



INTERACTIVE OM

CIRCLE K

OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

- » Absolute Net Lease with Approximately 4.17 Years Remaining and 1.5% Annual Increases
- » Corporate Guaranty (BBB: S&P) - Couche-Tard Operates More than 14,100 Stores in 26 Countries
- » Located at Signalized Intersection of S. Cleveland Massillon Road and Renovated Market Dominant Grocery Anchored Center, Anchored by ACME Fresh Market, Who Recently Expanded and Fully Remodeled
- » Attractive 1.5% Annual Rent Increases
- » More than 100,000 Residents Within a Five-Mile Radius
- » Open 24 Hours 7 Days a Week; All-Brick Construction with a Rare Drive-Thru Car Wash
- » Within ± 8 miles Amazon's 640,000-square-foot fulfillment center; Amazon has opened eight fulfillment centers in Ohio. The company said it has created more than 23,000 jobs in the state and invested more than \$5.9 billion



FINANCIAL OVERVIEW



\$2,185,725
PRICE



6.25%
CAP RATE



±3,750 SF
GLA



±0.86 AC
LOT SIZE



1984
YEAR BUILT

TENANT SUMMARY

Tenant	Circle K
Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof and Structure Responsible	Tenant Responsible
Lease Expiration Date	12/31/2026
Term Remaining on Lease	±4.17 Years
Increases	1.5% Annually
Options	Five (5) Five (5) Year Options Followed by two (2) 10- year options
Annual Rent	\$134,589

ANNUALIZED OPERATING DATA

YEARS	ANNUAL RENT
2023	\$136,608
2024	\$138,657
2025	\$140,737
2026	\$142,848
2027 (Option 1)	\$144,991
2028	\$147,165
2029	\$149,373
2030	\$151,614



 **NORTON ELEMENTARY**
659 STUDENTS

BUCKEYE THREADS INC
HARDWARE STORE

I-17 ALT ROUTE ± 19,000 VPD

 **NORTON HIGH**
870 STUDENTS

NEW DEVELOPMENT SITE

 **NORTON MIDDLE**
693 STUDENTS




SUBJECT PROPERTY



VILLAGE INN CHICKEN



 **BARBERTON PRIMARY**
611 STUDENTS

MILAN AUTO GROUP



CASA DEL MAR
MEXICAN RESTAURANT

 **Cleveland Clinic**



THE BACKYARD ZONE
SWIMMING POOL SUPPLY STORE



 **S.A. Comunale**
An EMCOR Company



FRED MARTIN SUPERSTORE

 **Barber Road Storage, LLC**



 **BARBERTON HIGH**
1,421 STUDENTS

 **BARBERTON MIDDLE**
1,101 STUDENTS

BARBERTON COMMUNITY SPORTS COMPLEX





THE OFFERING

PROPERTY NAME	
Circle K	
Property Address	
4155 S Cleveland Massillon Rd Norton, OH 44203	
SITE DESCRIPTION	
Number of Stories	One
Year Built	1984
GLA	±3,750 SF
Type of Ownership	Fee Simple

TENANT OVERVIEW

» COMPANY NAME	» LOCATIONS	» HEADQUARTERS
Circle K	±15,000	Tempe, AZ
» EMPLOYEES	» INDUSTRY	» WEBSITE
±40,000	Convenience Store	www.circlek.com

Circle K Stores Inc. is a Canadian-owned American multinational chain of convenience stores. Founded in 1951 in El Paso, Texas, the company filed for bankruptcy protection in 1990 and went through several owners, before being acquired by its current owner, Alimentation Couche-Tard, in 2003. It is present in most of the 50 U.S. states and is franchised in Asia and Latin America.

In 2015, Circle K unveiled a new logo and brand identity, and Couche-Tard announced that it would deploy the brand in English-speaking Canada (in parallel with, and in some cases rebranded from the Mac's chain), and in Europe to replace Statoil.

Circle K is the neighborhood corner store on thousands of corners. The bright-red Circle K logo is a beacon for customers seeking a convenient place to find quality products and a great shopping experience around the world.

AREA OVERVIEW

NORTON, OH

Norton is a city in the U.S. state of Ohio. The population was 12,085 at the 2010 census and 11,996 at the 2019 estimate. All but a small portion of the city is in Summit County and is part of the Akron metropolitan area; a 4.4-acre part extends into Wayne County and the Wooster Micropolitan Statistical Area. The city holds a yearly Apple Cider Festival in September. It includes a parade, fireworks, crafts and attractions. Begun by the Lions Club in 1988, the family members thought about starting an Octoberfest, but decided that since the Lions were known for selling cider in the Loyal Oak area of the City, that a Cider Festival would best suit the residents of that area.

DEMOGRAPHICS

POPULATION	3 - MILE	5 - MILE	10 - MILE
2027 Projection	34,149	91,808	354,858
2022 Estimate	34,402	91,491	354,381
2010 Census	35,354	90,709	352,306
HOUSEHOLDS	3 - MILE	5 - MILE	10 - MILE
2027 Projection	13,853	37,353	144,727
2022 Estimate	13,958	37,227	144,558
2010 Census	14,340	36,872	143,664
INCOME	3 - MILE	5 - MILE	10 - MILE
2022 Average Household Income	\$61,728	\$66,258	\$70,552





With a population of almost 200,000 residents, Akron is a city in and the county seat of Summit County. It is also the 5th largest city in the state of Ohio. Akron has a high quality of life as it offers a variety of attractions including the Akron Art Museum, the Stan Hywet Hall & Gardens, and Lock 3 Park. Akron's local economy is supported by several manufacturing, education, healthcare, and biomedical research companies. Akron is at the center of "Polymer Valley", the University of Akron is well-known for its polymer academic program and is home to the Goodyear Polymer Center and National Polymer Innovation Center. Not only does Akron have its own strong local economy, but it is near other major metropolitan areas with lots of opportunities for growth. Strategically located just 40 miles south of Cleveland, Akron is the ideal place for businesses and young professionals to grow.

ECONOMY

Akron has a diverse and business-friendly local economy. It is strategically located next to other major markets in the state of Ohio such as the Cleveland Metro Area and the Canton Metro Area. The Greater Akron area has over 21,000 businesses and more than 150 Fortune 500 company operations. The city is a major hub for plastic processing and liquid crystal and polymer research, thus supporting most of the local economy. FirstEnergy, one of the top 25 largest energy companies in the United States, is headquartered in the city. Akron is the ideal place for business as it is within a 500-mile radius of 57% of the U.S. population and it has access to three foreign trade zones. Parks, theaters, fine dining, world-class entertainment, and professional sports all have a significant impact on Akron's economy and provide residents with a high quality of life.

The city is home to the University of Akron, providing highly educated workers to the workforce. In addition, Cleveland State University, Kent State University, and Youngstown State University are other four-year public institutions of higher education that are within a 50-mile radius of Akron.

TOP EMPLOYERS



AKRON TOURISM

Akron is home to several events & festivals held annually including the National Hamburger Festival, the Italian Festival, and the Rib, White & Blue Food Festival. The most popular event in the city is Art in the Square, which is when the art and music communities come together at a festival that features the works of local artists and musicians.

AKRON ART MUSEUM

Situated in the downtown area of Akron, the Akron Art Museum features regional, national, and international artworks created since 1850. Popular exhibits include contemporary painting and sculpture and 20th century photography.

STAN HYWET HALL & GARDENS

Located in northwest Akron, the Stan Hywet Hall & Gardens is a beautiful estate that once belonged to F.A. Seiberling, the co-founder of Goodyear Tire & Rubber Company. The estate features a 65-room Tudor Revival Mansion and a historic and vibrant garden.

LOCK 3 PARK

Situated in downtown Akron, Lock 3 is an affordable, family-friendly entertainment area. Several events take place in Lock 3 each year. During the summer, the amphitheater hosts WONE's Rock the Lock concerts which feature the best acts in the country. During the winter, Lock 3 kicks off every year with the Downtown Holiday Lighting Ceremony by exploding the night sky with fireworks. Since its opening in 2003, the park has hosted over 2 million visitors.



AKRON ART MUSEUM



STAN HYWET HALL & GARDENS



LOCK 3 PARK

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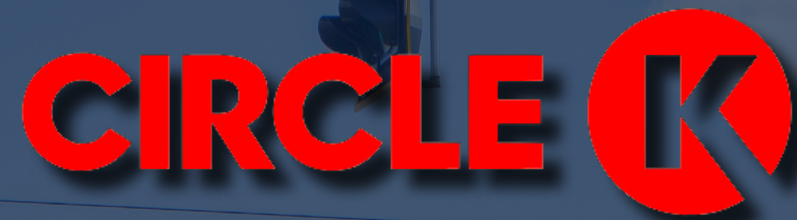
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