

VERIZON

2830 MAPLE AVENUE, ZANESVILLE, OHIO



OFFERING MEMORANDUM

Marcus & Millichap

COLONY SQUARE MALL



verizon



DOLLAR GENERAL
DISTRIBUTION CENTER



ZANE STATE COLLEGE
ZSC
3,500 STUDENTS

60



DOWNTOWN
ZANESVILLE



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Executive Summary

FINANCIAL SUMMARY

Price	\$1,865,000
Down Payment	100% \$1,865,000
Cap Rate	6.60%
Building SF	3,000 SF
Net Cash Flow	6.60% \$123,062 ⁽¹⁾
Year Built	2019
Land/Lot Size	.41 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Cellular Sales of Colorado LLC
Guarantor	Cellular Sales of Knoxville, Inc.
Roof & Structure	Landlord Responsible
Lease Commencement Date	May 17, 2019
Lease Expiration Date	May 16, 2029
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$123,062	6.60%
6 - 10	\$135,368	7.26%
Options	Annual Rent	Cap Rate
Option 1	\$148,905	7.98%
Option 2	\$163,796	8.78%

Base Rent	\$123,062
Net Operating Income	\$123,062
Total Return	6.60% \$123,062

(1) Annual Verizon Rent is \$123,062. The property has a Billboard ground lease that comes with the Verizon offering. The Billboard Ground Lease pays no rent for years 1 through 6. Year 7 begins on 9/18/2025. On this date the Billboard Lessee will be obligated to pay the Landlord of the Verizon property 10% of the Billboard's gross rentals from marketing. Please see below summary.

BILLBOARD GROUND LEASE - FUTURE UPSIDE

A small portion of the subject property is ground leased to a Billboard operator. A prospective Buyer will benefit from rental income from the Billboard sign starting on 9/18/2025.

BILLBOARD LEASE SUMMARY

Tenant	Robert D. Kessler d/b/a Kesco Investments Lease
Lease Term	20 Years
Renewal Options	2, 5 Year Options
Lease Commencement Date	September 18, 2019
Lease Expiration Date	September 17, 2039
Years 1 - 6	\$1.00
Years 7 - 20 & Both Option Periods	Equal to 10% of Billboard's Gross Rental from Marketing

**Gabe's
STAPLES**

Walmart 
Supercenter

 **Genesis**
HEALTHCARE SYSTEM
HEALTHPLEX

Bob Evans®
Discover Farm-Fresh Goodness™



 **PNC BANK**

verizon 



24,700 CPD
MAPLE AVE

 **Genesis**
HEALTHCARE SYSTEM

 **Huntington**



24,700 CPD
MAPLE AVE



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease with Verizon - 2019 Construction**
- » 10% Rental Increases Every 5 Years
- » **Tenant is the Largest Verizon Retailer in the United States - 700+ Locations**
- » **Future Upside in Billboard Ground Lease**
- » Just Over 45,000 Residents within a 5-Mile Radius
- » **Outparcel to Walmart Supercenter**
- » Situated in a Major Retail Corridor - Walmart Supercenter, Bob Evans, Captain D's, Gabe's, Staples, McDonald's, Wendy's, and More
- » **Excellent Frontage Along Maple Avenue, Visible to 24,700+ Cars/Day**
- » Minutes from Colony Square Mall (70+ Stores and Restaurants)
- » **Directly Across from Genesis HealthCare System Hospital**
- » Less Than 10 Minutes from Zane State College (3,500 Students)
- » **Strong Daytime Population - 47,052 Employees in Surrounding Area**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2023 Projection	7,518	25,165	45,650
2018 Estimate	7,468	24,758	45,003
Growth 2018 – 2023	0.68%	1.64%	1.44%

Households

2023 Projection	3,665	11,172	19,380
2018 Estimate	3,607	10,807	18,836
Growth 2018 – 2023	1.62%	3.38%	2.89%

Income

2018 Est. Average Household Income	\$58,468	\$56,170	\$55,244
2018 Est. Median Household Income	\$41,341	\$40,109	\$40,603
2018 Est. Per Capita Income	\$28,682	\$24,879	\$23,339





Tenant Overview



Basking Ridge, New Jersey

Headquarters

NASDAQ: VZ

Stock Symbol

2,330+

Locations

www.verizonwireless.com

Website

Verizon is the largest wireless telecommunications provider in the United States. The company offers the largest 4G LTE network in America and the nation's largest high-speed 3G network. For residential customers, Verizon FiOS is America's largest 100% fiber-optic network to the home, providing the nation's fastest, most consistent and most reliable Internet service, as well as TV with the best picture quality. For large businesses, Verizon is a global IP leader, operating one of the worlds' most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate

around the globe. Verizon operates a national 4G LTE network covering 98% of the U.S. population and is currently developing a 5G network.

Recognized as the largest Verizon wireless retailer in the United States, Cellular Sales was founded in Knoxville, TN in 1993 by University of Tennessee graduates, Dane and Meg Scism. The company employs over 4,600 people and is currently 550 locations strong and growing. The Knoxville area is home to 17 of Cellular Sales' Verizon Wireless retail locations, from Harriman in the west to Jefferson City and Newport in the east.

Lease Summary

LESSEE'S OBLIGATIONS

Lessee shall, at Lessee's expense and throughout the Term, keep in clean, sanitary and safe condition the Leased Premises, and except for the repairs Lessor is specifically obligated to make pursuant to the terms of this Lease, make all necessary repairs to the Building. Including, but not limited to, the exterior and interior doors, windows, ceiling tiles, fixtures, carpets and floor coverings, interior and exterior wall surfaces and coverings, plumbing systems and fixtures from the point of entry into the building and the monitoring of any fire suppression system in the Building. In addition, Lessee shall, at Lessee's expense, and throughout the term, be responsible for maintaining the Leased Premises, including, but not limited to, the landscaping, landscape irrigation system, grass mowing, site lighting, trash removal and cleaning of the sidewalks and parking lot, including trash, debris, ice and snow.

LESSOR'S OBLIGATIONS

Lessor shall, at Lessor's expense and throughout the Term, keep in good repair, maintain and replace, when and if necessary, all structural components of the Building including, but not limited to, the foundations, exterior walls, load bearing walls and columns, subfloors, floors (but not including carpet or tile or other floor covering), the roof, including roof membrane and any other interior damage caused by roof leaks, stairways, under slab and exterior plumbing, site utilities servicing the premises, and window and door frames and the inspections and repairs to any fire suppression system in the Building. Lessee will use reasonable efforts to report to Lessor any defective condition known to or discovered by Lessee that Lessor is required to repair. Lessor will commence any repair or replacement promptly after Lessor is aware of, by notice from Lessee or otherwise, the need for any such repair. Notwithstanding the foregoing, Lessee shall reimburse Lessor for repairs to, but not the replacement of, the roof membrane.

TAXES

Lessee shall pay, as additional rent, the Real Estate Taxes assessed against the Leased Premises for the period commencing on the Rent Commencement Date and ending on the last day of the Term. The term "Real Estate Taxes" shall mean any and all real property and/or ad valorem taxes, general, special or extraordinary assessments, maintenance fees, municipal utility district or other public, quasi-public or private fees, charges or assessments and any other taxes, now or hereafter applicable to the Leased Premises, but excluding any inheritance, estate, succession, transfer, gift, franchise, corporation, income, or profit tax, or capital levy that is or may be imposed on Lessor.

INSURANCE

Lessee agrees to procure and maintain during the Term, at its sole cost, the following insurance coverages; Commercial General Liability, Owned Property, Workers' Compensation and Employer's Liability.
Lessor agrees to procure and maintain during the Term, with Lessee reimbursing such costs as Additional Rent, the following insurance coverages: Building Insurance, Commercial General Liability (optional), Loss of Rents (optional), Earth movement, terrorism and flood insurance (optional).

UTILITIES

All utilities serving the Leased Premises shall be separately metered and Lessee shall pay directly to the utility service providers all costs for utilities consumed on the Leased Premises including without limitation electricity, water, gas and sewer.

ASSIGNMENT & SUBLET

Lessee may not sublease the Leased Premises or any portion thereof nor assign this Lease, nor transfer (by sale, assignment, operation of law or other disposition except for a guarantor hereof) any or all of the ownership interest of Lessee so as to result in a change in the effective voting control of Lessee by the person or persons owning a majority of said interest on the Signature Date of this Lease, without first obtaining Lessor's written consent. Consent to one Transfer shall not be construed as a consent to any subsequent Transfer. Notwithstanding a Transfer, Lessee shall not be relieved of liability hereunder nor shall the Guarantor be relieved of its liability under the Guaranty.



Location Overview



Zanesville is a city in, and the county seat of, Muskingum County, located about 52 miles east of Columbus. Zanesville anchors the Zanesville Micropolitan Statistical Area (86,183 people) and is part of the greater Columbus-Marion-Zanesville Combined Statistical Area (2,508,498 people).

Columbus is the fastest growing city in the Midwest, with a vibrant blend of arts and culture; inspired culinary, fashion, music and entertainment scenes; exciting collegiate and professional sports; and an open, entrepreneurial spirit. Thanks to the sprawling Ohio State University and a wide array of businesses, it's also home to a bustling and energetic workforce. A prosperous economy draws millennials, creating a young and energetic atmosphere throughout the city.

The main campus of Ohio State University, which has one of the largest enrollments of any American university, occupies a large site north of downtown. As Ohio's best and one of the nation's top 20 public universities, Ohio State is further recognized by a top-rated academic medical center and a premier cancer hospital and research center.

Columbus' economy is balanced with a combination of education, technology, government, research, insurance and health care entities as major employers within the city. The local economy is not dominated by any single industry; and as a result is more stable than other locations. As the Columbus region's biggest job center, downtown's resurgence over the last decade means that for many businesses, it is the best and only location to be.

[exclusively listed by]

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CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

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