



# 5-UNIT CIRCLE K PORTFOLIO

VARIOUS LOCATIONS IN OHIO AND MICHIGAN

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

### \$4,842,000 | 5.75% CAP RATE

- » Five Absolute NNN Circle K Leased Assets
  - » Below Market Rents with an Average NOI of \$55,265 Per Site
  - » Corporate Leases to Strong National Tenant
  - » Strong Operating Histories with Recent Commitments into the Option Periods
- » High-Traffic Locations in Primary Retail Corridors
- » Central Locations with Strong Customer Bases
  - » Robust Demographics
- » Guaranteed by Mac's Convenience Stores (500+ Stores), a Subsidiary of Couche-Tard, a Fortune 500 Company with Over \$51 Billion in Annual Revenue



FILE PHOTO



CUSHMAN &  
WAKEFIELD

Cushman and Wakefield Inc. LIC. # 00616335

These properties are listed in conjunction with Ohio & Michigan-licensed real estate broker Cushman & Wakefield, Inc.

# TABLE OF CONTENTS



## PORTFOLIO SUMMARY

## TENANT SUMMARY

## RENT ROLL

## CIRCLE K - BARBERTON, OH

## CIRCLE K - PARMA, OH

## CIRCLE K - UNIONTOWN, OH

## CIRCLE K - YOUNGSTOWN, OH

## CIRCLE K - KALAMAZOO, MI

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

## LEAD BROKERS

### RYAN FORSYTH

*Executive Director*

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

### VINCENT AICALE

*Executive Director*

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

### RYAN FITZPATRICK

*Associate*

319.431.1898

rfitzpatrick@iowaca.com

### MICHAEL T. YURAS, CCIM

*Executive Managing Director*

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

### SCOTT CROWLE

*Senior Director*

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

### JOSH SEAMANS, CCIM

*Vice President*

319.213.4884

jseamans@iowaca.com

**YURAS  
AICALE  
FORSYTH  
CROWLE**

Leased Investment Team

[www.YAFteam.com](http://www.YAFteam.com)

# PORTFOLIO SUMMARY

PRICE	\$4,842,000
CAP RATE	5.75% return
NOI	\$278,376
LEASE TYPE	Absolute NNN, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot

ADDRESS	CITY	STATE	PARCEL SIZE	LEASE EXPIRATION	NOI
1383 WOOSTER ROAD WEST	Barberton	OH	0.83 Acres (36,736 SF)	12/31/2026	\$36,956
7895 YORK ROAD	Parma	OH	0.91 Acres (39,640 SF)	1/3/2026	\$58,795
3634 MASSILLON ROAD	Uniontown	OH	1 Acres (36,736 SF)	1/28/2026	\$77,092
1821 MAHONING AVENUE	Youngstown	OH	0.81 Acres (35,196 SF)	6/30/2026	\$44,547
4117 PORTAGE STREET	Kalamazoo	MI	0.50 Acres (21,736 SF)	12/11/2026	\$60,986

FILE PHOTO



# INVESTMENT HIGHLIGHTS

## FIVE-PROPERTY CIRCLE K PORTFOLIO WITH STRONG REAL ESTATE FUNDAMENTALS

- » Five Circle K leased assets: four locations in Ohio and one location in Michigan
- » Established retailer with successful operating history at each location
- » Absolute NNN leases requiring no landlord management, providing the ideal investment opportunity for an out-of-area investor
- » Scheduled rental increases, providing a hedge against inflation
- » Low rents at below market
- » All locations have recently exercised their option periods, demonstrating a long-term commitment to the sites

## WELL-POSITIONED ASSETS WITH EXCELLENT VISIBILITY AND EASY ACCESS

- » All five properties are located at a hard corner, and 80% of the properties are located at a signalized intersection
- » Positioned on high-traffic roadways with easy access and great visibility
- » Several properties enjoy convenient access to nearby highways
- » Located in retail corridors tenanted by national, regional, and local stores

## CENTRAL LOCATIONS WITH STRONG DEMOGRAPHICS

- » Close to major schools, employers, and densely populated residential neighborhoods
- » Proximity to important community amenities like hospitals, parks, golf courses, and airports
- » Strong customer base in surrounding area

## HIGH-QUALITY CONSTRUCTION

- » Ample parking and gas pumps at all properties
- » C-stores at all properties, providing customer convenience and boosting sales revenue

## GUARANTEED BY MAC'S CONVENIENCE STORES

- » With over 500 stores, Mac's is a subsidiary of Couche-Tard, a Fortune 500 company with over \$51 billion in annual revenue



# TENANT SUMMARY



Circle K is an international chain of convenience stores and fueling stations. Founded in El Paso, Texas in 1951, Circle K’s success in the convenience retailing industry spans more than 60 years. Circle K convenience stores and fuel stations offer fresh food, hot and cold beverages, car wash services, gasoline and diesel, and other high-quality products designed to meet or exceed customers’ demands in a clean, welcoming, and efficient environment.

The company is owned and operated by the Canada-based Alimentation Couche-Tard, one of the largest company-owned convenience store operators in the world. Today, Circle K has a presence in most of the 50 U.S. states, all Canadian provinces, and a number of European, Asian, Latin American, and Middle Eastern countries. Couche-Tard has a worldwide network of more than 15,000 stores, employs about 120,000 people, services some 25 million customers each week, and has doubled its annual revenue in the past six years. Couche-Tard’s shares are listed on the Toronto Stock Exchange, and the company is rated “BBB” by Standard & Poor’s and “Baa2” by Moody’s.

For more information, please visit [www.circlek.com](http://www.circlek.com) and [corpo.couche-tard.com/en/](http://corpo.couche-tard.com/en/).

<b>S&amp;P</b>	<b>“BBB”</b>	<b># OF LOCATIONS</b>	<b>15,000+</b>
<b>REVENUE</b>	<b>\$51.4B</b>	<b>OWNERSHIP</b>	<b>Alimentation Couche-Tard</b>

FILE PHOTO





# RENT ROLL

CITY, STATE	SQUARE FEET	LEASE TERM		CURRENT RENTAL RATES					FUTURE RENTAL RATES					RECOVERY TYPE
		START	TERM	START	MONTHLY	PSF	ANNUAL	PSF	DATE	MONTHLY	PSF	ANNUAL	PSF	
Barberton, Ohio	2,820	Mar-94	Dec-26	Current	\$3,080	\$1.09	\$36,956	\$13.10	Options - 5 Options at 5 Years					NNN
									Jan-27	\$3,234	\$1.15	\$38,804	\$13.76	
									Jan-32	\$3,395	\$1.20	\$40,744	\$14.45	
									Jan-37	\$3,565	\$1.26	\$42,782	\$15.17	
									Jan-42	\$3,743	\$1.33	\$44,921	\$15.93	
									Jan-47	\$3,931	\$1.39	\$47,167	\$16.73	
Parma, Ohio	2,705	Jan-95	Jan-26	Current	\$4,900	\$1.81	\$58,795	\$21.74	Jan-20	\$5,541	\$2.05	\$66,496	\$24.58	NNN
									Jan-25	\$5,863	\$2.17	\$70,361	\$26.01	
									Options - 5 Options at 5 Years					
									Jan-26	\$6,157	\$2.28	\$73,879	\$27.31	
									Dec-31	\$6,464	\$2.39	\$77,573	\$28.68	
									Dec-36	\$6,788	\$2.51	\$81,451	\$30.11	
									Dec-41	\$7,127	\$2.63	\$85,524	\$31.62	
									Dec-46	\$7,483	\$2.77	\$89,800	\$33.20	
Uniontown, Ohio	2,820	Jan-94	Jan-26	Current	\$6,424	\$2.28	\$77,092	\$27.34	Jan-24	\$6,861	\$2.43	\$82,326	\$29.19	NNN
									Options - 5 Options at 5 Years					
									Jan-26	\$7,204	\$2.55	\$86,442	\$30.65	
									Jan-31	\$7,564	\$2.68	\$90,765	\$32.19	
									Jan-36	\$7,942	\$2.82	\$95,303	\$33.80	
									Jan-41	\$8,339	\$2.96	\$100,068	\$35.49	
									Jan-46	\$8,756	\$3.10	\$105,071	\$37.26	
Youngstown, Ohio	2,710	Jul-94	Jun-26	Current	\$3,712	\$1.37	\$44,547	\$16.44	Jul-24	\$3,900	\$1.44	\$46,802	\$17.27	NNN
									Options - 5 Options at 5 Years					
									Jul-26	\$4,095	\$1.51	\$49,142	\$18.13	
									Jul-31	\$4,300	\$1.59	\$51,599	\$19.04	
									Jul-36	\$4,515	\$1.67	\$54,179	\$19.99	
									Jul-41	\$4,741	\$1.75	\$56,888	\$20.99	
									Jul-46	\$4,978	\$1.84	\$59,733	\$22.04	
Kalamazoo, Michigan	2,733	Dec-94	Dec-26	Current	\$5,082	\$1.86	\$60,986	\$22.31	Dec-19	\$5,384	\$1.97	\$64,610	\$23.64	NNN
									Dec-24	\$5,716	\$2.09	\$68,594	\$25.10	
									Options - 5 Options at 5 Years					
									Dec-26	\$6,002	\$2.20	\$72,024	\$26.35	
									Dec-31	\$6,302	\$2.31	\$75,625	\$27.67	
									Dec-36	\$6,617	\$2.42	\$79,406	\$29.05	
									Dec-41	\$6,948	\$2.54	\$83,376	\$30.51	
									Dec-46	\$7,295	\$2.67	\$87,545	\$32.03	
TOTALS/AVERAGES	13,788				\$23,198	\$1.68	\$278,376	\$20.19						

# DEMOGRAPHIC PROFILE & LEASE ABSTRACT - BARBERTON, OH

2018 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>7,732</b>	<b>33,614</b>	<b>80,204</b>
Households	3,239	13,833	32,455
Families	2,012	8,860	21,253
Average Household Size	2.38	2.40	2.44
Owner Occupied Housing Units	2,048	8,962	22,224
Renter Occupied Housing Units	1,190	4,871	10,231
Median Age	40.8	42.4	42.3
<b>Average Household Income</b>	<b>\$51,002</b>	<b>\$56,174</b>	<b>\$63,147</b>

2023 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>7,768</b>	<b>33,713</b>	<b>80,995</b>
Households	3,253	13,884	32,803
Families	2,003	8,823	21,331
Average Household Size	2.39	2.39	2.44
Owner Occupied Housing Units	2,099	9,141	22,754
Renter Occupied Housing Units	1,154	4,744	10,049
Median Age	41.3	43.1	42.9
<b>Average Household Income</b>	<b>\$59,164</b>	<b>\$64,858</b>	<b>\$73,243</b>



**POPULATION OF 80,204**  
WITHIN FIVE MILES

<b>TENANT</b>	Mac's Convenience Stores LLC	
<b>ADDRESS</b>	<a href="#">1383 Wooster Road West, Barberton, Ohio</a>	
<b>RENT COMMENCEMENT</b>	March 1, 1994	
<b>LEASE EXPIRATION</b>	December 31, 2026	
<b>RENEWAL OPTIONS</b>	Five (5) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> Current-Dec. 2026 Jan. 2027-Dec. 2031 (Option 1) Jan. 2032-Dec. 2036 (Option 2) Jan. 2037-Dec. 2041 (Option 3) Jan. 2042-Dec. 2046 (Option 4) Jan. 2047-Dec. 2051 (Option 5)	<b>NOI</b> \$36,956 \$38,804 \$40,744 \$42,782 \$44,921 \$47,167
<b>REAL ESTATE TAXES</b>	Tenant is responsible for taxes.	
<b>INSURANCE</b>	Tenant is responsible for insurance.	
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance and repair.	
<b>MAINTENANCE BY LANDLORD</b>	None	
<b>RIGHT OF FIRST REFUSAL</b>	Tenant is given sixty (60) days within which to elect to purchase the Premises.	



# BARBERTON, OH



INDUSTRIAL REGION

Magic City Plaza

**kmart** **DOLLAR TREE**  
**BIG LOTS!** **Payless**  
**Save a lot**

**B&W** Babcock & Wilcox  
(1,100 employees)

**BWXT**  
BW Technologies, Inc.  
(1,600 employees)

**pizza BO GO**

**THE GAMERS' KEEP**

**FAMILY DOLLAR**  
my family, my family dollar.

**SUBWAY**

**CIRCLE K**



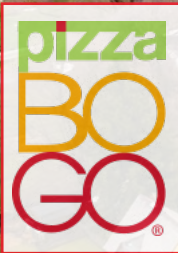
Wooster Road (13,627 AADT)

31st Street (15,703 AADT)





# BARBERTON, OH



Wooster Road (13,627 AADT)

31st Street (15,703 AADT)





# SITE PLAN - BARBERTON, OH



RITE  
AID

FARMERS  
INSURANCE

31st STREET

GAS  
PUMPS

CIRCLE K  
2,820 SF

WOOSTER ROAD WEST

SUBWAY

pizza  
BO  
GO

# PROPERTY OVERVIEW - BARBERTON, OH

## LOCATION

The property is conveniently located at the signalized hard corner of Wooster Road West and 31st Street, with excellent visibility and access to 29,330 vehicles per day directly in front of the property. Access to Highway 21, a major transportation corridor with a traffic count of 31,617 vehicles per day, is located nearby. The property is located in a strong retail corridor and is surrounded by a solid mix of local, regional, and national tenants, including Rite Aid, Subway, Domino's Pizza, Family Dollar, pizzaBOGO, and more. Additionally, Barberton's downtown retail district—featuring major brands like Save-A-Lot, Dollar Tree, AutoZone, Kmart, Rainbow, Big Lots, McDonald's, and Taco Bell—is less than two miles away from the property.

The property is centrally located within the Akron area and benefits from a large customer base. The property is just minutes from the 271-bed Summa Health System – Barberton Campus, which has 1,694 employees. The property is also near several schools, including Barberton Elementary School West (738 students), Norton Middle School (786 students), and Norton High School (806 students). Furthermore, the property is surrounded by residential neighborhoods, with more than 80,000 people living within a five-mile radius.

## ACCESS

Access from Wooster Road West and 31st Street

## TRAFFIC COUNTS

Wooster Road West:	13,627 AADT
31st Street:	15,703 AADT
Highway 21:	31,617 AADT

## PARKING

15 parking stalls and eight (8) gas pumps

## BUILDING SF

2,820 SF

## YEAR BUILT

1994

## NEAREST AIRPORT

Akron—Canton Airport (CAK)



15

PARKING  
STALLS



1994

YEAR  
BUILT



29K

TRAFFIC  
COUNT (AADT)



NEAREST  
AIRPORT

AKRON—CANTON  
AIRPORT



# DEMOGRAPHIC PROFILE & LEASE ABSTRACT - PARMA, OH

2018 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>8,468</b>	<b>75,430</b>	<b>192,538</b>
Households	3,569	33,111	82,731
Families	2,364	20,101	50,916
Average Household Size	2.35	2.24	2.29
Owner Occupied Housing Units	2,666	22,166	57,616
Renter Occupied Housing Units	903	10,945	25,114
Median Age	49.7	46.6	45.0
<b>Average Household Income</b>	<b>\$76,624</b>	<b>\$73,622</b>	<b>\$72,740</b>

2023 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>8,238</b>	<b>74,262</b>	<b>189,095</b>
Households	3,495	32,767	81,674
Families	2,304	19,769	49,962
Average Household Size	2.33	2.23	2.27
Owner Occupied Housing Units	2,625	22,081	57,349
Renter Occupied Housing Units	869	10,687	24,325
Median Age	50.9	47.3	45.5
<b>Average Household Income</b>	<b>\$87,705</b>	<b>\$84,465</b>	<b>\$83,302</b>



**POPULATION OF 192,538**  
WITHIN FIVE MILES

<b>TENANT</b>	Mac's Convenience Stores LLC	
<b>ADDRESS</b>	<a href="#">7895 York Road, Parma, Ohio</a>	
<b>RENT COMMENCEMENT</b>	January 4, 1995	
<b>LEASE EXPIRATION</b>	January 3, 2026	
<b>RENEWAL OPTIONS</b>	Five (5) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> Current-Jan. 2020 Jan. 2020-Jan. 2025 Jan. 2025-Jan. 2026 Jan. 2026-Dec. 2031 (Option 1) Dec. 2031-Dec. 2036 (Option 2) Dec. 2036-Dec. 2041 (Option 3) Dec. 2041-Dec. 2046 (Option 4) Dec. 2046-Dec. 2051 (Option 5)	<b>NOI</b> \$58,795 \$66,496 \$70,361 \$73,879 \$77,573 \$81,451 \$85,524 \$89,800
<b>REAL ESTATE TAXES</b>	Tenant is responsible for taxes.	
<b>INSURANCE</b>	Tenant is responsible for insurance.	
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance and repair.	
<b>MAINTENANCE BY LANDLORD</b>	None	
<b>RIGHT OF FIRST REFUSAL</b>	Tenant is given sixty (60) days within which to elect to purchase the Premises.	





**MetroHealth**  
(16 beds)

DOWNTOWN CLEVELAND  
(10.6 miles)

Valley Forge High School  
(1,551 students)

Pleasant Valley Elementary  
(932 students)

**Cuyahoga Community College**  
WESTERN CAMPUS  
(12,000+ students)

**FAMILY DOLLAR**  
my family, my family dollar.

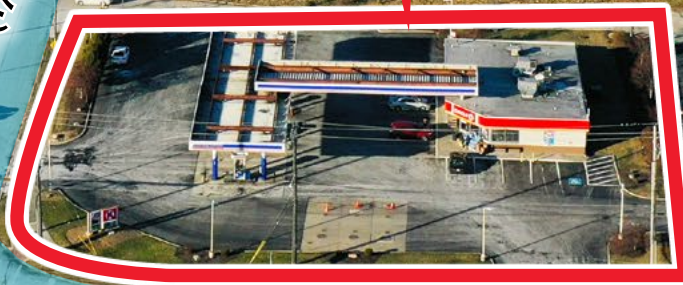
**GM**  
(1,500 employees)

**Walgreens**

**CIRCLE K**

**McDonald's**

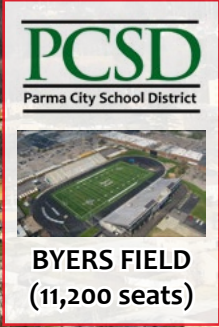
York Road (17,650 AADT)



West Sprague Road (16,833 AADT)



# PARMA, OH



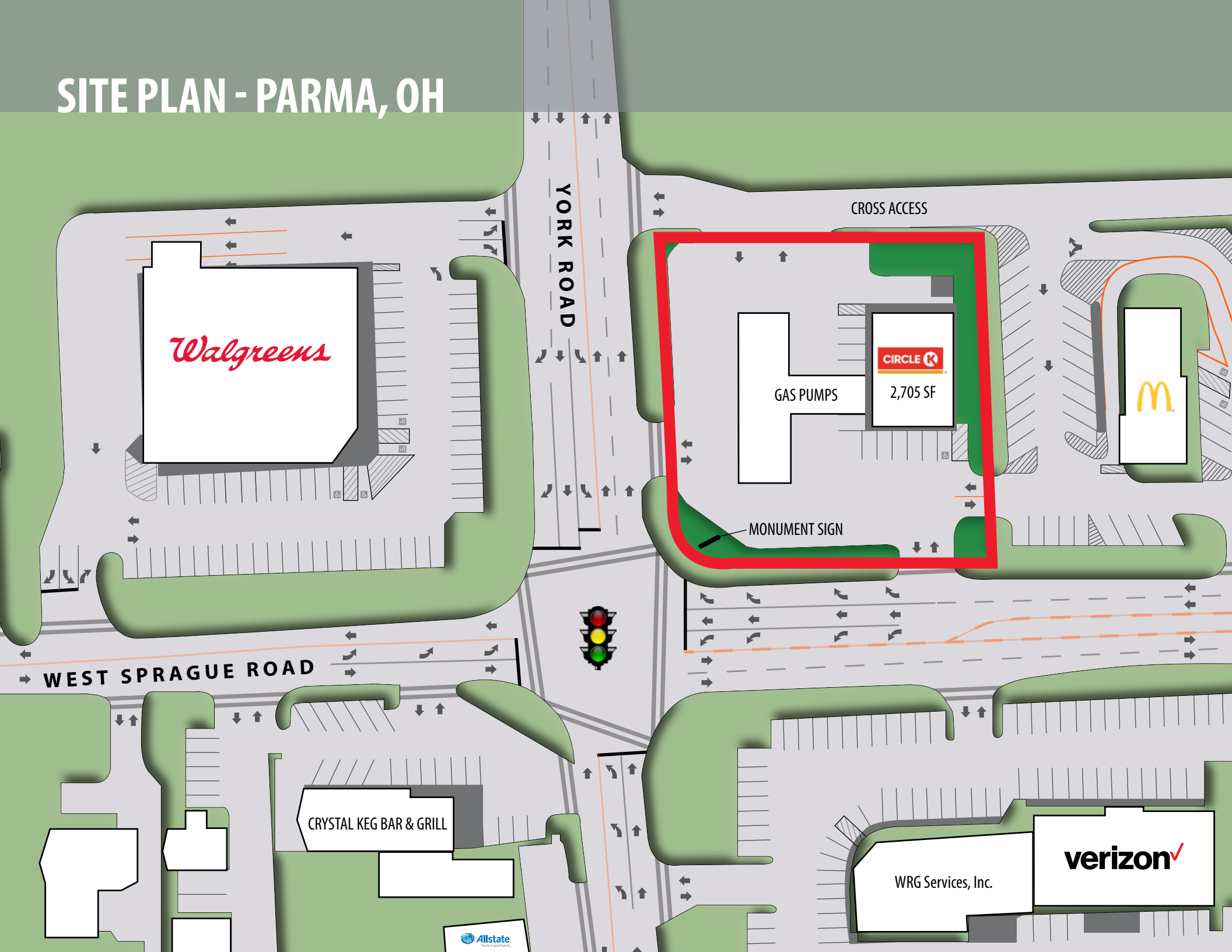
York Road (17,650 AADT)

West Sprague Road (16,833 AADT)





# SITE PLAN - PARMA, OH



# PROPERTY OVERVIEW - PARMA, OH

## LOCATION

The property is conveniently located at the signalized hard corner of York Road and West Sprague Road, with excellent visibility and access to 34,483 vehicles per day directly in front of the property. The property is located in a strong retail cluster and is surrounded by a solid mix of local, regional, and national tenants, including Walgreens, McDonald's, Advance Auto Parts, Verizon, Great Clips, and more. Additionally, Parma's primary retail district—featuring major brands like Walmart Supercenter, JCPenney, Target, Giant Eagle Supermarket, PetSmart, and Dick's Sporting Goods —is just over two miles away from the property.

The property is centrally located and benefits from a large customer base. The property is just minutes from the 332-bed University Hospitals Parma Medical Center, which has 2,000 employees. The property is also near several schools, including Pleasant Valley Elementary School (932 students), Valley Forge High School (1,551 students), and Cuyahoga Community College West Campus (12,000 students). Additionally, the Cuyahoga Community College West Campus isn't only for students; more than 100,000 non-students visit each year for events such as concerts and theatrical productions. Furthermore, the property is surrounded by densely populated residential neighborhoods, with 192,538 people living within a five-mile radius.

## ACCESS

Access from York Road and West Sprague Road

## TRAFFIC COUNTS

York Road: 17,650 AADT  
West Sprague Road: 16,833 AADT

## PARKING

14 parking stalls and eight (8) gas pumps

## BUILDING SF

2,705 SF

## YEAR BUILT

1995

## NEAREST AIRPORT

Cleveland Hopkins International Airport (CLE)



**15**  
PARKING  
STALLS



**1995**  
YEAR  
BUILT



**34K**  
TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**  
CLEVELAND  
HOPKINS  
INTERNATIONAL  
AIRPORT

# DEMOGRAPHIC PROFILE & LEASE ABSTRACT - UNIONTOWN, OH

2018 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>3,733</b>	<b>27,061</b>	<b>73,400</b>
Households	1,490	10,504	29,042
Families	975	7,491	20,383
Average Household Size	2.51	2.56	2.52
Owner Occupied Housing Units	1,044	7,940	21,740
Renter Occupied Housing Units	446	2,564	7,302
Median Age	43.2	43.9	43.7
<b>Average Household Income</b>	<b>\$98,719</b>	<b>\$91,143</b>	<b>\$82,950</b>

2023 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>4,101</b>	<b>27,912</b>	<b>74,322</b>
Households	1,634	10,844	29,427
Families	1,068	7,687	20,530
Average Household Size	2.51	2.56	2.52
Owner Occupied Housing Units	1,059	8,132	22,106
Renter Occupied Housing Units	575	2,712	7,321
Median Age	43.7	44.5	44.3
<b>Average Household Income</b>	<b>\$118,468</b>	<b>\$105,844</b>	<b>\$95,970</b>

<b>TENANT</b>	Mac's Convenience Stores LLC	
<b>ADDRESS</b>	<a href="#">3634 Massillon Road, Uniontown, Ohio</a>	
<b>RENT COMMENCEMENT</b>	January 29, 1994	
<b>LEASE EXPIRATION</b>	January 28, 2026	
<b>RENEWAL OPTIONS</b>	Five (5) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> Current-Jan. 2024 Jan. 2024-Jan. 2026 Jan. 2026-Jan. 2031 (Option 1) Jan. 2031-Jan. 2036 (Option 2) Jan. 2036-Jan. 2041 (Option 3) Jan. 2041-Jan. 2046 (Option 4) Jan. 2046-Jan. 2051 (Option 5)	<b>NOI</b> \$77,092 \$82,326 \$86,442 \$90,765 \$95,303 \$100,068 \$105,071
<b>REAL ESTATE TAXES</b>	Tenant is responsible for taxes.	
<b>INSURANCE</b>	Tenant is responsible for insurance.	
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance and repair.	
<b>MAINTENANCE BY LANDLORD</b>	None	
<b>RIGHT OF FIRST REFUSAL</b>	Tenant is given sixty (60) days within which to elect to purchase the Premises.	



**POPULATION OF 73,400**  
WITHIN FIVE MILES





DOWNTOWN AKRON  
(10 miles)

AKRON FULTON  
INTERNATIONAL AIRPORT  
(6 miles)

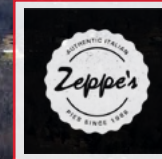
Schrop Elementary School  
(496 students)

CHENOWETH GOLF COURSE

**GOODYEAR**

TIRE FACTORY  
(3,000 employees)

**RÖCHLING**



MAYFAIR COUNTRY CLUB



**Interstate 77**  
(110,913 AADT)

Massillon Road  
(27,334 AADT)



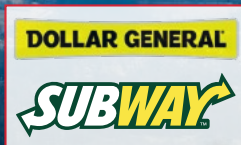
UNIONTOWN, OH



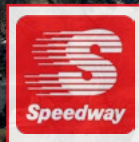


AKRON-CANTON AIRPORT  
(5 miles)

INDUSTRIAL REGION



Massillon Road  
(27,334 AADT)

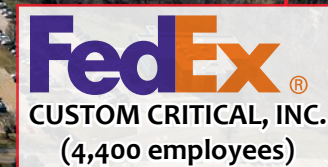


Green Intermediate School  
(925 students)

Green Middle School  
(672 students)



Green High School  
(1,272 students)



Interstate 77 (110,913 AADT)

UNIONTOWN, OH



# SITE PLAN - UNIONTOWN, OH



InfoCision

CIRCLE K

2,820 SF

GAS PUMPS

SANDY KNOLL DRIVE

MASSILLON ROAD

Advance Auto Parts

T-Mobile

DUNKIN' DONUTS

INTERSTATE 77

# PROPERTY OVERVIEW - UNIONTOWN, OH

## LOCATION

The property is conveniently located at the hard corner of Massillon Road and Sandy Knoll Drive, with excellent visibility and access to 27,334 vehicles per day directly in front of the property. The property benefits from immediate access to Interstate 77, an extremely busy highway between Akron and Canton, with a traffic count of 110,913 vehicles per day. The property is located in a strong retail and commercial cluster and is surrounded by a solid mix of local, regional, and national tenants, including Giant Eagle, Advance Auto Parts, Dunkin' Donuts, McDonald's, Acme Market, CVS, and more.

The property is centrally located and benefits from a strong customer base. The property is close to major employment centers, and nearly 10,000 daytime employees work within a one-mile radius. The property is also near several schools, including Green High School (1,272 students), Green Intermediate School (925 students), and Green Middle School (672 students). A number of recreational areas are also close by, including Mayfair Country Club, Ohio Prestwick Country Club, and Raintree Golf Course. Furthermore, the property is surrounded by affluent residential neighborhoods; the average household income within one miles of the property is \$98,719, and 73,400 people live within a five-mile radius.

## ACCESS

Access from Massillon Road and Sandy Knoll Drive

## TRAFFIC COUNTS

Massillon Road: 27,334 AADT  
Interstate 77: 110,913 AADT

## PARKING

22 parking stalls and eight (8) gas pumps

## BUILDING SF

2,820 SF

## YEAR BUILT

1994

## NEAREST AIRPORT

Akron—Canton Airport (CAK)



**22**  
PARKING  
STALLS



**1994**  
YEAR  
BUILT



**27K**  
TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**  
AKRON—CANTON  
AIRPORT



# DEMOGRAPHIC PROFILE & LEASE ABSTRACT - YOUNGSTOWN, OH

2018 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>8,237</b>	<b>55,466</b>	<b>138,680</b>
Households	3,497	23,997	59,142
Families	2,050	12,910	34,822
Average Household Size	2.35	2.18	2.27
Owner Occupied Housing Units	2,310	13,331	36,884
Renter Occupied Housing Units	1,187	10,666	22,298
Median Age	38.4	40.9	42.7
<b>Average Household Income</b>	<b>\$43,212</b>	<b>\$43,609</b>	<b>\$51,987</b>

2023 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>7,958</b>	<b>53,685</b>	<b>134,682</b>
Households	3,395	23,378	57,763
Families	1,972	12,429	33,706
Average Household Size	2.34	2.16	2.26
Owner Occupied Housing Units	2,254	13,144	36,433
Renter Occupied Housing Units	1,140	10,234	21,330
Median Age	38.7	41.8	43.5
<b>Average Household Income</b>	<b>\$49,983</b>	<b>\$50,174</b>	<b>\$60,002</b>



**POPULATION OF 138,680**  
WITHIN FIVE MILES

<b>TENANT</b>	Mac's Convenience Stores LLC	
<b>ADDRESS</b>	<a href="#">1821 Mahoning Avenue, Youngstown, Ohio</a>	
<b>RENT COMMENCEMENT</b>	July 1, 1994	
<b>LEASE EXPIRATION</b>	June 30, 2026	
<b>RENEWAL OPTIONS</b>	Five (5) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> Current-Jun. 2024 Jul. 2024-Jun. 2026 Jul. 2026-Jun. 2031 (Option 1) Jul. 2031-Jun. 2036 (Option 2) Jul. 2036-Jun. 2041 (Option 3) Jul. 2041-Jun. 2046 (Option 4) Jul. 2046-Jun. 2051 (Option 5)	<b>NOI</b> \$44,547 \$46,802 \$49,142 \$51,599 \$54,179 \$56,888 \$59,733
<b>REAL ESTATE TAXES</b>	Tenant is responsible for taxes.	
<b>INSURANCE</b>	Tenant is responsible for insurance.	
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance and repair.	
<b>MAINTENANCE BY LANDLORD</b>	None	
<b>RIGHT OF FIRST REFUSAL</b>	Tenant is given sixty (60) days within which to elect to purchase the Premises.	



# YOUNGSTOWN, OH



Austintown Fitch High School &  
Austintown Middle School  
(2,797 students)



INDUSTRIAL REGION



South Bella Vista Avenue (8,348 AADT)



Mahoning Avenue  
(17,265 AADT)





# YOUNGSTOWN, OH



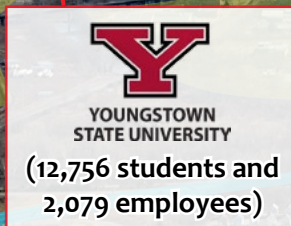
DOWNTOWN YOUNGSTOWN  
(2 miles)



INDUSTRIAL REGION

INDUSTRIAL REGION

Highway 193



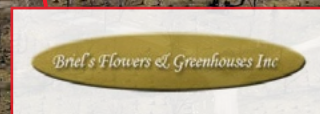
Interstate 680  
(57,763 AADT)

Hunan Express

Mahoning Avenue  
(17,265 AADT)



South Bella Vista Avenue (8,348 AADT)





# SITE PLAN - YOUNGSTOWN, OH



# PROPERTY OVERVIEW - YOUNGSTOWN, OH

## LOCATION

The property is conveniently located at the signalized hard corner of Mahoning Avenue and South Belle Vista Avenue, with excellent visibility and access to 25,613 vehicles per day directly in front of the property. The property benefits from immediate access to Interstate 680, a busy highway with a traffic count of 57,763 vehicles per day. Mahoning Avenue serves as a retail and commercial corridor, and the property is surrounded by a solid mix of local, regional, and national tenants, including Rite Aid, CVS, Dollar Tree, Family Dollar, O'Reilly Auto Parts, Burger King, Dollar General, and more.

The property is centrally located and benefits from a strong customer base. The property is approximately two miles from downtown Youngstown and Youngstown State University, which has a total enrollment of 12,756, employs 2,079 people, and serves as a major economic engine in the region. The property is also a short distance from the 388-bed Mercy Health — St. Elizabeth Youngstown Hospital. Furthermore, the property is surrounded by densely populated residential neighborhoods, with 138,680 people living within a five-mile radius.

## ACCESS

Access from Mahoning Avenue and South Belle Vista Avenue

## TRAFFIC COUNTS

Mahoning Avenue:	17,265 AADT
South Belle Vista Avenue:	8,348 AADT
Interstate 680:	57,763 AADT

## PARKING

12 parking stalls and eight (8) gas pumps

## BUILDING SF

2,710 SF

## YEAR BUILT

1994

## NEAREST AIRPORT

Akron—Canton Airport (CAK)



12

PARKING  
STALLS



1994

YEAR  
BUILT



26K

TRAFFIC  
COUNT (AADT)



NEAREST  
AIRPORT

AKRON—CANTON  
AIRPORT



# DEMOGRAPHIC PROFILE & LEASE ABSTRACT - KALAMAZOO, MI

2018 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>6,499</b>	<b>48,328</b>	<b>135,751</b>
Households	2,904	20,681	54,391
Families	1,583	10,501	28,255
Average Household Size	2.18	2.29	2.36
Owner Occupied Housing Units	1,805	11,427	29,853
Renter Occupied Housing Units	1,099	9,253	24,538
Median Age	35.9	35.2	31.4
<b>Average Household Income</b>	<b>\$55,539</b>	<b>\$57,655</b>	<b>\$61,013</b>

2023 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>6,642</b>	<b>49,635</b>	<b>139,826</b>
Households	2,952	21,193	55,996
Families	1,595	10,651	28,748
Average Household Size	2.19	2.30	2.36
Owner Occupied Housing Units	1,852	11,885	31,022
Renter Occupied Housing Units	1,099	9,308	24,974
Median Age	37.0	35.9	32.1
<b>Average Household Income</b>	<b>\$64,840</b>	<b>\$68,928</b>	<b>\$72,807</b>



**POPULATION OF 135,751**  
WITHIN FIVE MILES

<b>TENANT</b>	Mac's Convenience Stores LLC	
<b>ADDRESS</b>	<a href="#">4117 Portage Street, Kalamazoo, Michigan</a>	
<b>RENT COMMENCEMENT</b>	December 12, 1994	
<b>LEASE EXPIRATION</b>	December 11, 2026	
<b>RENEWAL OPTIONS</b>	Five (5) five (5) year options	
<b>RENTAL INCREASES</b>	<b>YEAR</b> Current-Dec. 2019 Dec. 2019-Dec. 2024 Dec. 2024-Dec. 2026 Dec. 2026-Dec. 2031 (Option 1) Dec. 2031-Dec. 2036 (Option 2) Dec. 2036-Dec. 2041 (Option 3) Dec. 2041-Dec. 2046 (Option 4) Dec. 2046-Dec. 2051 (Option 5)	<b>NOI</b> \$60,986 \$64,610 \$68,594 \$72,024 \$75,625 \$79,406 \$83,376 \$87,545
<b>REAL ESTATE TAXES</b>	Tenant is responsible for taxes.	
<b>INSURANCE</b>	Tenant is responsible for insurance.	
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance and repair.	
<b>MAINTENANCE BY LANDLORD</b>	None	
<b>RIGHT OF FIRST REFUSAL</b>	Tenant is given sixty (60) days within which to elect to purchase the Premises.	



# KALAMAZOO, MI



ASCENSION  
BORGESS

(392-bed hospital with 2,410 employees)

DOWNTOWN KALAMAZOO  
(4 miles)

BRONSON

METHODIST HOSPITAL  
(405 beds and 3,000 employees)

Goodwill

DOLLAR  
GENERAL

O'Reilly AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

INDUSTRIAL REGION

Milwood Middle School  
(740 students)

DQ

Milwood  
Elementary School  
(326 students)

Greenwood Elementary School  
(120 students)

QUEKAS  
Authentic Mexican Food

Harding's  
FRIENDLY MARKETS

Portage Street  
(25,925 AADT)

Printmill  
printing | graphics

CONSUMERS  
CREDIT UNION

AutoZone

FIFTH THIRD BANK

TACO BOB'S

CIRCLE K

ONE WELL  
• BREWING •  
KALAMAZOO, MI

MILHAM PARK GOLF CLUB

Affordable  
MATTRESS

ROCKET  
COMICS

VALOR  
MARTIAL ARTS

INTERSTATE  
94 / Interstate 94 (85,462 AADT)



# KALAMAZOO, MI



INDUSTRIAL REGION

**AIR ZOO**  
Aerospace & Science Experience

**Pfizer**  
(6,100 employees)

**BIGGBY COFFEE**



ITALIAN RESTAURANT & BAR  
**B.R.A.V.O.!**

**Hampton Inn & Suites**  
(88 rooms)

**TACO BELL**

**stryker**  
(1,400 employees)

**SUBWAY**

**Auto Value**



Interstate 94  
(85,462 AADT)

**COUNTRY INNS & SUITES**  
BY CARLSON  
(79 rooms)

**Affordable MATTRESS**

**ROCKET COMICS**  
**VALOR**  
MARTIAL ARTS

**THE SALVATION ARMY**  
**SKY ZONE**  
TRAMPOLINE PARK

**Residence Inn**  
**Marriott**  
(83 rooms)

**ONE WELL**  
• BREWING •  
KALAMAZOO, MI

**CIRCLE K**



**Comfort INN**  
(58 rooms)

MILHAM PARK GOLF CLUB

**CONSUMERS CREDIT UNION**

**F/B FIFTH THIRD BANK**

**Printmill**  
printing | graphics

Portage Street  
(25,925 AADT)



# SITE PLAN - KALAMAZOO, MI



MILWOOD  
AUTO WASH

CIRCLE K

2,733 SF

GAS PUMPS

POLE SIGN



Kalamazoo  
VAPOR

Junly's China Hut

DORCHESTER AVENUE

GOLFVIEW AVENUE

PORTAGE STREET



# PROPERTY OVERVIEW - KALAMAZOO, MI

## LOCATION

The property is conveniently located at the hard corner of Golfview Avenue and Portage Street, with excellent visibility and access to 29,295 vehicles per day directly in front of the property. The property benefits from immediate access to Interstate 94, a busy highway with a traffic count of 85,462 vehicles per day. Portage Street serves as a retail and commercial corridor, and the property is surrounded by a solid mix of local, regional, and national tenants, including Dollar General, Dairy Queen, O'Reilly Auto Parts, Taco Bell, and more.

The property is centrally located and benefits from a strong customer base. The property is close to a number of schools, including Milwood Elementary School (326 students) and Milwood Middle School (740 students). The property is also a short distance from major employers such as Bronson Methodist Hospital (3,00 employees) and Pfizer (6,100 employees). Furthermore, the property is surrounded by densely populated residential neighborhoods, with 135,751 people living within a five-mile radius.

## ACCESS

Access from Portage Street and Golfview Avenue

## TRAFFIC COUNTS

Portage Street: 29,295 AADT  
Interstate 94: 85,462 AADT

## PARKING

12 parking stalls and six (6) gas pumps

## BUILDING SF

2,733 SF

## YEAR BUILT

1994

## NEAREST AIRPORT

Kalamazoo/Battle Creek International Airport (AZO)



FILE PHOTO



**12**  
PARKING  
STALLS



**1994**  
YEAR  
BUILT



**29K**  
TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**  
KALAMAZOO/  
BATTLE CREEK  
INTERNATIONAL  
AIRPORT



**YURAS  
AICALE  
FORSYTH  
CROWLE**

Leased Investment Team



## LEAD BROKERS

### **RYAN FORSYTH**

*Executive Director*

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

### **VINCENT AICALE**

*Executive Director*

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

### **RYAN FITZPATRICK**

*Associate*

319.431.1898

rfitzpatrick@iowaca.com

### **MICHAEL T. YURAS, CCIM**

*Executive Managing Director*

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

### **SCOTT CROWLE**

*Senior Director*

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

### **JOSH SEAMANS, CCIM**

*Vice President*

319.213.4884

jseamans@iowaca.com

**[www.YAFteam.com](http://www.YAFteam.com)**

Cushman and Wakefield Inc. LIC. # 00616335