

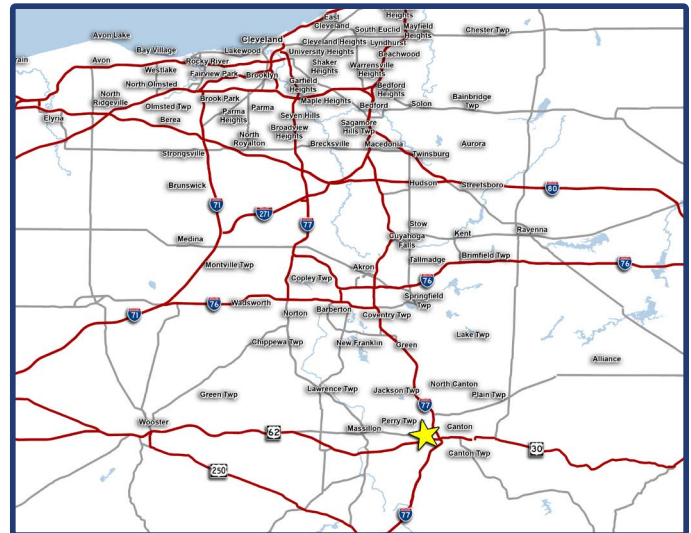


Representative Photo

INVESTMENT SALE

DESCRIPTION

- 13,905 SF freestanding drive-thru building
- 2.338 acres with full access curb cuts
- Fee simple ownership delivered free & clear of debt
- Credit: Investment Grade (S&P: BBB)
- Lease Term: Recent 7 year renewal following 20 year lease term
- Annual Base Rate: \$161,000 (\$11.58/SF)
- Cap Rate: 7.0%
- Price: \$2,300,000



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RETAIL AERIAL

WALGREENS INVESTMENT SALE

4024 FULTON DR NW | CANTON, OH 44718



LOCATION

Signalized intersection of Fulton Dr NW
& Whipple Ave NW in Canton, Ohio

INVESTMENT HIGHLIGHTS

Lease Start Date:	8/18/1998
Lease Expiration:	4/30/2061
Lease Amended:	4/30/2019 for 7 years
Termination Options:	7 options to terminate every 5-years starting 4/30/2026 with 12 months' notice
Tenant Sales:	\$2,098,995 (5/1/2018-4/30/2019)
Lease Type:	NN (Landlord responsible for building's roof & structure)
Real Estate Taxes:	\$40,637.74 (2018) paid by Tenant
Year Built:	1998

TRAFFIC COUNTS

Fulton Drive NW:	15,600 VPD west of Whipple Ave 13,600 VPD east of Whipple Ave
Whipple Avenue NW:	18,800 VPD south of Fullerton Dr 15,400 VPD north of Fullerton Dr

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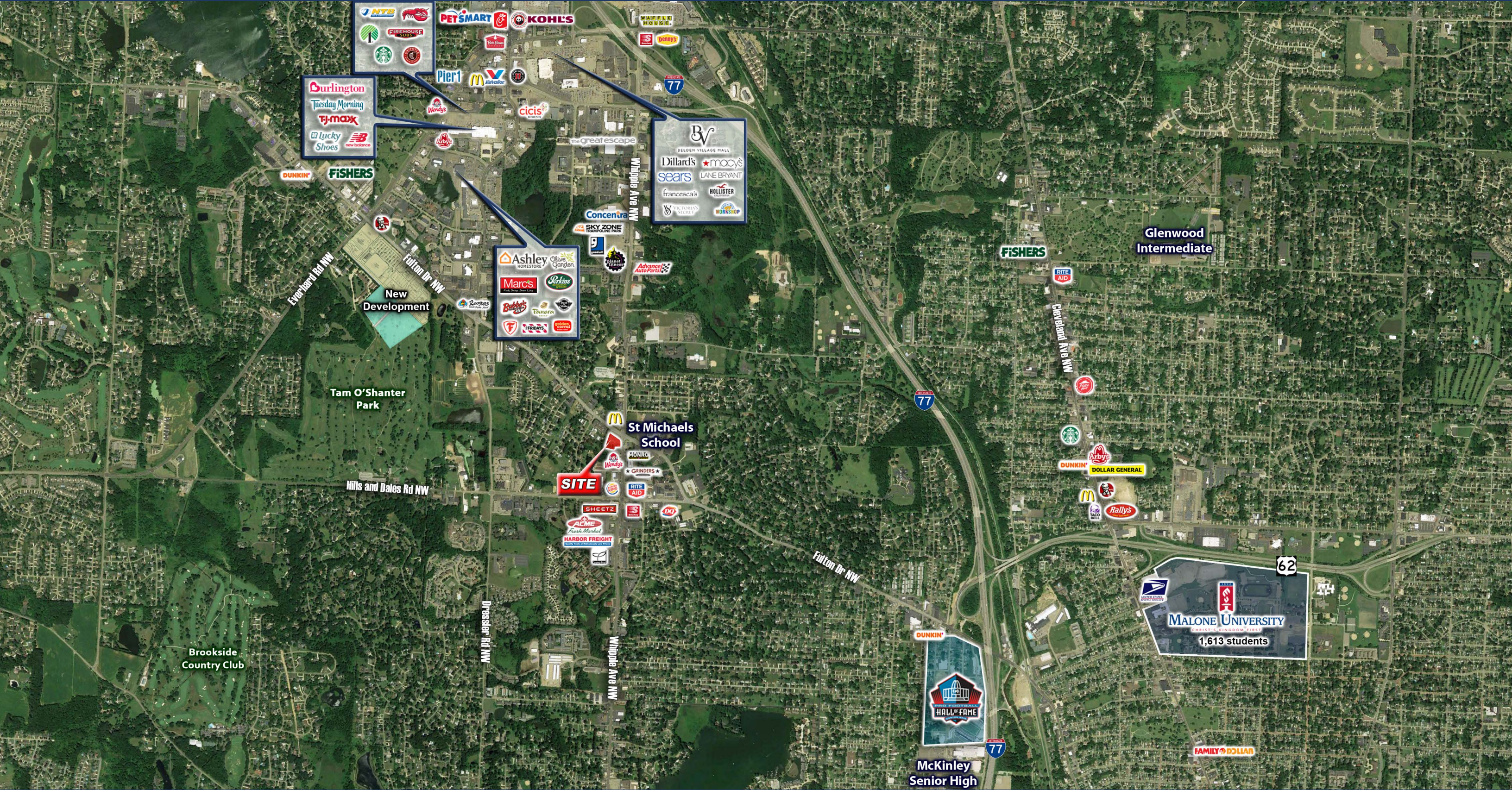
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TRADE AERIAL

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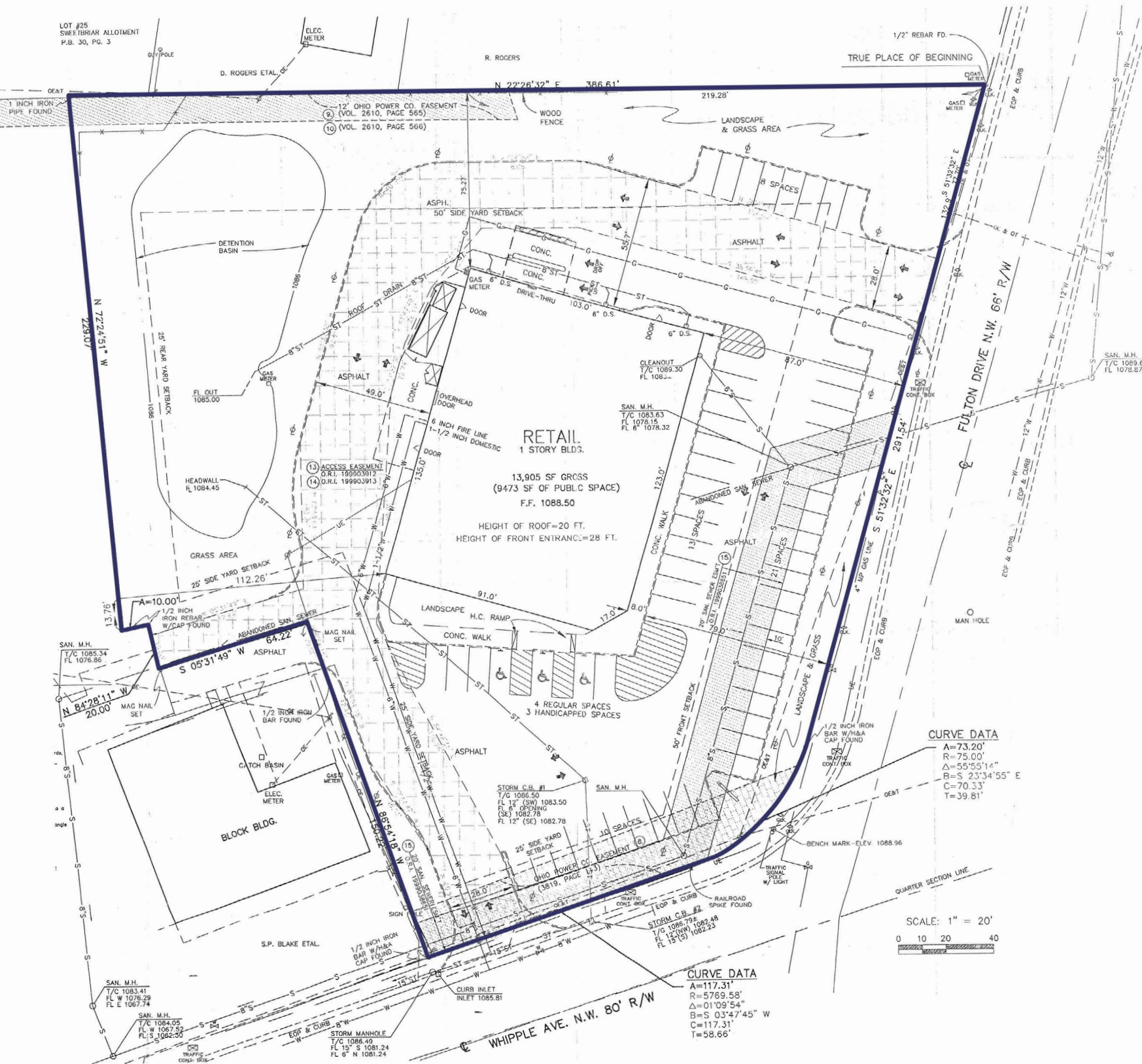
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2019 DEMOGRAPHICS



Population

1-Mile	4,312
3-Mile	66,080
5-Mile	173,171



Average Household Income

1-Mile	\$73,200
3-Mile	\$69,966
5-Mile	\$66,755



Number of Households

1-Mile	2,364
3-Mile	29,188
5-Mile	73,583



Daytime Population

1-Mile	11,142
3-Mile	73,824
5-Mile	195,057

