

Big Lots

Tiffin, OH



Offering Price:
\$2,650,000



Cap Rate:
7.25%

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Representative Photo

Investment Summary

Stan Johnson Company is pleased to offer to qualified investors, a **retail property** which is 100% leased to **Big Lots** in **Tiffin, Ohio**. Big Lots is operating in the second option of its original 5 year lease, with over 3 years remaining. The remaining lease term also features an additional 5 year option with a 12.5% rental increase. The Property is at its third, and most successful, location with an established customer base and limited competition. The Property comes with additional plots of land available for future developments. Big Lots operates a total of 1,400 stores across 47 U.S. states, employing over 10,000 people. In 2018, Big Lots reported \$5.27 billion in annual revenue.

Location Overview

Tiffin is located between Toledo, Cleveland and Columbus, accessed by major highways from all directions and surrounded by rural communities. The city has a total area of 6.6 miles with the scenic Sandusky River flowing through the center of town. The Seneca County Airport is just at the edge of town. Amtrack and four major airports are well within driving distance. The city is served by cabs as well as a senior and national bus line. Tiffin's population was 17,828 as of the 2012 census.

Investment Highlights



**Outstanding
Rent-to-Sales Ratio**



**Long-Term Existing Location
with Minimal Competition**



**Proven Tenant with
Established Customer Base**



**Value Add Opportunity
with Development Site**



**Located in a Market
with Two Universities**

