

FOR SALE

PNC BANK

70 W LIBERTY ST, HUBBARD, OH 44425



CLICK ON THE FOLLOWING LINKS:



Map



Street

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC none in compliance with all applicable fair housing and equal opportunity laws.

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,701,557
Building Size:	3,650 SF
Lot Size:	0.64 Acres
Price / SF:	\$466.18
Cap Rate:	7.0%
NOI:	\$119,109

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	3 Years
Commencement Date:	04/01/2001
Current Term Expiration:	03/31/2024
Options:	(2) 5 Year Options
Increases:	12% Per Option

PROPERTY HIGHLIGHTS

- Absolute Triple Net with Zero Landlord Responsibilities
- Total Deposits for 2019 Exceed \$58M
- Constructed with a Drive Thru ATM
- Corporate Guarantee; Standard & Poor's Credit Rating A
- **NOI As of April 1st 2021, Seller Will Issue Credit for Difference at COE**



PROPERTY HIGHLIGHTS

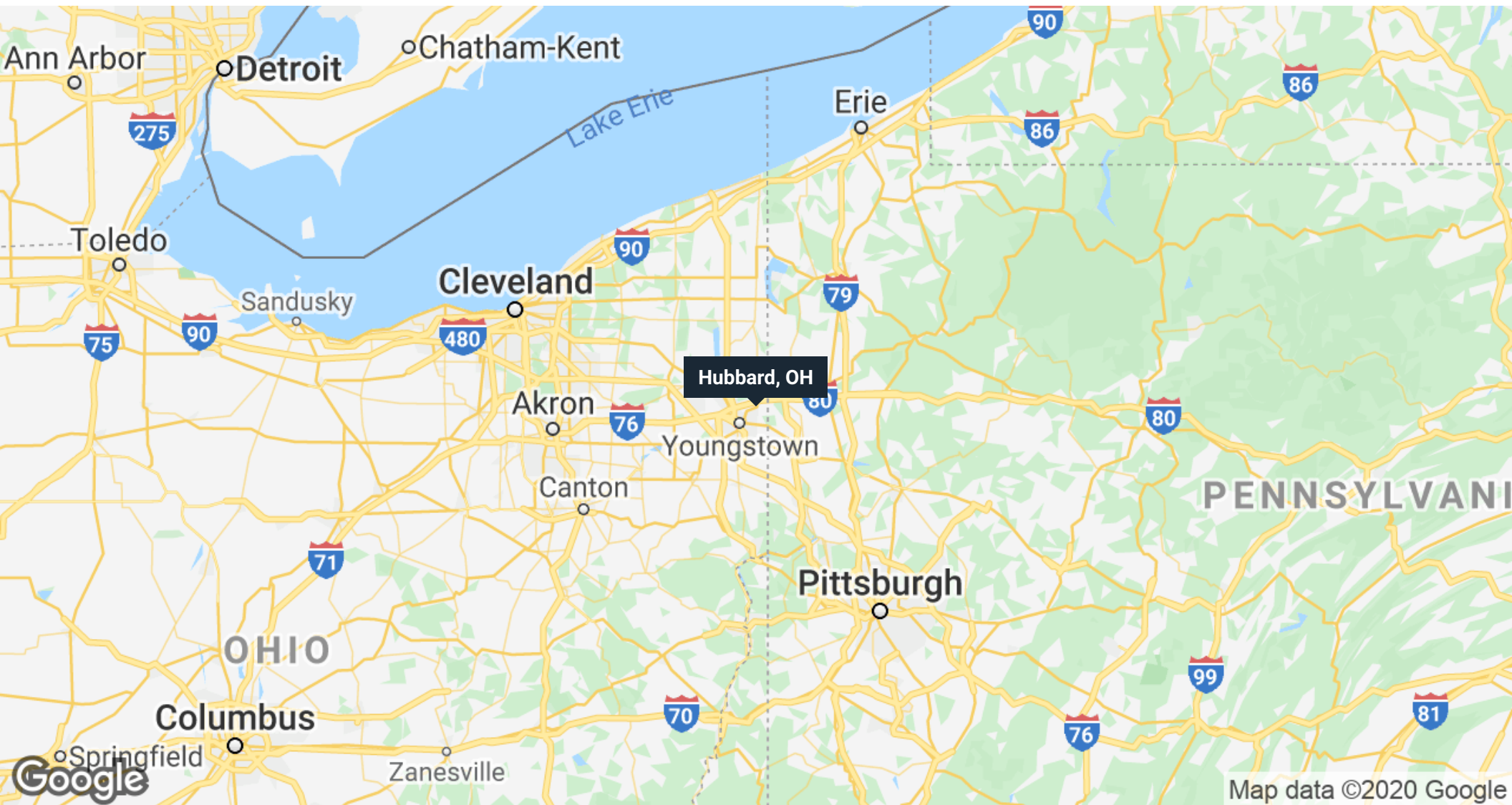
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OFFERING SUMMARY

Sale Price:	\$1,701,557
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Aerial Maps

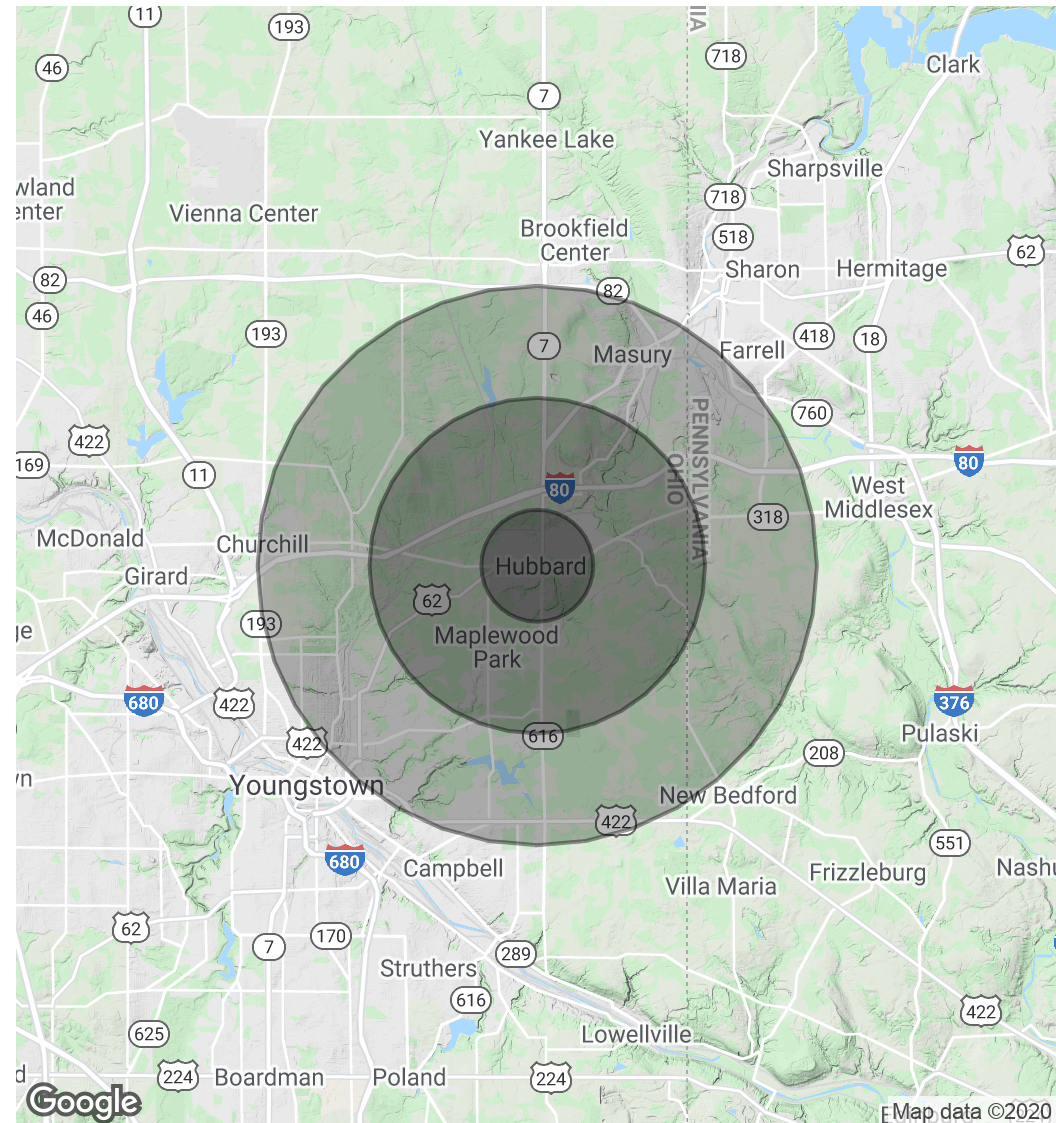


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,245	18,004	44,124
Average age	44.6	44.4	42.9
Average age (Male)	41.4	41.6	41.4
Average age (Female)	46.1	46.4	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,304	7,818	17,945
# of persons per HH	2.2	2.3	2.5
Average HH income	\$60,733	\$60,470	\$58,782
Average house value	\$125,033	\$121,315	\$117,506

* Demographic data derived from 2010 US Census



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