



# SHEETZ GROUND LEASE

AMHERST, OHIO (CLEVELAND MSA)

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

**\$3,895,000 | 4.75% CAP RATE**

- » New 15-Year Absolute NNN Ground Lease with Scheduled Rental Increases
- » Sheetz Corporate Guaranty (634+ Locations Nationwide)
- » Sheetz is Investing a Significant Capital Contribution to Building Improvements Demonstrating Their Commitment to the Property
- » High-Traffic Location in Populous and Growing Area
  - » Located Along North Leavitt Road (32,359 AADT)
  - » 90,221 Residents Within a Five-Mile Radius of the Property
  - » Outparcel to ALDI-Anchored Shopping Center
- » Three Miles from Lake Erie, Where the Tourism Industry Throughout Ohio's Lake Erie Region Tops Over \$2 Billion in Annual Sales
- » New 2022 High-Quality Construction Featuring Freestanding C-Store and Six Canopied Fuel Pumps

FILE PHOTO



Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with Ohio-licensed real estate broker Cushman & Wakefield, Inc.

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

## LEAD BROKERS

### **RYAN FORSYTH**

*Executive Director*

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

### **VINCENT AICALE**

*Executive Director*

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

### **MICHAEL T. YURAS, CCIM**

*Executive Managing Director*

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

### **SCOTT CROWLE**

*Executive Director*

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

**YURAS  
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FORSYTH  
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Leased Investment Team

[www.YAFteam.com](http://www.YAFteam.com)



# INVESTMENT SUMMARY

<b>ADDRESS</b>	North Leavitt Road & Kresge Drive, Amherst, OH 44001		
<b>PRICE</b>	<b>\$3,895,000</b>		
<b>CAP RATE</b>	<b>4.75%</b>		
<b>NOI</b>	\$185,000		
<b>TERM</b>	15 years		
<b>RENT COMMENCEMENT</b>	May 20, 2022		
<b>LEASE EXPIRATION</b>	May 31, 2037		
<b>RENTAL INCREASES</b>	10% rental increases in option periods		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-15	\$185,000	4.75%
	16-20 (option 1)	\$203,500	5.23%
	21-25 (option 2)	\$223,850	5.75%
	26-30 (option 3)	\$246,235	6.32%
	31-35 (option 4)	\$270,859	6.95%
	36-40 (option 5)	\$297,944	7.65%
	41-45 (option 6)	\$327,739	8.41%
	46-50 (option 7)	\$360,513	9.26%
<b>YEAR BUILT</b>	2022		
<b>BUILDING SF</b>	6,070 SF		
<b>PARCEL SIZE</b>	2.53 acres (110,207 SF)		
<b>LEASE TYPE</b>	Absolute NNN ground lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		

## NEW 15-YEAR ABSOLUTE NNN GROUND LEASE TO CORPORATE SHEETZ

- » 10 percent rental increases every option, providing an excellent hedge against inflation
- » Absolute NNN ground lease requires no landlord management, ideal for out of area investors
- » Sheetz is one of the largest privately owned chains of convenience stores in the U.S.
- » Sheetz is investing significant capital into the construction, providing a safe investment for passive investors

## HIGH-TRAFFIC LOCATION IN POPULOUS AND GROWING AREA

- » Located along North Leavitt Road, with excellent visibility and access to 32,359 vehicles per day in front of the site
- » Proximity to highly trafficked Ohio thoroughfares, including State Route 2 (41,840 AADT)
- » 90,221 residents within a five-mile radius of the property, establishing a large customer base for the site
- » Projected 12 percent average annual household income increase within five miles of the site in the next five years, poising Sheetz and the immediate trade area for significant concurrent growth
- » Surrounded by high-density single family housing developments and large townhouse complexes

## CENTRAL LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Outparcel to ALDI-anchored shopping center, attracting crossover shopping directly to the location
- » Surrounded by a strong mix of local and national retailers, including Walmart Supercenter, Target, Lowe's, The Home Depot, Kohl's, Tractor Supply Company, and many more
- » Three miles from Lake Erie, where the tourism industry throughout Ohio's Lake Erie region tops over \$2 billion in annual sales
- » One mile from Tyson Foods (725 employees)
- » Located near highly attended area schools, including Lorain High School and Marion L. Steele High School (combined 3,164 students)

## NEW 2022 CONSTRUCTION TO TENANT'S LATEST PROTOTYPE

- » Location includes a freestanding c-store and six canopied gas pumps for added customer convenience





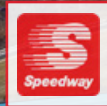


LAKE ERIE  
(3 miles)

Lorain Harbor  
Lighthouse

Lakeview Beach

Lorain High School  
(1,926 students)



North Leavitt Road  
(32,359 AADT)



State Route 2  
(41,840 AADT)







Tyson Foods  
(725 employees)

Michaels  
Where Creativity Happens™

VSC TRACTOR  
SUPPLY CO

GIANT  
EAGLE®

ALDI

North Leavitt Road  
(32,359 AADT)

State Route 2  
(41,840 AADT)

Bob Evans  
DOWN ON THE FARM®

motel 6  
(116 rooms)

SHEETZ  
(Under Construction)

Speedway

Denny's

Days Inn  
(80 rooms)

CHASE

DUNKIN'

meijer

TACO BELL

CHIPOTLE  
MEXICAN GRILL

SHERWIN  
WILLIAMS

Domino's  
Pizza

Pizza  
Hut

Walgreens

planet  
fitness

BURGER  
KING

Arby's

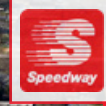




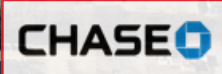
LAKE ERIE  
(3 miles)



Marion L. Steele  
High School  
(1,238 students)



North Leavitt Road  
(32,359 AADT)



State Route 2  
(41,840 AADT)





North Leavitt Road  
(32,359 AADT)

Marion L. Steele  
High School  
(1,238 students)

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TSC TRACTOR  
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(Under Construction)

KFC

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MEXICAN GRILL

Pizza  
Hut

Walgreens

VW

CHEVROLET

UNITED STATES  
POSTAL SERVICE

McDonald's

Wendy's

Bob Evans  
DOWN ON THE FARM

motel 6  
(116 rooms)

Speedway

Days Inn  
(80 rooms)

Denny's

TACO BELL

DUNKIN'

meijer

CHASE



# SITE PLAN

NORTH LEAVITT ROAD

KRESGE DRIVE

6 GAS PUMPS

FRESH FOOD  
**SHEETZ**  
MADE TO ORDER

ACCESS EASEMENT





# TENANT SUMMARY



Sheetz, Inc., is one of the largest and fastest-growing privately-held convenience store chains in the country, with more than \$7 billion in annual sales and over 20,000 employees. Founded in 1952 in Altoona, Pennsylvania, and family owned, the company operates more than 634 stores across six states—Pennsylvania, Maryland, Virginia, West Virginia, Ohio and North Carolina—and anticipates a 5% net growth per year, opening approximately 350 new locations in the next 10 years. Stores, which also sell high-quality fuel at a discount, are open 24 hours a day, 365 days a week.

Sheetz currently ranks 56th on *Forbes* list of largest private companies in the U.S. In 2019, the company also was honored as one of the top three retailers in the U.S. convenience-store sector by Dunnhumby, a leader in customer-data science.

Other accolades include:

- Best Regional Fast Food Chain (2020, 2019) *USA TODAY'S* 10 Best Reader's Choice travel awards
- America's Best Employers (2018) *Forbes*
- Best Workplaces in Retail (2018, 2019) *Fortune*
- Top 10 Best Workplaces in Retail™ (2015-2019) *Great Place to Work*
- 100 Best Companies to Work For (2015-2019) *Fortune*
- Best Employers for New Grads (2018, 2019) *Forbes*
- Best Employers for Women (2018) *Forbes*
- 100 Best Workplaces for Women (2016-2019) *Fortune*
- 100 Best Workplaces for Millennials (2016-2018) *Fortune*
- Convenience Store Chain of the Year (2017) *Convenience Store Decisions Group*

Sheetz has differentiated itself in the convenience-store industry by positioning itself as a destination for food and has garnered awards for its extensive menu of MADE-TO-ORDER (M-T-O®) and MADE-TO-GO® selections, which customers can order on unique touchscreen terminals. Sheetz also offers an Espresso Bar, with specialty coffee drinks made on real Italian espresso machines, a Smoothie Bar and Shweetz Bakery. Sheetz also offers indoor and outdoor restaurant-style seating. To accommodate such customer perks, plus larger-than-typical retail shopping space, Sheetz stores are approximately twice the size of most convenience stores.

Sheetz also is a committed community partner. In addition to its significant nationwide philanthropic efforts—Sheetz for Kids, Sheetz Art Project, Special Olympics and Scrip Program—the company and its employees contribute generously to youth-oriented organizations, sporting and arts events, and other community initiatives in the locations it serves. The real estate investment community recognizes Sheetz as a stable, long-term, low-risk tenant. It has set industry standards for food and has a 63-year track record of continued growth.

For more information, please visit [www.sheetz.com](http://www.sheetz.com)

<b>REVENUE</b>	<b>\$7.5B</b>	<b># OF LOCATIONS</b>	<b>634+</b>
<b>OWNERSHIP</b>	<b>Private</b>	<b>EMPLOYEES</b>	<b>20,000+</b>

# LEASE ABSTRACT

<b>TENANT</b>	Sheetz, Inc.		
<b>ADDRESS</b>	<a href="#">North Leavitt Road &amp; Kresge Drive, Amherst, OH 44001</a>		
<b>RENT COMMENCEMENT</b>	May 20, 2022		
<b>LEASE EXPIRATION</b>	May 31, 2037		
<b>RENEWAL OPTIONS</b>	7 (seven) option periods of 5 (five) years each		
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-15 16-20 (option 1) 21-25 (option 2) 26-30 (option 3) 31-35 (option 4) 36-40 (option 5) 41-45 (option 6) 46-50 (option 7)	<b>RENT</b> \$185,000 \$203,500 \$223,850 \$246,235 \$270,859 \$297,944 \$327,739 \$360,513	<b>RETURN</b> 4.75% 5.23% 5.75% 6.32% 6.95% 7.65% 8.41% 9.26%
<b>REAL ESTATE TAXES</b>	Tenant shall pay all real estate taxes.		
<b>INSURANCE</b>	Tenant shall pay all insurance costs.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant shall keep, maintain, repair and replace all of Tenant's Improvements as appropriate, including without limitation by specification, the foundation, roof, exterior walls, structural portions, and exterior glass and windows of the building.		
<b>MAINTENANCE BY LANDLORD</b>	None		
<b>RIGHT OF FIRST REFUSAL</b>	Tenant shall have fifteen (15) days from receipt of an acceptable offer in order to exercise its Right of First Refusal.		



# SHEETZ IN THE NEWS

*"We were fortunate in that we had a lot of things in test before [the pandemic] ever started," said [Joe] Sheetz, referring to the services for which the chain already had a technology "backbone" in place. "Under normal conditions, it might've taken two or three years to roll it out, or certainly some bit of time to make go, no go decisions. And when COVID hit, we decided offense was the best strategy, and we just blew it out the door."*

*As the chain has grown—it now has about 600 stores—they have "had to be more process driven," he said. "We learned a valuable lesson because we went significantly faster than we would've ever gone in normal times," he said. "We're probably a year ahead," if not more, from where they would have been operating under the traditional process. "I think we'll have 60 or 70 more stores than we have right now. We're picking growth up again as we speak."*

## SHEETZ STANDS ALONE ON 2020 BEST COMPANIES TO WORK FOR LIST

» [READ THE ARTICLE](#)

## SHEETZ NAMED "BEST REGIONAL FAST FOOD" BY USA TODAY 10BEST READERS' CHOICE AWARDS

» [READ THE ARTICLE](#)

## HOW SHEETZ IS SUCCEEDING IN 'THESE CRAZY TIMES'

» [READ THE ARTICLE](#)

## SHEETZ ADDS ANOTHER SITE TO ITS COLUMBUS MARKET PLANS

» [READ THE ARTICLE](#)

## AMERICA'S NEW FAVORITE RESTAURANTS ARE WAWA, SHEETZ AND 7-ELEVEN

» [READ THE ARTICLE](#)





# SHEETZ REPRESENTATIVE PHOTOS





# PROPERTY OVERVIEW

## LOCATION

This Sheetz is strategically located along North Leavitt Road, with excellent visibility and access to 32,359 vehicles per day. The site also maintains a beneficial proximity to highly trafficked Ohio thoroughfares, including State Route 2 (41,840 AADT). 90,221 residents within a five-mile radius of the property, establishing a large customer base for the site. The property is surrounded by high-density single family housing developments and townhouse complexes, and with a projected 12 percent average annual household income increase within five miles of the site in the next five years, Sheetz and the immediate trade area are poised for significant concurrent growth.

The property benefits from its central location near many of the region's largest employers, retailers, and community hubs. The location is outparcel to an ALDI-anchored shopping center, attracting crossover shopping directly to the location. The site is also surrounded by a strong mix of local and national retailers, including Walmart Supercenter, Target, Lowe's, The Home Depot, Kohl's, Tractor Supply Company, and many more. The property is located three miles from Lake Erie, where the tourism industry throughout Ohio's Lake Erie region tops over \$2 billion in annual sales. The site is one mile from Tyson Foods (725 employees) and located near multiple highly attended area schools, including Lorain High School and Marion L. Steele High School (combined 3,164 students).

## ACCESS

Access from North Leavitt Road and Kresge Drive

## TRAFFIC COUNTS

North Leavitt Road: 32,359 AADT  
State Route 2: 41,840 AADT

## PARKING

44 parking stalls, including three (3) handicap stalls and six (6) canopied gas pumps

## YEAR BUILT

2022

## NEAREST AIRPORT

Cleveland Hopkins International Airport (CLE | 24 miles)



FILE PHOTO



**2022**  
YEAR  
BUILT



**32K**  
TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**  
CLEVELAND  
HOPKINS  
INTERNATIONAL  
AIRPORT



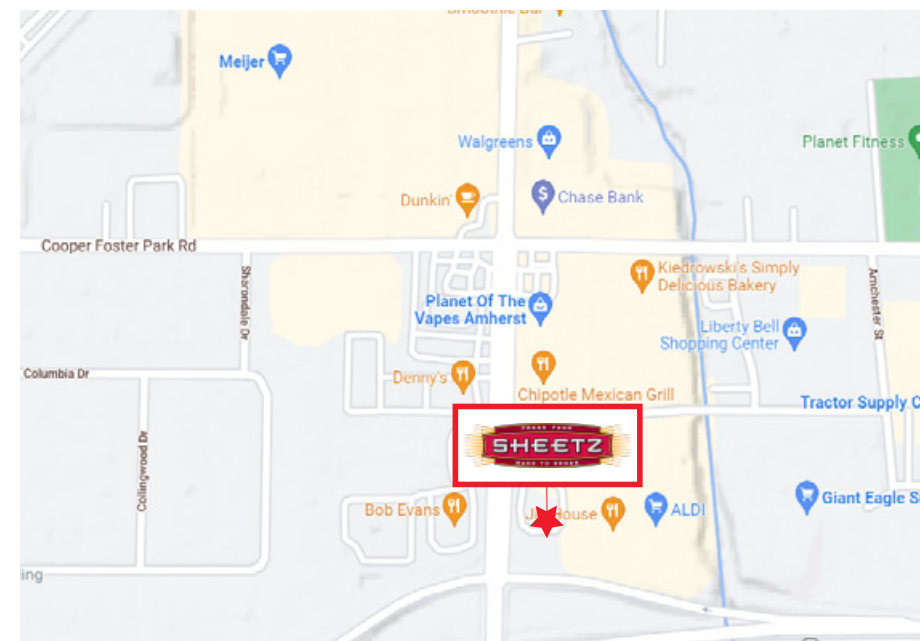
# AREA OVERVIEW

Amherst is located in Lorain County in northeastern Ohio, approximately 28 miles west of Cleveland. The City's 2020 population was 12,681. Amherst is served by diversified transportation facilities, including three States and U.S. highways and I-90 and I-80 (the Ohio Turnpike). Amherst features a good mix of high-tech business, a quaint downtown, and an excellent school system. Amherst is within commuting distance of several public and private two-year and four-year colleges and universities which provide a wide range of educational facilities and opportunities. These include Kent State University, the University of Akron, Cleveland State University and Bowling Green State University (Firelands campus) (four of Ohio's 13 state universities), Lorain County Community College (which includes the University Partnership Program), Cuyahoga Community College, Ashland University, Oberlin College, Baldwin-Wallace College, John Carroll University and Case Western Reserve University. Lorain County is well situated in a diverse, industrialized region on the southern shore of Lake Erie, within a one-hour drive of the major cities of Cleveland and Akron. Approximately one-third of the United States population lives within a 500-mile radius of the County. Residents of the Lorain County have direct access to major economic centers such as Chicago, Illinois to the west and Cleveland, Ohio; Erie, Pennsylvania; Buffalo and Rochester, and New York to the east. Lorain County is part of the Cleveland-Elyria, OH Metropolitan Statistical Area.

The largest city on Lake Erie is one of the most populous urban areas in the country, Cleveland anchors the Greater Cleveland Metropolitan Statistical Area (MSA) and the Cleveland-Akron-Canton Combined Statistical Area (CSA). The CSA is the most populous combined statistical area in Ohio and the 17th-largest in the United States, with a population of 3,633,962 in 2020. The city proper, with a 2020 population of 372,624, ranks as the 54th-largest city in the United States, as a larger portion of the metropolitan population lives outside the central city. The seven-county metropolitan Cleveland economy, which includes Akron, is the largest in the state. A port city, Cleveland is connected to the Atlantic Ocean via the Saint Lawrence Seaway. The Cleveland area's economy relies on diversified sectors such as manufacturing, financial services, healthcare, biomedical, and higher education. The gross domestic product (GDP) for the Greater Cleveland MSA was \$135 billion in 2019. Combined with the Akron MSA, the seven-county Cleveland-Akron metropolitan economy was \$175 billion in 2019, the largest in Ohio, accounting for 25 percent of the state's GDP.

- » Cleveland's location on the Cuyahoga River and Lake Erie has been key to its growth. The Ohio and Erie Canal coupled with rail links helped the city become an important business center.
- » The city of Cleveland is home to the corporate headquarters of many large companies such as Aleris, American Greetings, Applied Industrial Technologies, Mettler Toledo, Cleveland-Cliffs, Inc., Eaton, Forest City Enterprises, Heinen's Fine Foods, Hyster-Yale Materials Handling, and KeyCorp.
- » The Cleveland Clinic is the largest private employer in the city of Cleveland and the state of Ohio, with a workforce of over 35,000. It carries the distinction as being among America's best hospitals with top ratings published in U.S. News & World Report.

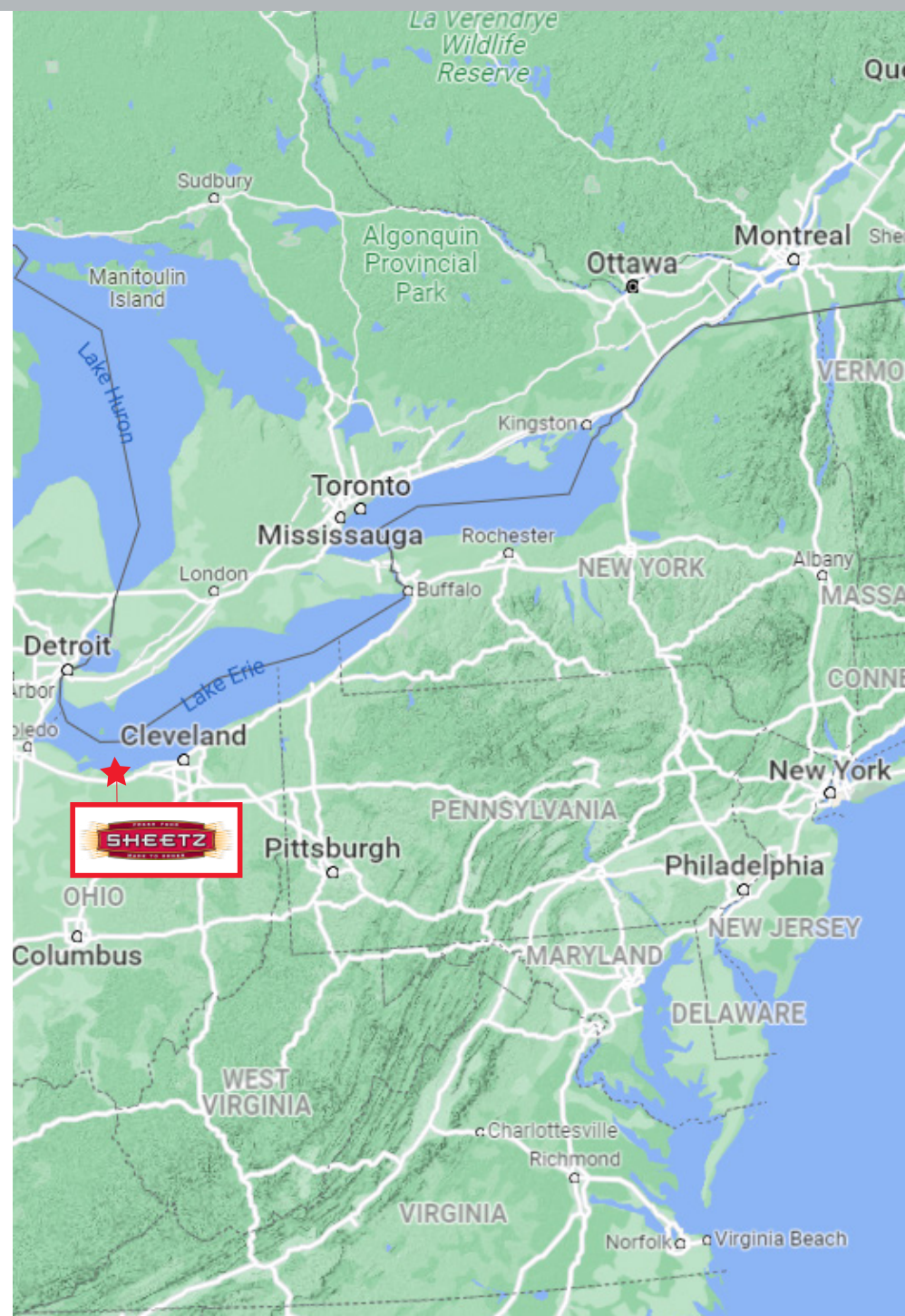
LARGEST EMPLOYERS IN CLEVELAND, OHIO	# OF EMPLOYEES
THE CLEVELAND CLINIC FOUNDATION	2,077
UNIVERSITY HOSPITALS HEALTH CARE	1,813
FORD MOTOR COMPANY - AVON LAKE	1,740
LORAIN COUNTY	1,674
MERCY HEALTH LORAIN	1,524
WAL-MART STORES INC.	1,250
LORAIN COUNTY COMMUNITY COLLEGE	1,070
OBERLIN COLLEGE EDUCATION	1,021
LORAIN CITY SCHOOL DISTRICT	950
ELYRIA CITY SCHOOL DISTRICT	809





# DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>6,485</b>	<b>51,645</b>	<b>90,221</b>
Households	2,737	21,157	36,760
Families	1,791	13,698	23,306
Average Household Size	2.35	2.41	2.43
Owner Occupied Housing Units	2,112	15,354	24,951
Renter Occupied Housing Units	625	5,803	11,809
Median Age	45.7	43.3	41.4
<b>Average Household Income</b>	<b>\$75,108</b>	<b>\$66,487</b>	<b>\$59,130</b>
2026 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>6,571</b>	<b>52,801</b>	<b>91,713</b>
Households	2,784	21,694	37,513
Families	1,808	13,933	23,576
Average Household Size	2.35	2.41	2.42
Owner Occupied Housing Units	2,157	15,953	25,852
Renter Occupied Housing Units	627	5,741	11,661
Median Age	46.2	43.9	42.0
<b>Average Household Income</b>	<b>\$81,886</b>	<b>\$74,305</b>	<b>\$66,293</b>





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## LEAD BROKERS

### **RYAN FORSYTH**

*Executive Director*

415.413.3005

[ryan.forsyth@cushwake.com](mailto:ryan.forsyth@cushwake.com)

CA RE License #01716551

### **VINCENT AICALE**

*Executive Director*

415.690.5522

[vince.aicale@cushwake.com](mailto:vince.aicale@cushwake.com)

CA RE License #01728696

### **MICHAEL T. YURAS, CCIM**

*Executive Managing Director*

415.481.0788

[michael.yuras@cushwake.com](mailto:michael.yuras@cushwake.com)

CA RE License #01823291

### **SCOTT CROWLE**

*Executive Director*

415.604.4288

[scott.crowle@cushwake.com](mailto:scott.crowle@cushwake.com)

CA RE License #01318288

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Cushman and Wakefield Inc. LIC. # 00616335