

VERIZON

2574 OH-59, KENT (AKRON-CLEVELAND MSA), OHIO



OFFERING MEMORANDUM

Marcus & Millichap



TARGET **BED BATH & BEYOND**
Bath & Body Works **carter's**
giant eagle **ULTA BEAUTY** **ACME**
ALDI **DOLLAR TREE**
meijer **five BELOW** **Starbucks**
HOBBY LOBBY **Wendy's**
OfficeMax **maurices** **Once upon a child**
KOHL'S **AutoZone**

Gabe's
DOLLAR GENERAL
ACME **Arby's**
Chick-fil-A **Aaron's**

verizon

KENT STATE UNIVERSITY
26,240 STUDENTS

Walmart
GNC Supercenter
DOLLAR TREE
GameStop
SALLY BEAUTY
Great Clips
SNAP FITNESS 24-7

MENARDS **Walmart** Supercenter **Panera BREAD**
LOWE'S **Applebee's** **Marshall's**
KOHL'S **meijer** **petco**
DOLLAR TREE **MATTRESS FIRM**

**DOWNTOWN
AKRON**

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Gabe's
DOLLAR GENERAL
ACME **Arby's**
Raising Cane's **Aaron's**
CHICKEN FINGERS

verizon✓

 **Akron Children's Hospital**

59

**FERRARA & PAGE
GOLF TRAINING AND
LEARNING FACILITY**

KENT STATE
UNIVERSITY
26,240 STUDENTS

Walmart ✨
GNC Supercenter
LIVE WELL
🌿 **DOLLAR TREE**
GameStop
SALLY BEAUTY
Great Clips
snap
FITNESS-24-7

Executive Summary

2574 OH-59, Kent, OH 44240

FINANCIAL SUMMARY

Price	\$1,725,000
Cap Rate	6.60%
Building SF	3,000 SF
Net Cash Flow	6.60% \$113,621
Year Built	2020
Land/Lot Size	.69 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease*
Tenant	Cellular Sales of Knoxville, Inc.
Guarantor	Cellular Sales of Ohio LLC
Roof & Structure	Landlord Responsible
Lease Commencement Date	January 14, 2020
Lease Expiration Date	January 30, 2030
Lease Term Remaining	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

*15 Year Roof Warranty

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 1/30/2025	\$113,621.00	6.60%
1/31/2025 - 1/30/2025	\$124,983.10	7.25%
Options	Annual Rent	Cap Rate
Option 1	\$137,481.41	7.97%
Option 2	\$151,229.55	8.77%

Base Rent	\$113,621
Net Operating Income	\$113,621
Total Return	6.60% \$113,621

DOLLAR TREE
GameStop
SALLY BEAUTY
GNC
Great Clips
snap
FITNESS 24-7

KENT STATE
UNIVERSITY
26,240 STUDENTS

Gabe's
DOLLAR GENERAL
ACME
Arby's
Canes
Aaron's

STORAGE
Rentals of America

verizon

15,700 CPD
OH-59

Akron Children's Hospital



New Children's Hospital
29,500 SF facility, including
8,000 SF for rehabilitative
services and physical therapy.

Walmart
Supercenter

Walmart 
Supercenter



**Pebblebrook
Apartments**
288 UNITS

 **DOLLAR TREE**
GameStop
SALLY BEAUTY
GNC
LIVE WELL
Great Clips
SNAP
FITNESS-24-7

verizon 

15,700 CPD
OH-59

Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease with Verizon - 2020 Construction**
- » 10% Rental Increases Every 5 Years
- » **69,253 Residents within a 5-Mile Radius - Akron-Cleveland MSA**
- » Tenant is the Largest Verizon Retailer in the United States - 700+ Locations
- » **Outparcel to Walmart Supercenter**
- » Surrounded by National Retailers - Goodwill, Dollar Tree, Walmart Supercenter, etc.
- » **Excellent Location in College Town - 2 Miles from Kent State University (26,240+ Students)**
- » **Across from New Akron Children's Hospital - 29,500 SF Facility, Including 8,000 SF for Rehabilitative Services and Physical Therapy**
- » Visible to 15,700+ Cars/Day Along OH-59 (Kent Ravenna Road)
- » **Average Household Income Exceeds \$62K in Immediate Area**
- » Strong Daytime Population - 84,300 Employees in Surrounding Area



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2024 Projection	2,170	38,183	70,266
2019 Estimate	2,171	37,230	69,235

Households

2024 Projection	1,007	13,864	27,298
2019 Estimate	991	13,372	26,679

Income

2019 Est. Average Household Income	\$62,718	\$55,344	\$61,413
2019 Est. Median Household Income	\$48,810	\$39,657	\$45,210
2019 Est. Per Capita Income	\$28,640	\$21,832	\$24,777



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

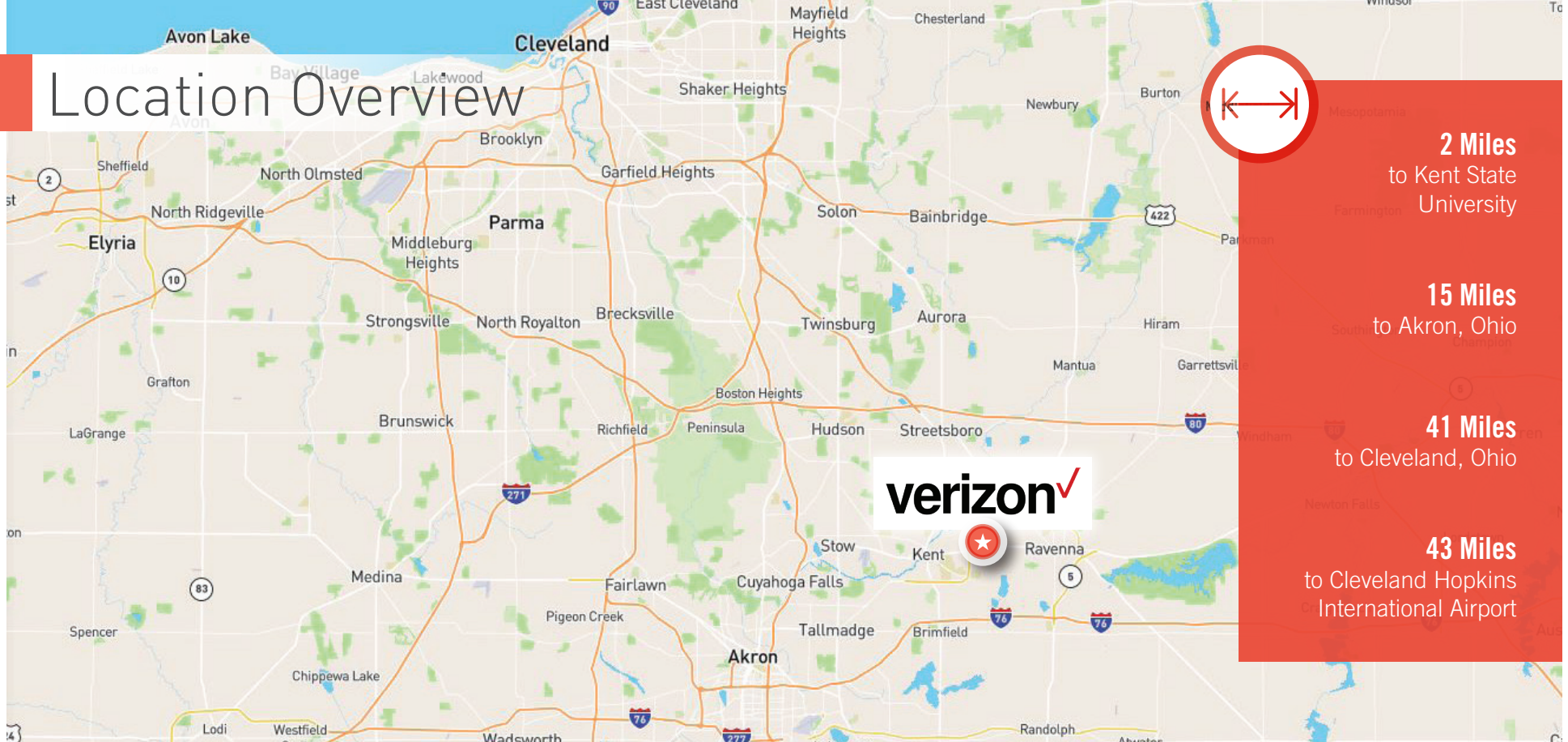
All utilities serving the Leased Premises shall be separately metered and Lessee shall pay directly to the utility service providers all costs for utilities consumed on the Leased Premises including without limitation electricity, water, gas and sewer.

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



Located along the Cuyahoga River in Northeast Ohio on the western edge of the county, Kent is the largest city in Ohio's Portage County. The city's population was estimated at 29,662 in 2018. Kent is counted as part of the Akron Metropolitan Statistical Area and the larger Cleveland-Akron-Canton Combined Statistical Area. Kent is a bustling college town, home to Kent State University. The campus is located in the southeastern part of the city and encompasses 866 acres; the university owns thousands of additional acres adjacent to the campus. The university offers over 300 programs of study and serves over 41,000 students in eight campuses across Northeast Ohio with over 26,000 at the Kent campus.

Kent boasts a colorful, vibrant downtown with historic preservation blends with

the downtown's entrepreneurial spirit. Millions of dollars have been invested over the last few years to transform the downtown into a mecca of specialty shops, dining, and entertainment.

Akron is Ohio's fifth-largest city, located about 30 miles south of Cleveland. The city is home to many festivals held throughout the year including the National Hamburger Festival, the Italian Festival, the Rib, White & Blue Food Festival, as well as a convergence of art, music, and community called Art in the Square, a festival featuring local artists and musicians. Akron is also home to a number of performance halls that attract hundreds of thousands of visitors annually. The Akron Art Museum, Akron Civic Theatre and Akron-Summit County Public Library are also located within the city along with several other galleries and museums.

[exclusively listed by]

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