabash Avenue, connecting the two residential areas in town. Family Dollar has been leasing this building since 2001. The current lease goes through 12/31/2023 and includes 20 years of renewal option. Family Dollar has also provided the landlord with an extension option to extend the current lease.

Tenant reimburses landlord for taxes monthly and insurance annually. Tenant is responsible for the common area maintenance including removing snow, trash and weeds from the parking and service areas. Tenant is responsible for maintaining/repairing the HVAC system for up to \$1,000 per lease year and contracting for maintenance & routine inspections.



ACTUAL SITE

Financials

Purchase Price	\$561,783
NOI	\$44,100
Cap Rate	7.85%
Lease Type	NN
Lease Expiration	12/31/2023
Building Size	8,000 SF
Rent	\$5.51 PSF

4 x 5-Year Renewal Options

Current Rent: \$44,100.00/annum; \$5.51 PSF;
\$3,675.00/month

Option 1: 1/1/2024 - 12/31/2028: \$51,450.12/annum;
\$6.43 PSF; \$4,287.51/month

Option 2: 1/1/2029 - 12/31/2033: \$54,022.68/annum;
\$6.75 PSF; \$4,501.89/month

Option 3: 1/1/2034 - 12/31/2038: \$56,723.76/annum;
\$7.09 PSF; \$4,726.98/month

Option 4: 1/1/2039 - 12/31/2043: \$59,559.96/annum;
\$7.44 PSF; \$4,963.33/month

Tenant Overview



Family Dollar Stores, Inc. operates a chain of retail stores primarily for low and middle-income consumers throughout the United States. The company was founded in 1959 and is headquartered in Matthews, North Carolina. Family Dollar provides great value for its customers through an assortment of recognized brands within an organized, clean facility. This discount wholesaler, operated by parent company Dollar Tree, Inc., offers a wide range of merchandise including household cleaners, food and beverage, health and beauty supplies, toys, clothing, home products, mobile phones, and automotive. Shoppers can find many items for \$1 or less, with most products priced below \$10.

Family Dollar has over 8,100 locations in 46 states making it the second largest retailer of its type. A store typically ranges from 8,000 to 10,000 square feet constructed in a shopping center or as a free-standing building and is centrally located within the respective market. The company's common stock is listed on the New York Stock Exchange under ticker symbol FDO.

PRODUCT CATEGORIES



FOOD &
BEVERAGES



HOUSEHOLD
PRODUCTS



FAMILY APPAREL



PERSONAL CARE &
BEAUTY



PET SUPPLIES



HOME DECOR



ELECTRONICS



BABY CARE



AUTOMOTIVE



HARDWARE



HEALTH &
WELLNESS



MOBILE PHONES



CANDY



TOYS



OUTDOOR



Market Overview

Brewster, OH is a town in Stark County of Northeastern Ohio. The Village is located 8 miles Southwest from Massillon and 15 miles southwest of Canton, Ohio, the home of the Football Hall of Fame. Residents are 15 minutes away in any direction from shopping malls, a large airport, entertainment, golf courses, and restaurants.

Brewster's major companies are Brewster Cheese, which is the largest Swiss cheese producer in North America, Shearer Foods, a snack food manufacturer with a location near the town's north entrance, and the Wheeling & Lake Erie Railway, a prominent regional railroad. Brewster is the corporate headquarters for The Wheeling & Lake Erie Railway which has played a large role in the community's history.

Brewster was incorporated in 1910 with major development beginning in 1904 with the Wheeling & Lake Erie Railway. 200 acres were purchased in the valley southwest of Massillon, and by 1906 there were 25 miles of track laid along the Sugar Creek. The railway became an important industry for Brewster and has survived over the past 100 years.



2018 Demographics

	3 miles	5 miles	10 miles
Population	4,887	14,336	112,429
Households	1,887	5,693	45,171
Avg. HH Income	\$70,401	\$71,094.	\$70,876



