



1750 S. Main Street | Akron, OH



Representative Photo

offering memorandum

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EXECUTIVE OVERVIEW

PRICE
\$755,000

CAP
9.00%

NOI
\$68,000

THE INVESTMENT

- Corporately Owned and Operated by Family Dollar Store Inc
- Recently Exercised Option with a rent escalation
- Low Price Point and above average store sales
- Three, 5 Year Tenant Renewal Options Remaining
- Fee Simple Ownership - Limited Landlord Responsibility
- Tenant pays for CAM, taxes, insurance
- Landlord responsibilities limited to roof and Structure
- Perfect for the passive investor and 1031 Exchange

THE LOCATION

- Tenant has been at the location for over 17 years and continues to Exercise Options
- Directly Adjacent to the Bridgestone Tire Center for Research and Technology
- Over 3,000 day time employees – over \$100,000,000 spent on construction by Bridgestone
- Along with the health and education industries, the technology industry is among the fastest growing sectors in the city of Akron
- Just off Interstate 77 (125,000 Vehicles Per Day running North and South through Ohio)- Affluent suburban area with an average household income above \$95,000 with 3 and 5-Miles
- The subject property has excellent visibility near the signalized, hard corner intersection with a combined 26,000+ cars passing by daily
- Ideal Demographics for Family Dollar Brand – 17+ Year Performance
- Surrounding trade area has little competition from other essentials tenants
- Low/middle income demographic in surrounding 1-mile radius is the ideal Family Dollar consumer base
- 1 Mile Average income of a combined \$85,000
- Dense population of over 11,000 in a 1-mile radius around the site
- Over 86,000 People in a 3 mile Radius
- Ease and convenient access for customers



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THE TENANT

Family Dollar Stores, Inc. (NYSE: DLTR) is the second largest dollar store chain in the United States, operates a chain of variety stores in 48 states, providing consumers with a wide selection of merchandise in neighborhood stores. Family Dollar offers a focused assortment of merchandise in a number of core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel, and home decor.

On July 6th, 2015, Dollar Tree (NASDAQ: "DLTR") officially acquired Family Dollar for \$8.5 billion. With this acquisition, the company has over 13,000 stores in 48 states and five Canadian provinces and sales of over \$18 billion.

For more information, visit www.familydollar.com.



Tenant Name	Family Dollar Stores, Inc.
Headquartered	Matthews, NC
No. of Locations	13,000+
Stock Symbol	DLTR (NYSE)
Annual Sales	\$18 Billion
Website	www.familydollar.com



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LEASE ABSTRACT

Tenant Name	Family Dollar
Property Address	1750 S. Main Street
City, State	Akron, OH
Est. Building Size	6,750 SF
Lot Size	0.77 Acres
Type of Ownership	Fee Simple

LEASE OVERVIEW

Tenant Name	Family Dollar
Original Lease Term	5 Years
Lease Expiration	12/31/2024
Lease Term Remaining	4.6 Years
Lease Type	Double Net
Roof & Structure	Landlord Responsible
Options to Renew	Three, 5 Year Options

RENT SCHEDULE

	ANNUAL BASE RENT
Current	\$68,000.04
Begins 1/1/25	\$72,600
Begins 1/1/30	\$79,860
Begins 1/1/35	\$87,846





MARKET AERIAL



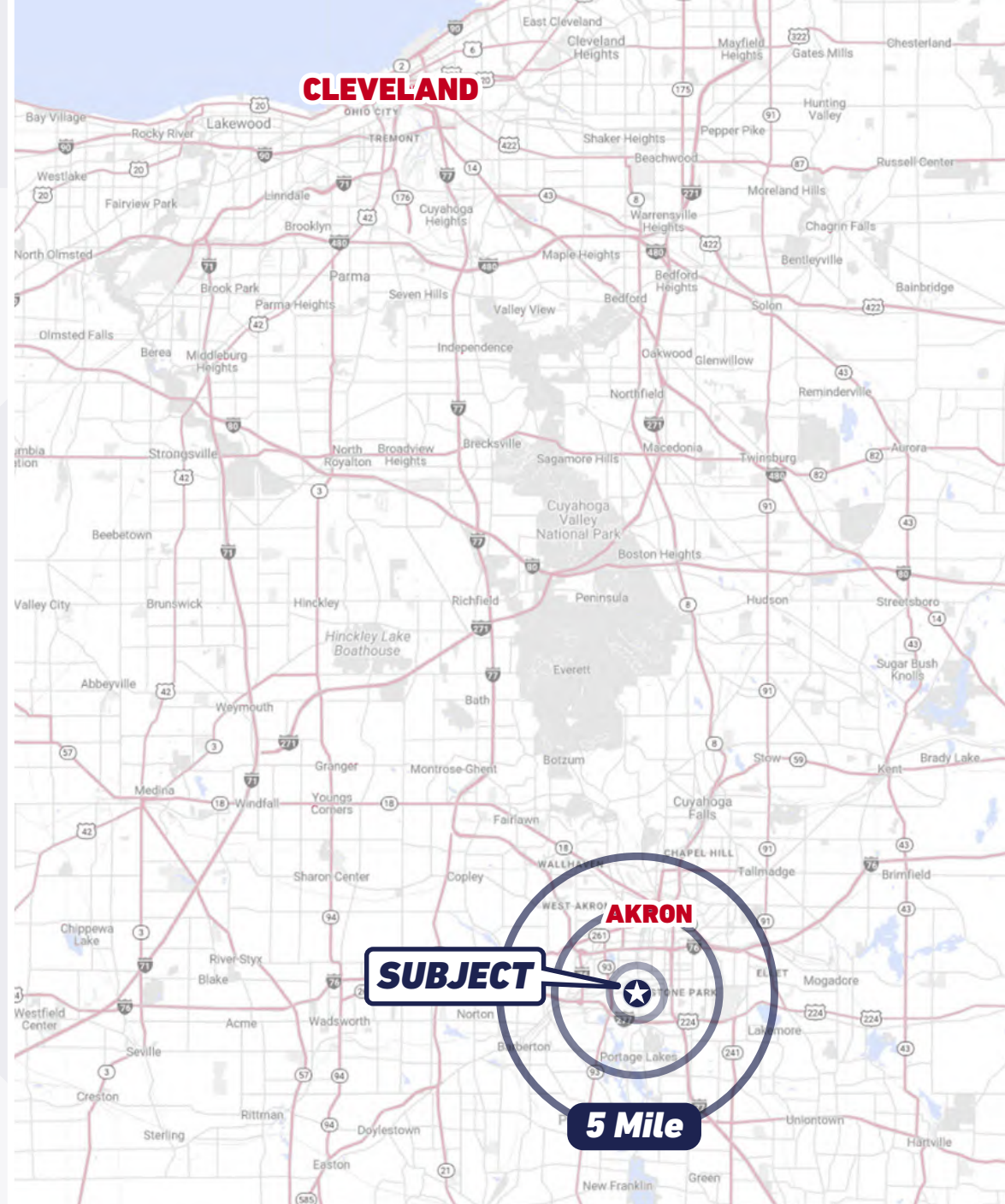
CLOSEUP AERIAL

LOCATION OVERVIEW

Akron is the fifth-largest city in the U.S. state of Ohio and is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, about 30 miles (48 km) south of Cleveland. As of the 2019 Census estimate, the city proper had a total population of 197,597, making it the 125th largest city in the United States. The Greater Akron area, covering Summit and Portage counties, had an estimated population of 703,505.

Many industries in the United States either began or were influenced by the city. After beginning the tire and rubber industry during the 20th century with the founding of Goodrich, Firestone, General Tire, and also the Goodyear merger with The Kelly-Springfield Tire Company, Akron gained the status of “Rubber Capital of the World”. Akron has won economic awards such as for City Livability and All-American City, and deemed a high tech haven greatly contributing to the Information Age. Current Fortune 500 companies headquartered in the city include the Goodyear Tire and Rubber Company and FirstEnergy.

The city is the headquarters to a number of other notable companies such as GOJO, Advanced Elastomer Systems, Babcock & Wilcox, Myers Industries, Acme Fresh Market and Sterling Jewelers. Goodyear, America’s biggest tire manufacturer and the fifth-largest private employer in Summit County, recently built a new world headquarters in the city. The project, Akron Riverwalk, will feature a large retail and commercial development area. Bridgestone built a new technical center with state-of-the-art R&D labs, and moved its product development operations to the new facility in early 2012.



Demographics

	1 mile	3 mile	5 mile
Population (Current)	10,787	86,845	200,972
Households	4,542	34,715	83,370
Average HH Income	\$69,414	\$51,629	\$60,235



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