

OFFERING MEMORANDUM



CORPORATE GUARANTEE

Double Net

1240 MAPLE AVENUE  
ZANESVILLE, OHIO

\$1,200,000 | 5.60% CAP



ACTUAL LOCATION



# EXCLUSIVELY LISTED BY

## MARK MCLOONE

Managing Partner  
AZ Lic: SA673250000  
602.790.1526  
mark@retail1031.com

## STEVEN DAVIS

Managing Partner  
AZ Lic: BR101032000  
602.625.8338  
steven@retail1031.com

## BRIAN BROCKMAN

Ohio Broker of Record  
OH Lic: 2009000214



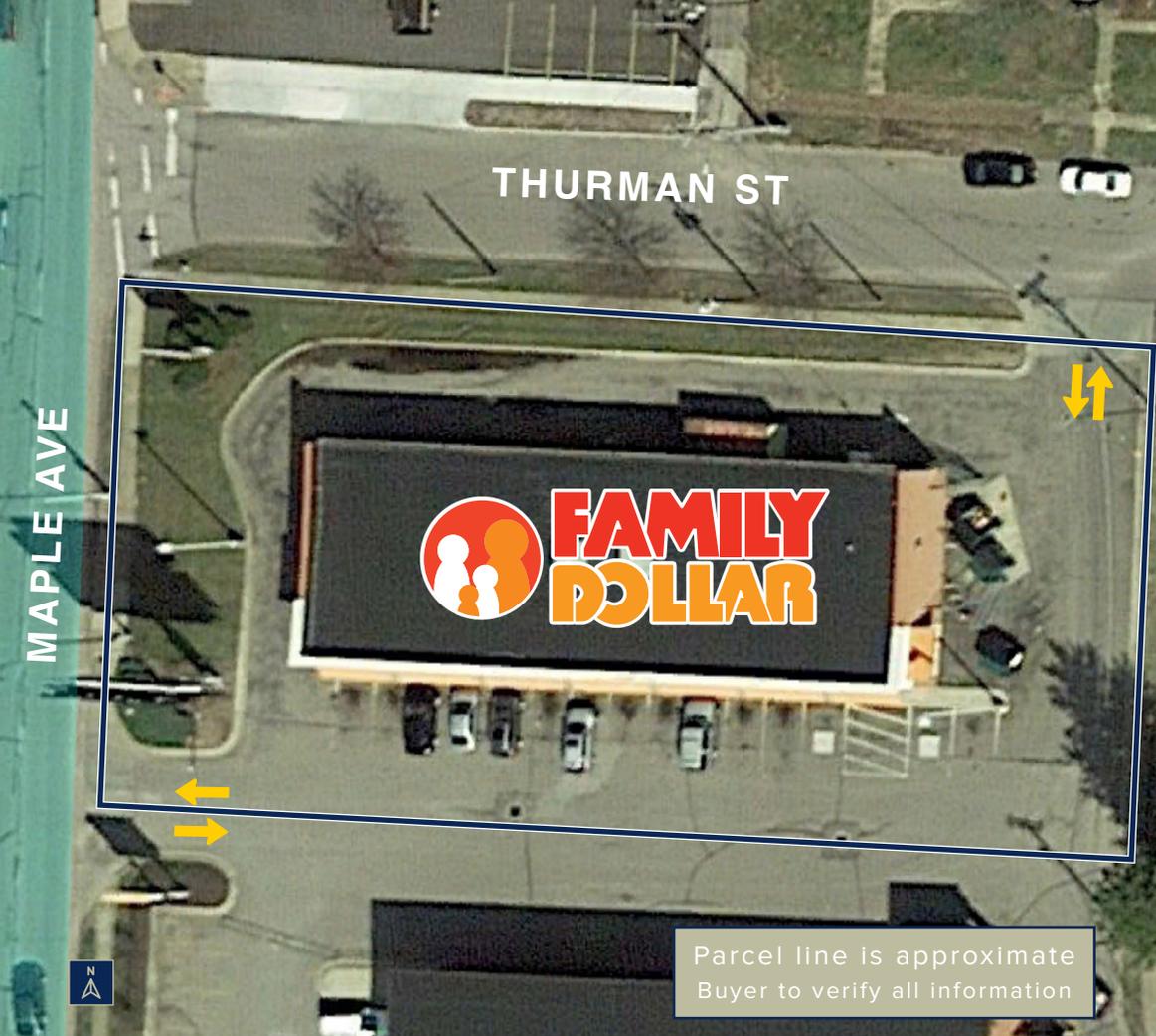


## EXECUTIVE SUMMARY

|                             |  |                        |
|-----------------------------|--|------------------------|
| <b>\$1,200,000</b><br>PRICE | <b>5.60%</b><br>CAP  | <b>\$67,145</b><br>NOI |
| <b>LOCATION</b>             | 1240 Maple Ave<br>Zanesville, OH 43701   |                        |
| <b>LEASE TYPE</b>           | NN - Landlord Responsibilities<br>are Limited to Repairs,<br>Maintenance and Taxes |                        |
| <b>LEASE EXPIRATION</b>     | December 31, 2024  |                        |
| <b>LESSEE</b>               | Family Dollar Corporate  |                        |
| <b>GUARANTOR</b>            | Family Dollar Corporate  |                        |
| <b>OPTIONS</b>              | Currently in Option 3 of 6,<br>3 Five Year Options Remaining                       |                        |
| <b>INCREASES</b>            | 7% in Each Option Period   |                        |
| <b>LAND SIZE</b>            | ±0.60 Acres  |                        |
| <b>BUILDING SIZE</b>        | ±6,900 Square Feet   |                        |
| <b>YEAR BUILT</b>           | 1999   |                        |
| <b>BILLBOARD</b>            | 99 Year Easement   |                        |

## PROPERTY HIGHLIGHTS

- Full corporate guarantee from Family Dollar
- Below market rent
- Currently in option 3 out of 6 - the lease originally had 3 options, the tenant elected to add 3 additional options
- Located just off of signalized intersection — Maple Avenue and Adair Avenue with over 30,000 vehicles per day at the intersection
- Population exceeding 33,500 within 3 miles
- Nearby retailers include CVS, Dairy Queen, Coconi's Furniture, Farmers Insurance, Papa Johns, Monro Auto and more
- Located less than one mile from Interstate 70 with over 56,000 vehicles per day



Parcel line is approximate  
Buyer to verify all information

## INCOME/EXPENSE STATEMENT

|                             | 2019            | 2020            | ESTIMATE        |
|-----------------------------|-----------------|-----------------|-----------------|
| Gross Rent                  | \$78,045        | \$78,045        | \$78,045        |
| Taxes                       | \$9,168         | \$9,040         | \$9,100         |
| Insurance                   | \$476           | \$647           | \$550           |
| Maintenance/Repairs         | \$630           | \$2,221         | \$1,250         |
| <b>NET OPERATING INCOME</b> | <b>\$67,771</b> | <b>\$66,137</b> | <b>\$67,145</b> |

“ **NO OTHER DOLLAR STORE OFFERS THIS KIND OF VARIETY & VALUE** ”

— **FAMILY DOLLAR**

THURMAN ST

MAPLE AVE



±6,900 SF  
on ±0.60 AC



SITE PLAN IS APPROXIMATE  
Buyer to verify all information.



## TENANT PROFILE

### FAMILY DOLLAR



±8,200  
Locations



1959  
Founded



±47 STATES  
in the U.S.



**DOLLAR TREE**

Parent  
Company

When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many items are \$1 or less, and most items in the store are priced below \$10.

During the new millennium, Family Dollar became a Fortune 500 company. Seven years after Family Dollar was added to the S&P 500 index in 2001, company stock finished first among the index. Sales rocketed to \$5 billion annually throughout the decade, and Family Dollar opened its 5,000th store in Jacksonville, Florida.

During the 2010s, Family Dollar officially merged with Dollar Tree, together becoming one of the largest small-format retailers in the United States. The merger was announced in 2014, and made official the next year. In 2021, Family Dollar and Dollar Tree Combo Stores were introduced—nearly 50 combo stores are already open. Today, Family Dollar is a chain with more than 8,000 stores from Maine to California, and over 15,000 locations with the combined total of Family Dollar and Dollar Tree stores.







## AREA OVERVIEW

Zanesville is a city in and the county seat of Muskingum County, Ohio. Zanesville had a population of ±25,200 as of the 2019. Historically the state capital of Ohio, Zanesville anchors the Zanesville micropolitan statistical area (population 86,183), and is part of the greater Columbus-Marion-Zanesville combined statistical area.

Zanesville is located along the Muskingum River at its confluence with the Licking River. It is located 23 miles west of Cambridge and 52 miles east of Columbus. It is situated within the ecoregion of the Western Allegheny Plateau.



### AT A GLANCE



Population  
±25,200  
(2019)



Founded  
in  
1800



Located in  
Muskingum  
County

# DEMOGRAPHICS

## 2021 POPULATION



|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| Est Population | 6,587  | 33,560  | 48,346  |
| Median Age     | 39.7   | 39.4    | 40.6    |



AVERAGE HH INCOME  
**OVER \$61,000**  
WITHIN 5-MILES

## 2021 HOUSEHOLD INCOME



|                      | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------|----------|----------|----------|
| Avg Household Income | \$61,273 | \$57,235 | \$61,333 |
| Med Household Income | \$50,882 | \$39,005 | \$45,239 |



2021 POPULATION OF  
**±48,346 RESIDENTS**  
WITHIN 5-MILES

## 2021 HOUSEHOLDS



|                 | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Households      | 2,795  | 14,140  | 20,241  |
| Average HH Size | 2.2    | 2.3     | 2.4     |

## TRAFFIC COUNTS



|                        |             |
|------------------------|-------------|
| Adair Ave @ Euclid Ave | ±14,697 VPD |
| Maple Ave @ Abbey PI   | ±16,647 VPD |
| I-70 @ Maple Ave       | ±56,241 VPD |

*CoStar 2020/2018*

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