

CIRCLE K



ACTUAL PHOTO

 **101 EAST MAIN STREET, SCIO, OH 43988**

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Corporate Guaranteed Circle K investment property located at 101 East Main Street in Scio, Ohio. Scio is a city in Harrison County Ohio, about 50 miles from Akron. Akron is the fifth largest city in the state of Ohio.

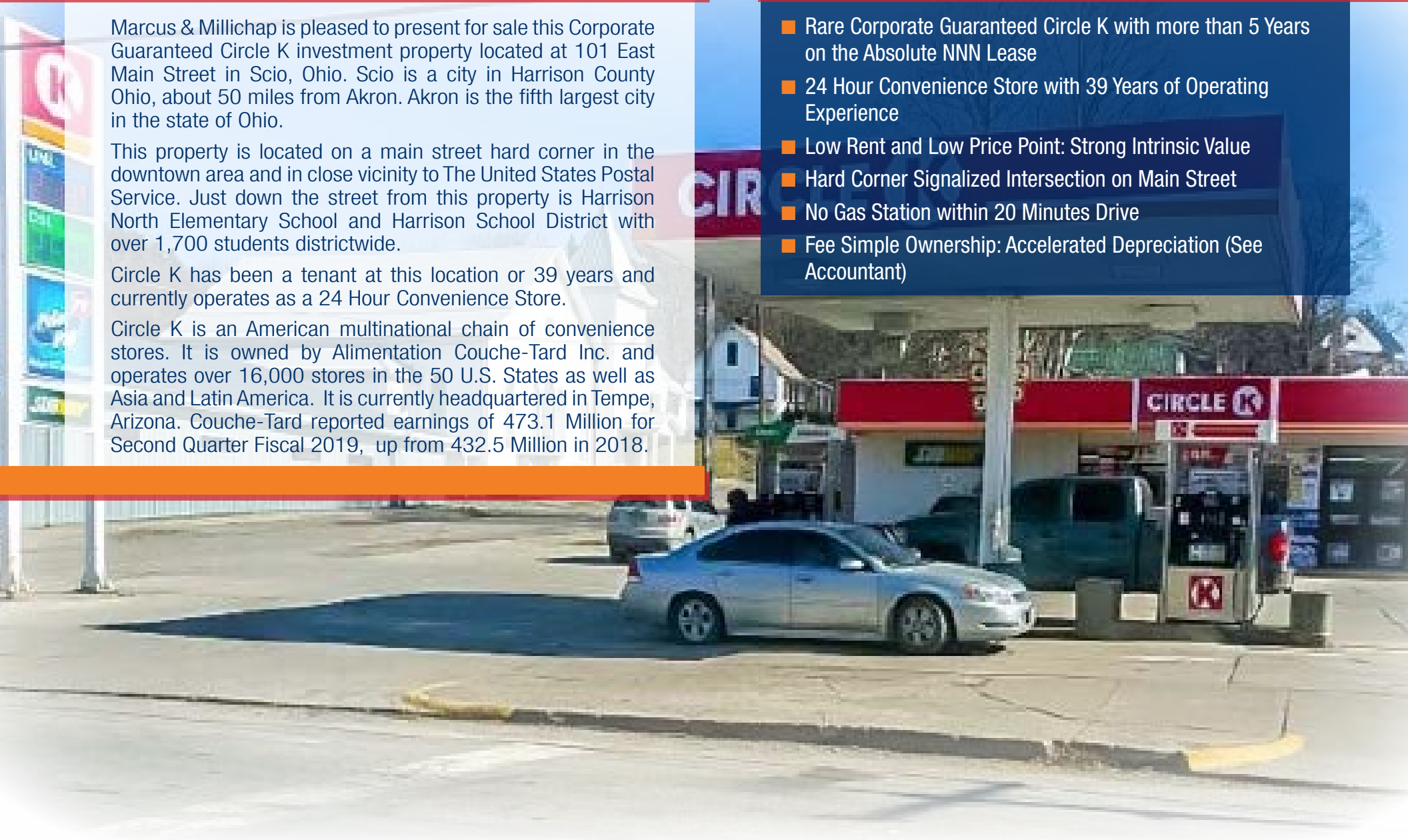
This property is located on a main street hard corner in the downtown area and in close vicinity to The United States Postal Service. Just down the street from this property is Harrison North Elementary School and Harrison School District with over 1,700 students districtwide.

Circle K has been a tenant at this location for 39 years and currently operates as a 24 Hour Convenience Store.

Circle K is an American multinational chain of convenience stores. It is owned by Alimentation Couche-Tard Inc. and operates over 16,000 stores in the 50 U.S. States as well as Asia and Latin America. It is currently headquartered in Tempe, Arizona. Couche-Tard reported earnings of 473.1 Million for Second Quarter Fiscal 2019, up from 432.5 Million in 2018.

INVESTMENT HIGHLIGHTS

- Rare Corporate Guaranteed Circle K with more than 5 Years on the Absolute NNN Lease
- 24 Hour Convenience Store with 39 Years of Operating Experience
- Low Rent and Low Price Point: Strong Intrinsic Value
- Hard Corner Signalized Intersection on Main Street
- No Gas Station within 20 Minutes Drive
- Fee Simple Ownership: Accelerated Depreciation (See Accountant)



THE OFFERING

CIRCLE K
101 EAST MAIN STREET,
SCIO, OHIO 43988



PROPERTY DETAILS

Lot Size	17,495 SF (0.40 Acres)
Rentable Square Feet	2,569 SF
Price/SF	\$256.56
Year Built	1980

FINANCIAL OVERVIEW

List Price	\$659,118
Down Payment	100% / \$659,118
Cap Rate	8.50%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
7/1/2017 - 6/30/2025 (CURRENT)	\$4,669	\$56,025
7/1/2025 - 6/30/2027 (OPTION 3)	\$4,950	\$59,400
7/1/2027 - 6/30/2032 (OPTION 4)	\$5,445	\$65,340
Base Rent (\$21.80 /SF)		\$56,025
Net Operating Income		\$56,025.00
TOTAL ANNUAL RETURN	CAP 8.50%	\$56,025

LEASE ABSTRACT

Tenant Trade Name	Circle K
Tenant	Corporate Store
Ownership	Private
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	44 Years
Lease Commencement Date	12/07/1981
Rent Commencement Date	12/07/1981
Expiration Date of Base Term	06/30/2025
Increases	6% in Option 3 10% in Option 4
Options	Option 3: Two Years Option 4: Five Years
Term Remaining on Lease	6 Years
Property Type	Net Leased Auto Service - Gas/Conv
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

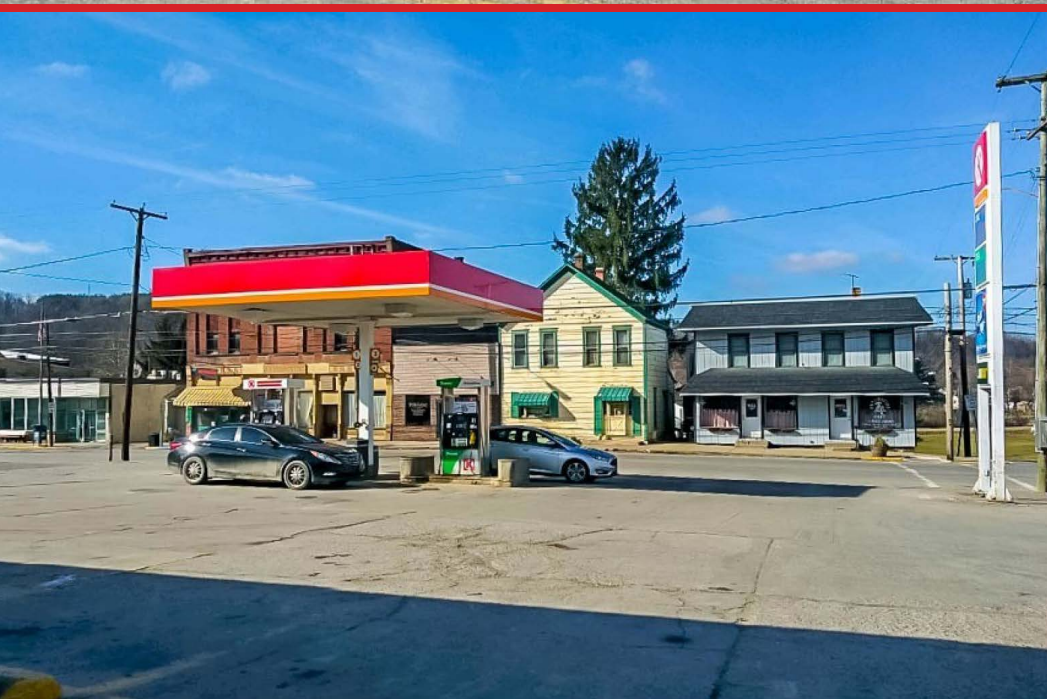


ABOUT

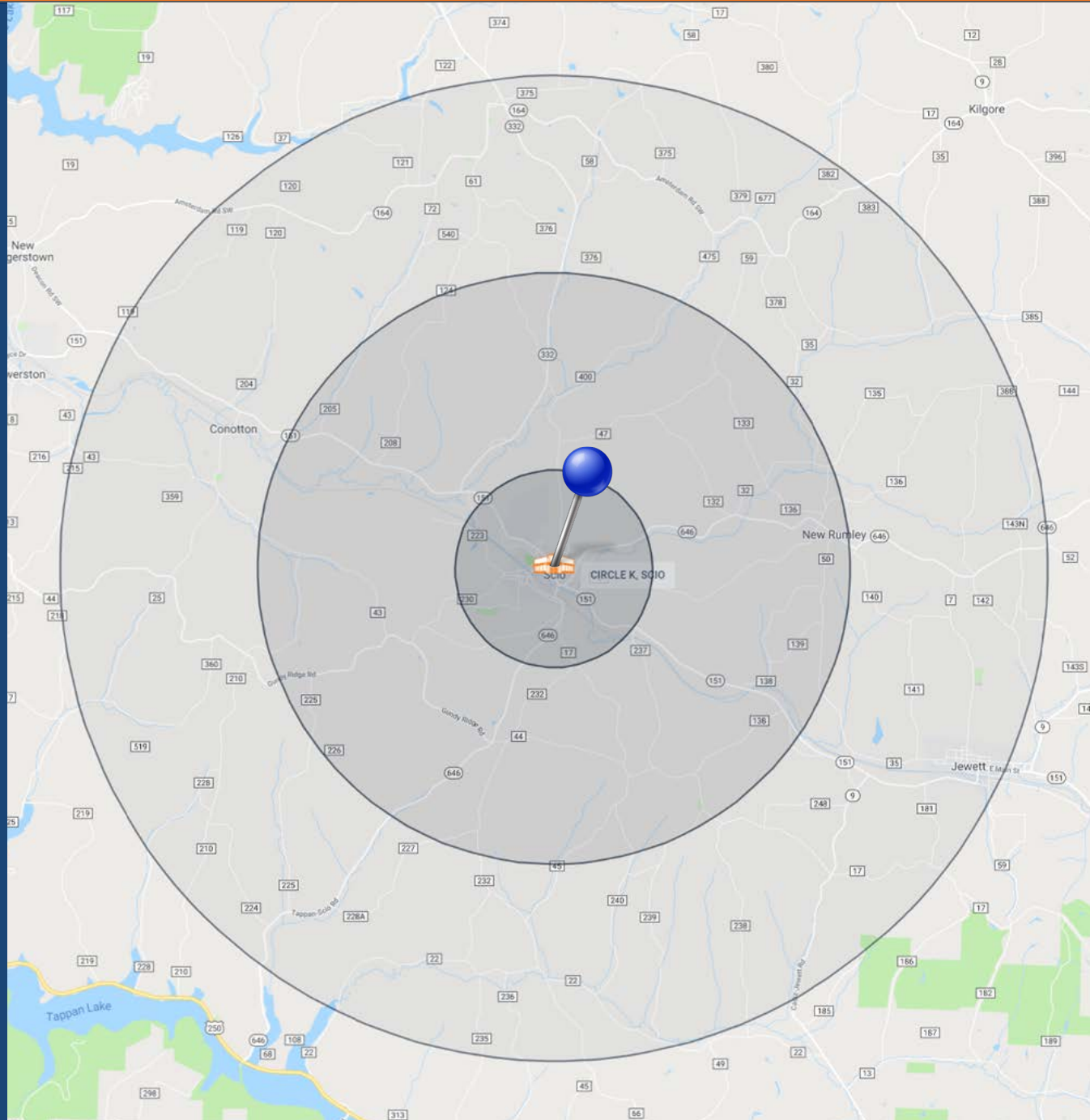


NAME	Circle K
OWNERSHIP	Private
FOUNDED	1951
SALES	\$3.5 billion
HQ	Tempe, AZ
NUMBER OF LOCATIONS	16,000+
NUMBER OF EMPLOYEES	40,000+
WEBSITE	www.circlek.com

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	1 Miles	3 Miles	5 Miles
POPULATION			
2023 Projection	795	1,805	3,693
2018 Estimate	806	1,826	3,703
2010 Census	853	1,917	3,854
2000 Census	823	1,853	3,825
INCOME			
Average	\$55,348	\$56,882	\$58,662
Median	\$42,058	\$42,640	\$44,281
Per Capita	\$22,758	\$21,995	\$23,077
HOUSEHOLDS			
2023 Projection	331	708	1,471
2018 Estimate	331	704	1,450
2010 Census	346	734	1,504
2000 Census	360	754	1,512
HOUSING			
2018	\$85,851	\$85,871	\$85,859
EMPLOYMENT			
2018 Daytime Population	534	1,146	2,090
2018 Unemployment	7.63%	7.22%	7.80%
2018 Median Time Traveled	33	33	34
RACE & ETHNICITY			
White	98.42%	98.25%	98.06%
Native American	0.00%	0.00%	0.00%
African American	0.00%	0.04%	0.19%
Asian/Pacific Islander	0.01%	0.04%	0.05%



GEOGRAPHY: 5 MILE



POPULATION

In 2018, the population in your selected geography is 3,703. The population has changed by -3.19% since 2000. It is estimated that the population in your area will be 3,693.00 five years from now, which represents a change of -0.27% from the current year. The current population is 50.70% male and 49.30% female. The median age of the population in your area is 44.14, compare this to the US average which is 37.95. The population density in your area is 47.07 people per square mile.



HOUSEHOLDS

There are currently 1,450 households in your selected geography. The number of households has changed by -4.10% since 2000. It is estimated that the number of households in your area will be 1,471 five years from now, which represents a change of 1.45% from the current year. The average household size in your area is 2.47 persons.



INCOME

In 2018, the median household income for your selected geography is \$44,281, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 42.95% since 2000. It is estimated that the median household income in your area will be \$50,638 five years from now, which represents a change of 14.36% from the current year.

The current year per capita income in your area is \$23,077, compare this to the US average, which is \$32,356. The current year average household income in your area is \$58,662, compare this to the US average which is \$84,609.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 98.06% White, 0.19% Black, 0.00% Native American and 0.05% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 0.57% of the current year population in your selected area. Compare this to the US average of 18.01%.



HOUSING

The median housing value in your area was \$85,859 in 2018, compare this to the US average of \$201,842. In 2000, there were 1,185 owner occupied housing units in your area and there were 327 renter occupied housing units in your area. The median rent at the time was \$267.



EMPLOYMENT

In 2018, there are 743 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 36.86% of employees are employed in white-collar occupations in this geography, and 62.95% are employed in blue-collar occupations. In 2018, unemployment in this area is 7.80%. In 2000, the average time traveled to work was 34.00 minutes.

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