

INVESTMENT SALE

9394 STATE ROUTE 224, DEERFIELD TOWNSHIP, OH 44411

PRICE
\$1,320,165

NOI
\$87,791

CAP RATE
6.65%



ACTUAL SITE

Anchor
CLEVELAND

24500 CHAGRIN BLVD. #100 | BEACHWOOD, OH 44122 | 216-342-2523
ANCHORCLEVELAND.COM

EXCLUSIVELY MARKETED BY:



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Discover Anchor Cleveland's

MISSION

founded on the principals of integrity and our client's needs our mission is to become a true business partner and

become **COMMITTED** to your needs!



WE MAKE IT HAPPEN

Anchor Cleveland is a retail and investment real estate brokerage industry leader. We specialize in tenant and landlord representation, shopping center leasing, land sales and assemblage, investment sales, and consulting services.

Along with Anchor Associates, our Cincinnati Partners, we represent premier national retailers, restaurants, landlords, property owners, and developers in Ohio as well as multiple U.S. markets.

Along with Anchor Associates, our Cincinnati partners, we represent premier national retailers, restaurants, landlords, property owners, and developers in lease and sale negotiations, land acquisitions, dispositions, and assemblages, as well as investment sales. Founded on the principles of integrity and uncompromising commitment to service, our mission is to become a true business partner, providing the market insight and retail expertise to help our clients reach and exceed their goals.

TORI NOOK
PRINCIPAL, ANCHOR CLEVELAND

CHARLES TOWNSEND
PRINCIPAL, ANCHOR CLEVELAND

DISCLAIMER STATEMENT

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland represents that this document is all inclusive or contains all of the information a purchaser may require.

All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.



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MARKET OVERVIEW

Deerfield Township, Ohio Overview

INVESTMENT SUMMARY

Anchor Cleveland is pleased to present the opportunity to acquire a free-standing Dollar General located at 9394 State Route 224, Deerfield, OH 44411. This asset was built in 2019 and is 9,100 square feet.

The original lease term is 15 years and has 4, five year options. Each option has a 10% rent bump.

Dollar General operates over 15,472 stores in 44 states as of March 1, 2019. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations.

INVESTMENT HIGHLIGHTS

- Price: \$1,320,165
- Cap Rate: 6.65%
- Parcel: 08-032-00-00-024-001
- Acres: 1.75
- Building Size: 9,100 square feet (per County Auditor)
- Rent: \$9.65 PSF
- NOI: \$87,791
- Brand new construction (2019)



HIGHLIGHTS

100% OCCUPIED BY DOLLAR GENERAL

NNN LEASE | LEAVING ZERO LANDLORD RESPONSIBILITIES

2019 CONSTRUCTION

BRAND NEW CONSTRUCTION 15 YEAR TRIPLE NET (NNN) LEASE

LIMITED SURROUNDING COMPETITION

AVERAGE HOUSEHOLD INCOME OF \$68,456 WITHIN A 3-MILE RADIUS

LOCATED ON A MAIN THOROUGHFARE BETWEEN AKRON AND YOUNGSTOWN - APPROXIMATELY 30 MILES EACH WAY

BERLIN LAKE IS JUST 3-MILES AWAY AND PROVIDES BOATING, CAMPING, FISHING AND HUNTING

NEARBY TENANTS INCLUDE: FAMILY DOLLAR, USPS, FRUITLANDS FARM MARKET, OHIO MILITARY SURPLUS STORE, CIRCLE RESTAURANT, AND CIRCLE ANTIQUE & FLEA MARKETS

INVESTMENT OVERVIEW

DOLLAR GENERAL

9394 STATE ROUTE 224, DEERFIELD, OH 44411 (AKRON MSA)



PRICE

\$1,320,165



CAP RATE

6.65%

LEASABLE SQUARE FOOTAGE:

9,100 SF +/-

LAND AREA:

1.75 +/-

NET OPERATING INCOME:

\$87,791

YEAR BUILT:

2019

LEASE TYPE:

NNN LEASE

LEASE TERM:

15 YEARS

TERM REMAINING:

14.5 YEARS

RENT INCREASES:

10 % AT EACH OPTION

LEASE EXPIRATION:

6/30/34



RENT ROLL

TENANT	SF	ANNUAL RENT	RENT/SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE EXPIRATION	OPTIONS
DOLLAR GENERAL	9,100	\$87,791	\$9.65	10%	At Options	6/20/19	6/30/23	FOUR, 5-YEAR





ACTUAL SITE



SIGNAGE



REAR
DELIVERY DOOR

9394 STATE ROUTE 224

PROPERTY OVERVIEW



There is one (1) access point, directly in front of the property



State Route 224.6,109 VPD



Approximately 9,100 SF



Paved parking for the tenant, zero landlord responsibilities



Year Built: 2019



Acres: Approx. 1.75



Permitted Use: Dollar Store

TRADE AERIAL



LOW AERIAL



TENANT OVERVIEW

DOLLAR GENERAL

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers save time and save money.

Dollar General is known for offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates over 15,472 stores in 44 states as of March 1, 2019. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.



OWNERSHIP
PUBLIC

TENANT // GUARANTEE
CORPORATE

OF LOCATIONS
15,472+

HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

WEBSITE
WWW.DOLLARGENERAL.COM

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DEERFIELD TOWNSHIP OVERVIEW

Deerfield Township is one of the eighteen townships of Portage County in the state of Ohio. The township's 2017 estimate population was about 2,812 residents. Portage County, as a whole, has an estimated 162,227 residents.

The county was named after the portage between the Cuyahoga and Tuscarawas Rivers. The township is located between the two cities of Akron and Youngstown, being about 30 miles from each of them. The Deerfield township is part of the Akron, OH Metropolitan Statistical Area, which is also included in the Cleveland-Akron-Canton, OH Combined Statistical Area

Due to the township being in Akron's MSA, Akron's economy affects Deerfield's. Akron is known for being the "Rubber Capital of the World" for being the city where Goodrich, Firestone, General Tire, and Goodyear were founded. Fortune 500 companies headquartered in the city include Goodyear Tire and Rubber Company and FirstEnergy. Other headquarters in Akron include Advanced Elastomer Systems, Myers Industries and Sterling Jewelers. Akron has won economic awards such as "City Livability" and "All American City", and deemed a high-tech city having greatly contributed to the Information Age



Source: Wikipedia - www.en.wikipedia.org/



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THANK YOU!

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