



INVESTMENT OPPORTUNITY

TRACTOR SUPPLY COMPANY (NASDAQ: TSCO)

YOUNGSTOWN, OH

6.8 YEARS OF LEASE TERM
NEXT 10% RENT INCREASE IN 2023
POPULATION OF 137,557 (5-MI RADIUS)



Actual Photo

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Confidentiality Agreement & Disclosures

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-- OFFERING SUMMARY --

| INVESTMENT HIGHLIGHTS | |
|-----------------------|-----------------------------|
| Offering Price: | \$4,600,000 |
| Annual Rent: | \$246,950 |
| Cap Rate: | 5.37% (5.90% in 2023) |
| Price/SF: | \$240 |
| Lease Type: | Double Net (NN) |
| LL Responsibilities: | Roof, Structure, Foundation |

| PROPERTY OVERVIEW | |
|-------------------|--|
| Address: | 6225 Mahoning Ave Austintown (Youngstown), OH 44515 |
| Property Size: | 19,097 SF |
| Land Size: | 4.85 Acres |
| Ownership: | Fee Simple |
| Year Built: | 2012 |
| APN: | 48-058-0-012.01-0 |

Lee & Associates in conjunction with Ohio broker Bang Realty, Inc. (license BRK.2009000214) is pleased to exclusively offer for sale the fee simple interest (land & building) in an investment property located in Youngstown, OH (the “Property”). The Property consists of a 19,097-square-foot building that sits on an approximately 4.85-acre parcel.

The subject property is leased to Tractor Supply Co. (NASDAQ: TSCO), the largest operator of rural lifestyle retail stores in the United States, operating 2,121 retail stores in 49 states, including 1,944 Tractor Supply stores and 177 Petsense pet specialty stores, and employing more than 42,000 team members. Tractor Supply is a leading-edge retailer, reporting annual revenues of approximately \$10.62 billion with a \$1.92 billion net worth.

Tractor Supply Company is an essential needs-based retailer and continued to expand and adapt during the Covid-19 Pandemic. Last year, the company expanded its tie-up with Roadie (SEE PAGE 25), which helped it launch same-day delivery across all of its U.S. stores. Notably, this made Tractor Supply the nation’s first general merchandise retailer offering same-day delivery across all its outlets.

The subject property is a build-to-suit for Tractor Supply that was constructed in 2012. There are 6.8 years remaining on the 15-year lease that commenced in April 2013. The lease also features 10% rent increases every five years in the Primary Term and (4) 5-year options, offering an investor a long-term and passive investment.

The subject property is located along Mahoning Ave, a major travel artery between Hwy 11 to the east and the Ohio Turnpike to the west, and Interstate 80 just 3 miles to the north. This location offers excellent visibility to 29,730 cars per day and easy in/out access to the property. Additionally, the site features a 15,000 SF fenced outdoor display area, ample parking, and drive-around truck access, and two (2) overhead loading doors.

The Tractor Supply is strategically located in a dense retail corridor, directly across from the Austintown Plaza Shopping Mall, with major national retailers including Home Depot, Aaron’s, JC Penney, Planet Fitness, Dollar General, Sherwin Williams, Harbor Freight, and Huntington Bank. Additionally, the subject property is adjacent to a Walmart Supercenter with co-tenants Aldi, Citizens Bank, Dunkin Donuts, and Goodwill, providing a strong draw to the trade area and supporting the tenant’s success.

The subject property is located Youngstown, in northeast Ohio. Youngstown is located midway between New York City and Chicago, Illinois via Interstate 80, and is centrally located between Cleveland (65 miles northwest) and Pittsburgh, PA (61 miles southeast). Downtown Youngstown has seen tremendous change within the last several years, becoming a center of culture, entertainment and innovation. It is now home to bars, restaurants, and the recently completed Youngstown Foundation Amphitheater, as well as the headquarters of Turning Technologies, an education technology company. The Youngstown area has a long history with steel-making as the dominate industry in the region. Over time and through industrial and technological changes, the area has diversified its economy. While manufacturing still plays a major role, jobs are also prevalent in the distribution and warehousing, health care services and education sectors.





-- INVESTMENT HIGHLIGHTS --

**STRONG CORPORATE LEASE: TRACTOR SUPPLY CO (NASDAQ: TSCO) • \$1.92B NET WORTH • REPORTED REVENUE OF \$10.62B FOR 2020**

- Leased to Tractor Supply Company (NASDAQ: TSCO)
- Largest operator of rural lifestyle retail stores in the United States
- Operating 2,121 retail stores in 49 states, including 1,944 Tractor Supply stores and 177 Petsense pet specialty stores
- Tractor Supply reported annual revenues of \$10.62 billion with a \$1.92 billion net worth.

**ESSENTIAL, NEEDS-BASED RETAILER • RESISTANT TO COVID-19 GOVERNMENT MANDATED SHUT-DOWN • RECENT SAME-DAY DELIVERY PARTNERSHIP**

- Essential needs-based retailer
- In 2020, the company expanded delivery partnership with Roadie (see pg 26)
- Helped it launch same-day delivery across all of its U.S. stores.
- Tractor Supply the nation's first general merchandise retailer offering same-day delivery across all its outlets.

**BUILD TO SUIT FOR TRACTOR SUPPLY • LONG TERM NET LEASE • 10% RENT GROWTH EVERY 5 YEARS • PARKING LOT RESEALED/RESTRIPED MAY 2021**

- Build-to-suit for Tractor Supply constructed in 2012
- 6.8 years remaining on the 15-year lease which commenced in April 2013
- Lease features 10% rent increases every five years in the Primary Term and (4) 5-year options
- The parking lot was resealed and restriped in May 2021

**FRONTAGE ALONG MAHONING AVE, MAJOR TRAVEL CORRIDOR • EXCELLENT VISIBILITY & ACCESS • CENTRAL TO MULTIPLE HIGHWAYS & INTERSTATE 80**

- Subject property is located along Mahoning Ave
- Major east-west travel artery between Hwy 11 to the east and the Ohio Turnpike to the west
- Excellent visibility to 29,730 cars per day, easy in/out access to the property
- Mahoning Avenue is just 3 miles south of Interstate 80 (50,000 CPD)

**ADJACENT TO NATIONAL RETAILERS WALMART, HOME DEPOT, ALDI • STRONG RETAIL SYNERGY SUPPORTS TENANT'S SUCCESS**

- Strategically located directly across from the Austintown Plaza Shopping Mall: Major national retailers including Home Depot, Aaron's, JC Penney, Planet Fitness, Dollar General, Sherwin Williams, Harbor Freight, and Hintington Bank
- Adjacent to Walmart Supercenter with co-tenants Aldi, Citizens Bank, Dunkin Donuts, and Goodwill,
- Provides a strong draw to the trade area and supports the Tenant's success

**LOCATED IN YOUNGSTOWN • HOME TO YOUNGSTOWN STATE UNIVERSITY (13,000 STUDENTS) • DIVERSIFIED ECONOMY • LOW-COST ENVIRONMENT**

- Located in Youngstown, in northeast Ohio
- Situated midway between New York City and Chicago, IL via Interstate 80, and is centrally located between Cleveland (65 miles northwest) and Pittsburgh, PA (61 miles southeast)
- Center of culture, entertainment and innovation in the region
- The region's low-cost business environment, coupled with its low cost of living, is consistently below the U.S. average, and the housing market ranks one of the most affordable in the nation.
- Diversified economy balanced in the manufacturing, distribution and warehousing, health care services and education sectors



-- LEASE OVERVIEW --

| LEASE INFORMATION | |
|----------------------------|--|
| Tenant: | Tractor Supply Company (NASDAQ: TSCO) |
| Lease Guarantor: | Corporate |
| Property Size: | 19,097 SF |
| Annual Base Rent: | \$246,950 |
| Rent Commencement: | April 27, 2013 |
| Lease Expiration: | April 30, 2028 |
| Base Lease Term: | 15 Years |
| Base Term Remaining: | 6.8 Years |
| Renewal Options: | (4) 5-Year Options |
| Rental Increases: | 10% Increases Every 5 Years in Primary & Options |
| Lease Type: | Double-Net (NN) |
| Landlord Responsibilities: | Roof, Structure & Foundation |

-- RENT SUMMARY --

| RENT SCHEDULE - PRIMARY TERM | | | | | | | |
|-------------------------------------|------------|-----------|--------------|-------------|------------|------------|----------|
| | Start Date | End Date | Rent/Yr | Rent/Mo | Rent/SF/Yr | Rent/SF/Mo | Increase |
| Years 1 - 5 | 4/27/2013 | 4/30/2018 | \$224,500.00 | \$18,708.33 | \$11.75 | \$0.98 | -- |
| Years 6-10 | 5/1/2018 | 4/30/2023 | \$246,950.00 | \$20,579.17 | \$12.93 | \$1.08 | 10% |
| Years 11 - 15 | 5/1/2023 | 4/30/2028 | \$271,645.00 | \$22,637.08 | \$14.22 | \$1.18 | 10% |
| OPTION PERIODS - (4) 5-Year Options | | | | | | | |
| Option 1 | 5/1/2028 | 4/30/2033 | \$298,810.00 | \$24,900.83 | \$15.65 | \$1.30 | 10% |
| Option 2 | 5/1/2033 | 4/30/2038 | \$328,690.00 | \$27,390.83 | \$17.21 | \$1.43 | 10% |
| Option 3 | 5/1/2038 | 4/30/2043 | \$361,560.00 | \$30,130.00 | \$18.93 | \$1.58 | 10% |
| Option 4 | 5/1/2043 | 4/30/2048 | \$397,715.00 | \$33,142.92 | \$20.82 | \$1.73 | 10% |





-- LEASE ABSTRACT --



| | |
|-------------------------------------|---|
| Repairs and Maintenance - Landlord: | <p>Section 23 - Commencing on the Acceptance Date and during the Term, Landlord shall maintain the Demised Premises, at its sole cost and expense, in good condition and shall perform all necessary maintenance, repair, and replacement (including remedying any resulting damage to the improvements):</p> <ul style="list-style-type: none">(a) to the structure and exterior of the Building, to the extent not the responsibility of Tenant under Subsection 24 (d), including but not limited to:<ul style="list-style-type: none">(i) the roof, drains, gutters and downspouts such that the Building remains weathertight and storm water is directed away from the foundation;(ii) the foundation, sub-floors, walls; and,(b) to ail outdoor elements of the Demised Premises, to the extent not the responsibility of Tenant under Subsection 24 (d), including, but not limited to:<ul style="list-style-type: none">(i) the integrity of the structure and surface of all paved areas (except for the Fenced Outdoor Display Area and Permanent Trailer and Equipment Display Area and sealing and striping of all paved areas on the Demised Premises) such that there are no pot holes or other conditions that may compromise its utility and safety, and wheel stops;(ii) the base of the Tenant’s free standing pylon and/or monument sign(s) and the electrical lines servicing same;(iii) all exterior utility lines and pipes to the point of entry to the Building which are not otherwise maintained or operated by a utility company; provided, however, Landlord shall be responsible for pursuing a utility company to make any repairs necessary;(iv) the earthen slope in the Slope Area, excluding for grass-mowing;(v) all other structural portions of the Demised Premises; and, |
| Repairs and Maintenance - Tenant: | <p>Section 24 - Commencing on the Acceptance Date and during the Term, Tenant shall, except for Landlord’s obligations under Section 23, be responsible, at its sole cost and expense, for performing the following at the Demised Premises:</p> <ul style="list-style-type: none">(a) repairing and replacing glass, windows and doors, except when damage is caused by latent defects;(b) maintaining the interior of the Building;(c) maintaining, repairing and replacing the HVAC, electrical and plumbing systems and equipment and all utility lines serving the Building that are within the Building, provided Tenant shall have no such obligation during the last two (2) years of the Term, however Tenant shall provide regular maintenance to the HVAC system during the last two-year period in accordance with Tenant’s maintenance program employed in the majority of Tenant’s stores as long as the HVAC system is operational;(d) maintaining only the following elements of the exterior of the Demised Premises:<ul style="list-style-type: none">(i) replacing lamps and re-painting light poles in the parking lot and display areas and on the exterior of the Building;(ii) clearing snow and ice from the parking lot, sidewalks and drive lanes;(iii) landscape maintenance and repair (including maintenance of the irrigation systems and replacement of sprinkler heads damaged by Tenant’s negligence, but excluding replacement of the irrigation system);(iv) maintaining and repairing the fence in the Fenced Outdoor Display Area and the structure and surface of the pavement (including resurfacing, if necessary) in the Fenced Outdoor Display Area and Permanent Trailer and Equipment Display Area;(v) painting of the exterior of the Building, if required in Tenant’s reasonable discretion;(vi) maintaining, repairing and replacing Tenant’s building sign(s) and the pole, lamps, box and sign face(s) of Tenant’s pylon and/or monument sign;(vii) sealing and striping all paved areas |
| Utilities: | <p>Secion 26 - Tenant shall pay for all utilities used by it in the Demised Premises as of the Acceptance Date and during the Term.</p> |
| Taxes and Assessments: | <p>Section 29 - Tenant shall pay or discharge directly to the applicable taxing authority, all real estate taxes lawfully imposed against the Land and Improvements during the Term (the “Taxes”) when due, subject to Section 30 below. Upon Landlord’s written request, Tenant agrees to furnish to Landlord evidence of payment of all Taxes within thirty (30) days after the date Taxes are due and payable. Taxes shall be prorated between Landlord and Tenant at the beginning and the end of the Term.</p> |





-- LEASE ABSTRACT (cont'd) --

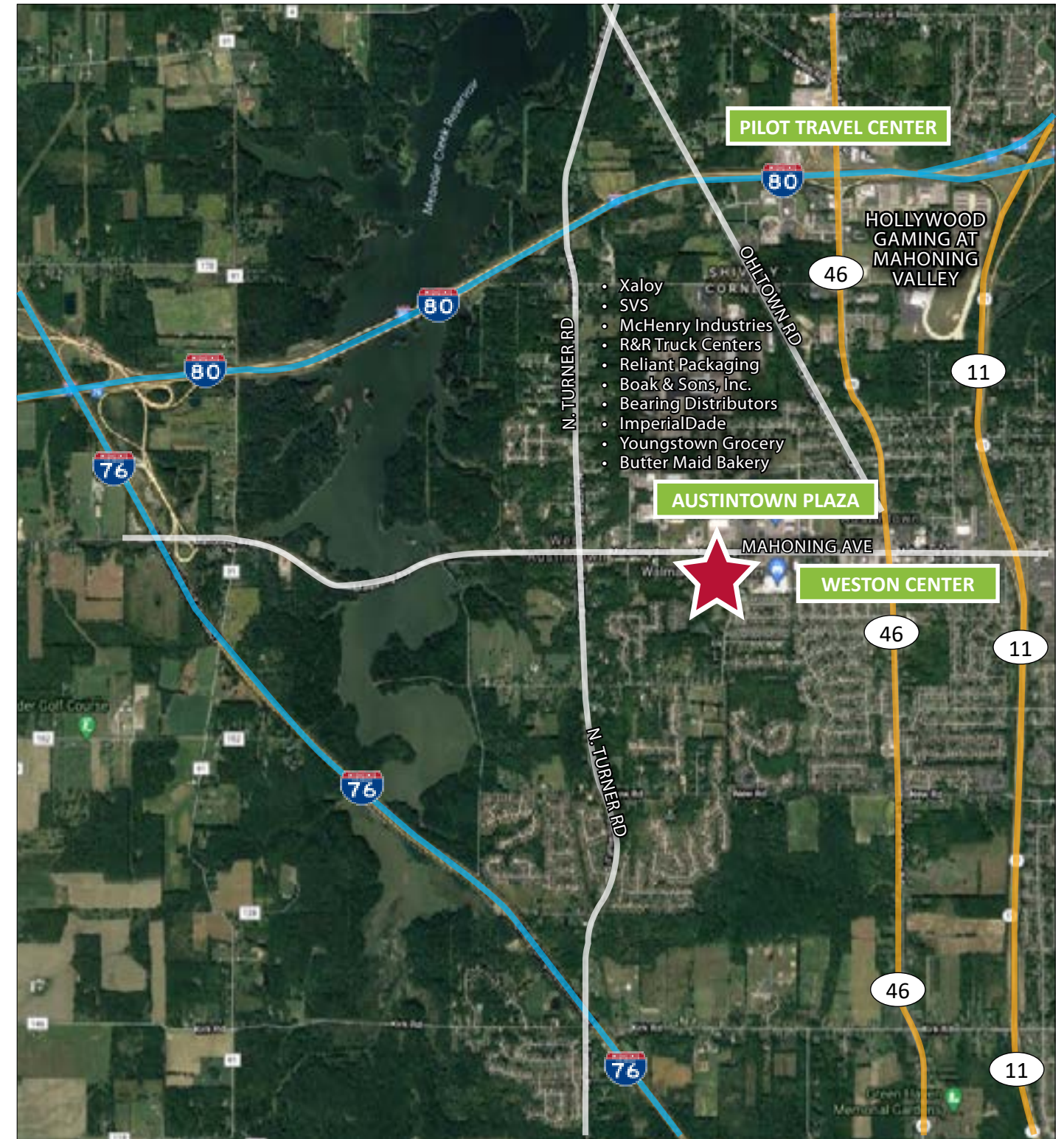


| | |
|-------------------------|---|
| Insurance: | <p>Section 32 (A) - Landlord shall carry and maintain, at its sole cost and expense, commercial general liability insurance on an occurrence form, including contractual liability, personal and bodily injury, and property damage insurance, on the Demised Premises, with a combined single limit in an amount sufficient to protect Landlord and Tenant, but in no event will such insurance be in an amount less than a combined single limit of \$2,000,000 per occurrence and an aggregate limit of \$4,000,000.</p> <p>Section 32 (B) - Tenant shall, at its sole cost and expense, and subject to the terms of this Lease, carry and maintain commercial general liability insurance, including contractual liability, personal and bodily injury, and property damage insurance, on the Demised Premises, with a combined single limit of not less than \$2,000,000 per occurrence and an aggregate of \$4,000,000.</p> <p>(ii) Property Insurance - Tenant shall carry and maintain property insurance insuring the Demised Premises and Improvements, including any structural alterations and any permanent improvements installed by Tenant and affixed to the Building pursuant to Section 28, for perils covered by the causes of loss - special form (all risk) including building ordinance coverage, loss of rents and flood. Such insurance shall be written on a replacement cost basis with an agreed value equal to the full insurable replacement value of the foregoing.</p> |
| Estoppel Certificate: | <p>Section 44 - Upon the reasonable request of either party, but not more often than four (4) times per calendar year, Landlord and Tenant agree to execute and deliver to the other within ten (10) business days after receipt of the request, a written instrument certified to a third party, (a) certifying this Lease has or has not been modified and is in full force and effect as modified, if applicable; stating the date through which monthly rent has been paid; (c) stating the requesting party’s defaults if any known; and (d) stating the Effective Date of this Lease.</p> |
| Right of First Refusal: | <p>Section 48 - Landlord hereby grants to Tenant, for so long as this Lease is in effect, the right to purchase all or any portion of the Land and Improvements as follows (the “Right of First Refusal”): If Landlord should at any time after the Effective Date receive a written, executed, bona fide offer to purchase or sell, all or any portion of the Land and Improvements (the “Offer”) from a third party and Landlord desires to accept such offer, Landlord shall deliver to Tenant a written notice together with a copy of such Offer (the “Acquisition Notice”).</p> |



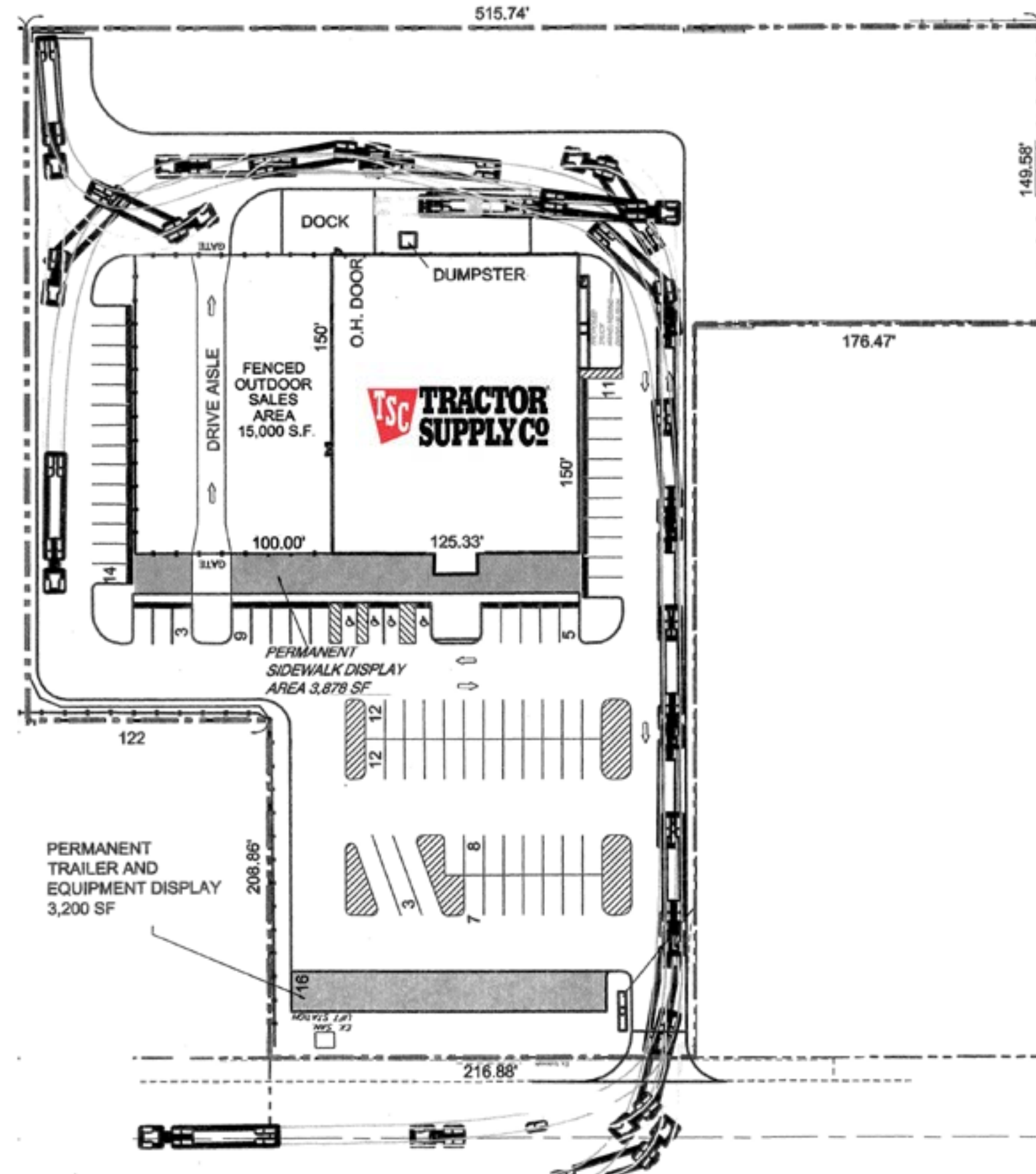


-- LOCATION MAPS --





-- SITE PLAN --





-- FRONT OF PROPERTY --





-- FENCED OUTSIDE DISPLAY AREA --





-- BUILDING PHOTOS --





-- WALMART ADJACENT TO TRACTOR SUPPLY --





-- HOME DEPOT ACROSS FROM TRACTOR SUPPLY --





-- MOVIE THEATER / ALDI ADJACENT TO TRACTOR SUPPLY --





-- OVERHEAD VIEW --

MAHONING AVE | 29,700 CARS PER DAY

ACCESS

ACCESS

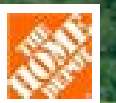
15,000SF
FENCED OUTSIDE
DISPLAY AREA

TSC TRACTOR
SUPPLY CO





-- LOOKING NORTHWEST --



MAHONING AVE | 29,700 CARS PER DAY



15,000SF
FENCED OUTSIDE
DISPLAY AREA



-- LOOKING NORTHEAST --





-- LOOKING EAST --





-- LOOKING SOUTHEAST --

WESTON CENTER



CALLAWAY GARDENS

MAHONING AVE | 29,700 CARS PER DAY

15,000SF
FENCED OUTSIDE
DISPLAY AREA

TSC TRACTOR
SUPPLY CO





-- LOOKING SOUTHWEST --



TRACTOR SUPPLY CO
YOUNGSTOWN, OH





-- ABOUT TRACTOR SUPPLY CO --



Tractor Supply Company is the largest operator of rural lifestyle retail stores in America. Founded in 1938 as a mail order catalog business offering tractor parts, Tractor Supply Company (also referred to as TSC) owns and operates 1,944 stores in 49 states supplying basic maintenance products to home, land, pet and animal owners. Based in Brentwood, Tenn., Tractor Supply is a public company whose stock is traded on The NASDAQ National Market under the symbol TSCO. Today Tractor Supply is a leading edge retailer with annual revenues of approximately \$10.62 billion (2020).

Tractor Supply Company’s customers are a niche market of farmers, horse owners, ranchers, part-time and hobby farmers, and suburban and rural homeowners, as well as contractors and tradesmen. At TSC, customers find everything they need to maintain their farms, ranches, homes and animals. As the inventors of the “do it yourself” trend, our customers handle practically every chore themselves, from repairing wells to building fences, welding gates together, constructing feed bins, taking care of livestock and pets, repairing tractors and trucks and building trailers for hauling. TSC stores are located primarily in towns outlying major metropolitan markets and in rural communities.

Tractor Supply lists five major product categories. The livestock and pet products category accounted for 47 percent of the company’s sales in 2020. Hardware, Tools, and Truck products tied with Seasonal products at 21 percent of sales, followed by clothing and footwear with 7 percent and agricultural products with 4 percent of sales.

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. As of March 27, 2021, the Company operated 177 Petsense stores in 23 states.



| TRACTOR SUPPLY COMPANY OVERVIEW | |
|---------------------------------|-----------------------|
| Type: | Public (NASDAQ: TSCO) |
| Industry: | Specialty Retail |
| Revenue (2020): | \$10.62 Billion |
| Net Income (2020): | \$748.95 Million |
| Shareholder Equity: | \$1.923 Billion |
| Locations: | 1,944 in 49 States |
| Employees: | More than 42,000 |
| Corporate Headquarters: | Brentwood, TN |
| Website: | www.tractorsupply.com |

\$10.62 BILLION
IN SALES

OVER 80 YEARS
OF SERVICE

1,944 STORES
IN 49 STATES

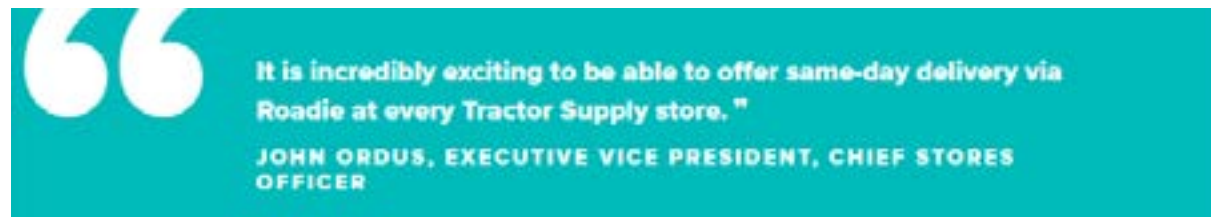
42,000+
TEAM MEMBERS



-- TRACTOR SUPPLY CO IN THE NEWS--

**TRACTOR SUPPLY-ROADIE RAMP UP SAME-DAY DELIVERY AMID CORONAVIRUS | DELIVERS SAME-DAY FROM 100% OF STORES**[VIEW CASE STUDY HERE](#)

Tractor Supply Company first partnered with Roadie to offer home delivery in 2017. Founded as a mail-order tractor parts business in 1938, its customers are located all over the country, including smaller cities and towns outside the coverage areas of other delivery providers. Partnering with Roadie allowed Tractor Supply to begin a methodical expansion of same-day delivery for items ranging from livestock feed and dog food to tillers and riding lawnmowers. When the novel coronavirus COVID-19 became a global pandemic, the need for same-day delivery became urgent and Tractor Supply suddenly needed to compress its rollout timeline from a few months to a few weeks.



As the largest rural lifestyle retail chain in the country, Tractor Supply serves a large number of customers outside major metros. With most same-day delivery providers servicing only primary and secondary markets, rolling out same-day delivery for everyone while they sheltered in place was an enormous challenge. To add complexity, Tractor Supply's 15,000+ inventory items range in size from power tools to huge items like chicken coops.

Together, Roadie and Tractor Supply worked to accelerate the ramp-up of same-day delivery in 1,462 locations in less than three weeks. Now, Tractor Supply Company is the first major general merchandise retailer to offer same-day delivery from 100% of stores and provided critical services for America's heartland, which most delivery providers struggle to reach.

**TRACTOR SUPPLY COMPANY REPORTS RECORD FIRST QUARTER 2021 FINANCIAL RESULTS; RAISES 2021 FINANCIAL OUTLOOK**[VIEW RELEASE HERE](#)

BRENTWOOD, Tenn.--(BUSINESS WIRE)--Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, today reported record financial results for its first quarter ended March 27, 2021.

Net sales for the first quarter 2021 increased 42.5% to \$2.79 billion from \$1.96 billion in the first quarter of 2020. Comparable store sales increased 38.6% compared to an increase of 4.3% in the prior year's first quarter. The comparable store sales results included an increase in comparable average transaction count and ticket of 21.0% and 17.6%, respectively. All geographic regions of the Company had positive comparable store sales growth of at least 30%. The comparable store sales results reflect strong demand for consumable, usable and edible products and robust growth for seasonal categories. In addition, the Company's e-commerce sales experienced triple-digit percentage growth for the fourth consecutive quarter.

Gross profit increased 48.8% to \$983.8 million from \$661.2 million in the prior year's first quarter, and gross margin increased 148 basis points to 35.2% from 33.8% in the prior year's first quarter.







-- YOUNGSTOWN OVERVIEW --



in the United States, and the 7th-largest in Ohio.

Youngstown is situated on the Mahoning River, approximately 65 miles southeast of Cleveland and 61 miles northwest of Pittsburgh, Pennsylvania. The area is often included in commercial and cultural depictions of both Northeast Ohio as well as the Greater Pittsburgh Region due to these proximities, falling within a region of America often referred to as the Rust Belt. Youngstown is also the midway between New York City and Chicago, Illinois via Interstate 80.

The city is the site of several steel and metalworking operations, though nothing on the scale seen during the “glory days” of the “Steel Valley”. The city’s largest employer is Youngstown State University (YSU), an urban public campus that serves about 15,000 students, just north of downtown. The largest industrial employers within the city limits are Vallourec Star Steel Company (formerly North Star Steel), in the Brier Hill district, and Exal Corporation on Poland Avenue. The latter has recently expanded its operations.

**UNPARALLELED MARKET ACCESS**

The area is at the midpoint of the distance between New York City and Chicago and is just 400 miles-effectively an 8-hour drive-from each, offering the ability to reach customers, suppliers, family and friends within a day’s travel.

**LOW-COST ENVIRONMENT**

The region’s low-cost business environment, coupled with its low cost of living, is consistently below the U.S. average, and the housing market ranks as one of the most affordable in the nation, with approximately 70% of home ownership in the area.

**ACCESS TO EXCELLENT HEALTH CARE**

Mercy Health, Steward ValleyCare Health Systems and Akron Children’s Hospital are the main hospital systems, but residents here also have access to the Cleveland Clinic and UPMC services located in the region.

**EDUCATED WORKFORCE**

Youngstown State University, with more than 13,000 students, Kent State University’s regional campuses, Walsh University and Eastern Ohio Gateway Community College provide outstanding educational opportunities. Plus, there are more than 90 higher-ed campuses within just a 2-hour drive.

**QUALITY OF LIFE**

Outstanding parks, museums, theaters, art galleries, sporting events, golf courses, county clubs, live concert and event venues, biking and hiking trails, lakes, nightlife, health clubs and much more provide residents with a dynamic choice of recreational opportunities.

**GROWING TECH-BASED ECONOMY • YOUNGSTOWN BUSINESS INCUBATOR: #1 HIGH IMPACT INCUBATION PROGRAM IN NORTH AMERICA**

New construction has dovetailed with efforts to cultivate business growth. One of the area’s more successful business ventures in recent years has been the Youngstown Business Incubator. This nonprofit organization, based in a former downtown department store building, is an internationally recognized program focused on the development of software and additive manufacturing companies in the Mahoning Valley.

YBI’s impact in Northeast Ohio has been dramatic, generating over \$7.3M in revenues and raising nearly \$64M in capital for new businesses in the region. The incubator, which boasts more than a dozen business tenants, recently completed construction on the Taft Technology Center, where some of its largest tenants will locate their offices.

**MOST AFFORDABLE COLLEGE TOWN IN OHIO**

~GreatCollegeDeals.net

GREAT PLACE FOR BUSINESS

~Site Selection / Entrepreneur





-- KEY INDUSTRIES --

The Youngstown-Warren metro area has a diversified economy. While manufacturing plays a major role, jobs are also prevalent in distribution and warehousing, health care services and education sectors. Youngstown State University, with a staff of roughly 2,000, is one of the metro area's largest employers. Healthcare firms Mercy Health and Steward Health, each employ more than 1,000 workers each.

AUTOMOTIVE

- Comprehensive Logistics
- Aptiv
- Flex-N-Gate
- General Motors
- MAC Trailers

ALUMINUM MANUFACTURING

- Astro Shapes
- BRT Extrusions
- Charles Manufacturing
- Exal Corporation
- Extrudex Aluminum
- General Extrusions
- Matalco, Inc.
- Metalico-Youngstown
- Northern States Metals
- Pennex Aluminum Co.

BIOMEDICAL & HEALTH CARE

- Akron Children's Hospital-Mahoning Valley
- Central One Optical
- Cleveland Clinic
- Henry Schein Medical Grp
- Maxill, Inc.
- Mercy Health
- Nanologix, Inc.
- Steward ValleyCare Health Systems

DISTRIBUTION, WAREHOUSING & LOGISTICS

- FedEx Freight/Ground
- Anderson DuBose
- Taylor Steel
- Aim NationalLease
- Macy's

FOOD PROCESSING

- Anderson DuBose
- AVI FoodSystems
- Belmont Confections
- DiRusso's Sausage
- Pepsi/Dr. Pepper Bottling
- Fresh Mark, Inc.
- Giannios Candy
- PurFoods, LLC
- Schwebel Baking Co.
- Valley Foods Inc.

PETROCHEMICALS DEVELOPMENT

- Brilex Grp of Companies
- Dearing Compressor/Pump
- Hynes Industries
- Industrial Piping Specialists
- TMK-IPSCO
- Vallourec Star
- VAM USA
- VEC, Inc.



-- DEMOGRAPHICS --

**POPULATION SNAPSHOT**

- Youngstown's population is 66,687 (2020) | 9th-largest city in Ohio.
- Youngstown-Warren-Boardmen Metro Area has a population of 548,821.
- Median age in the area is 43.3 years (vs. national median age of 37.2)

**HOUSING SNAPSHOT**

- The median home value in the area is \$129,000.
- Home values are trending up 26.7% year over year.
- Home ownership is 70%, well above national rate of 64%

**ECONOMIC SNAPSHOT**

- The median household income within 5 miles is \$49,284.
- Youngstown-Warren Metro Area has a labor force of 232,000.
- Home to 14 Fortune 500 company world headquarters

Sources: YoungstownOhio.gov, Youngstown-Warren Regional Chamber, DataUSA, Fred.stlouisfed.org, Realtor.com

| DEMOGRAPHICS SNAPSHOT | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|----------|----------|----------|
| Population | 27,478 | 66,651 | 137,557 |
| Median Age | 43.7 | 43.7 | 42.4 |
| # of Households | 11,804 | 28,286 | 58,479 |
| Avg Household Income | \$71,081 | \$75,333 | \$70,062 |
| Median Household Income | \$63,155 | \$53,257 | \$49,284 |
| # of Businesses | 882 | 1,787 | 4,700 |
| # of Employees | 11,385 | 23,888 | 60,727 |

**STRATEGIC LOCATION**

- Exceptional logistical access along OH SR-11 & US Interstate 80-76
- Railway Connections & Port Access
- One-Day Access to New York & Chicago, and Toronto, Canada
- Within a 600-Mile Radius of Most Major Manufacturers

**ECONOMIC INVESTMENT**

Private companies invested over

\$2.9 Billion

in the Youngstown-Warren region in 2020

Exclusively Listed By:



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and Rod Noles and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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