



**4141 HERITAGE CENTER DRIVE
COPELY, OH**

charles
SCHWAB

NEW CONSTRUCTION | LONG TERM LEASE | INVESTMENT GRADE TENANT (S&P:A)

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OFFERED IN COORDINATION &
CONJUNCTION WITH OHIO
REAL ESTATE BROKER

Murray Realty Associates
Lic #307136

The Offering

Thomas Company is pleased to offer for sale a Charles Schwab office located in Copley, OH (Akron MSA). This Fee Simple property totals 5,000 square feet of office space featuring a brand new 15 year lease. This brand new construction is offered with a triple net lease and limited landlord responsibilities (roof and structure).



Representative Image

INVESTMENT HIGHLIGHTS

New Construction Long Term Lease

The building is newly constructed for Charles Schwab in 2023 with a brand new 15 year lease. This lease is projected to commence in August of 2023 and offers 10% escalations every 5 years.

Investment Grade Tenant

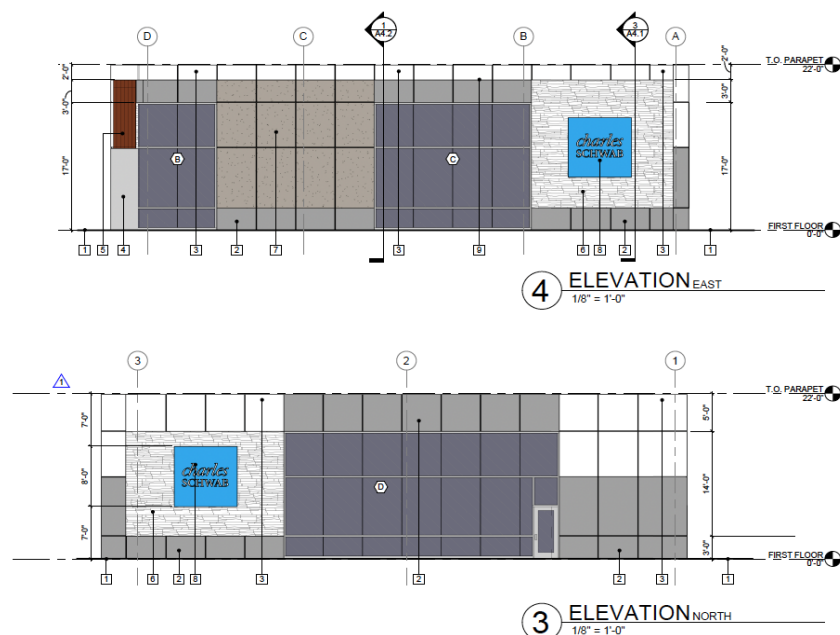
Charles Schwab (NYSE:SCHW) (S&P:A) is a financial services company that provides a range of services including brokerage, banking, and financial advisory services to individuals and institutions. The company has grown to become one of the largest brokerage firms in the world, with over \$7 trillion in client assets as of 2022.

Excellent Location

Located just off the intersection of Hwy 18 and Hwy 77 across the street from the Cleveland Clinic. This location has excellent growth and visibility exposure with over 45,000 vehicles per day.

Strong Demographics

Copley, Ohio offers strong demographics with over 50,000 people and an average household income exceeding \$110,000 in a 5 mile radius. Located within the Akron Metropolitan Area, Copley is positioned for strong growth across all sectors of the economy.



Executive Summary

PROPERTY SUMMARY

Sale Price:	\$5,200,000
Cap Rate:	5.00%
Address:	4141 Heritage Center Drive
City, State	Copley, OH
NOI:	\$260,000
Building SF	5,000
Property Type:	Retail
Year Built	2023

LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Tenant	Charles Schwab
Guarantor	Charles Schwab & Co., Inc (S&P:A)
Landlord Responsibilities	Roof and Structure
Lease Commencement Date	8/21/2023
Lease Expiration Date	8/31/2038
Lease Term	15 Years
Renewal Options	4 x 5 year options



Lease Abstract

LEASE ABSTRACT	
Tenant Name:	Charles Schwab
Guarantor:	Charles Schwab & Co., Inc (NYSE: SCHW - S&P:A)
Lease Type:	NNN
Building Size (SF):	5,000
Lease Commencement Date:	08/21/2023
Expiration Date:	08/31/2038
Lease Term:	15 years
No. & Term of Options:	4 x 5 year options
Current Contractual Rental Rate	\$260,000
Lessee Operating Expenses/ Utilities:	Tenant shall directly contract with all utility providers for the supply of utility services and shall pay all hookup fees
Property Tax Expense:	During the term, tenant shall pay all taxes assessed against the property
Property Insurance:	Landlord shall keep in full force and effect a policy or policies of comprehensive general liability insurance covering bodily injury and property damage (Reimbursed through CAM charges as a pass through expense)
Maintenance & Repairs:	Landlord shall repair and maintain the parking areas, sidewalks, drive aisle, parking lot improvements, and all other similar portions of the Premises. (Reimbursed through CAM charges as a pass through expense)
Estoppel:	Ten (10) business days prior written notice from Landlord

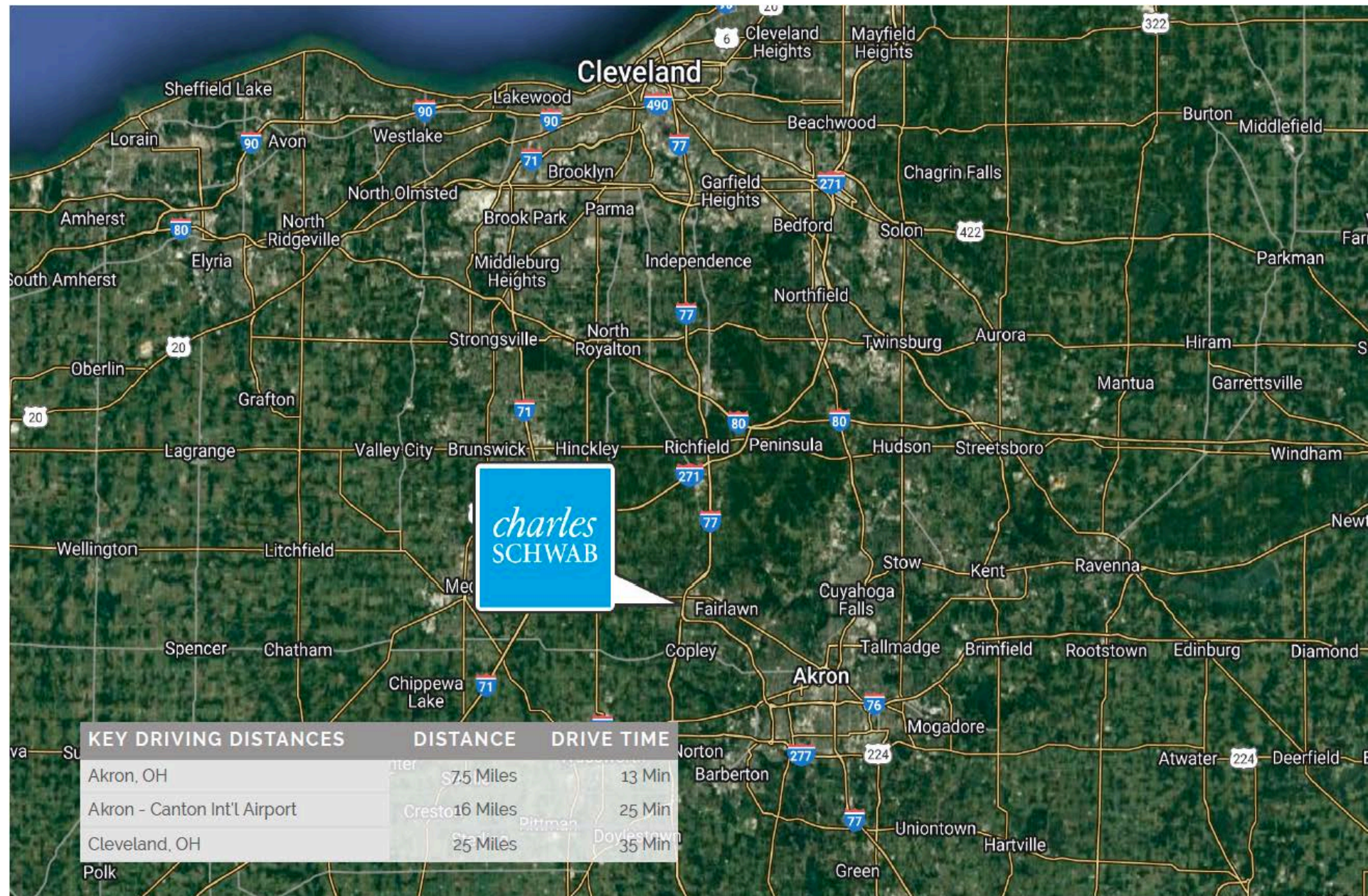
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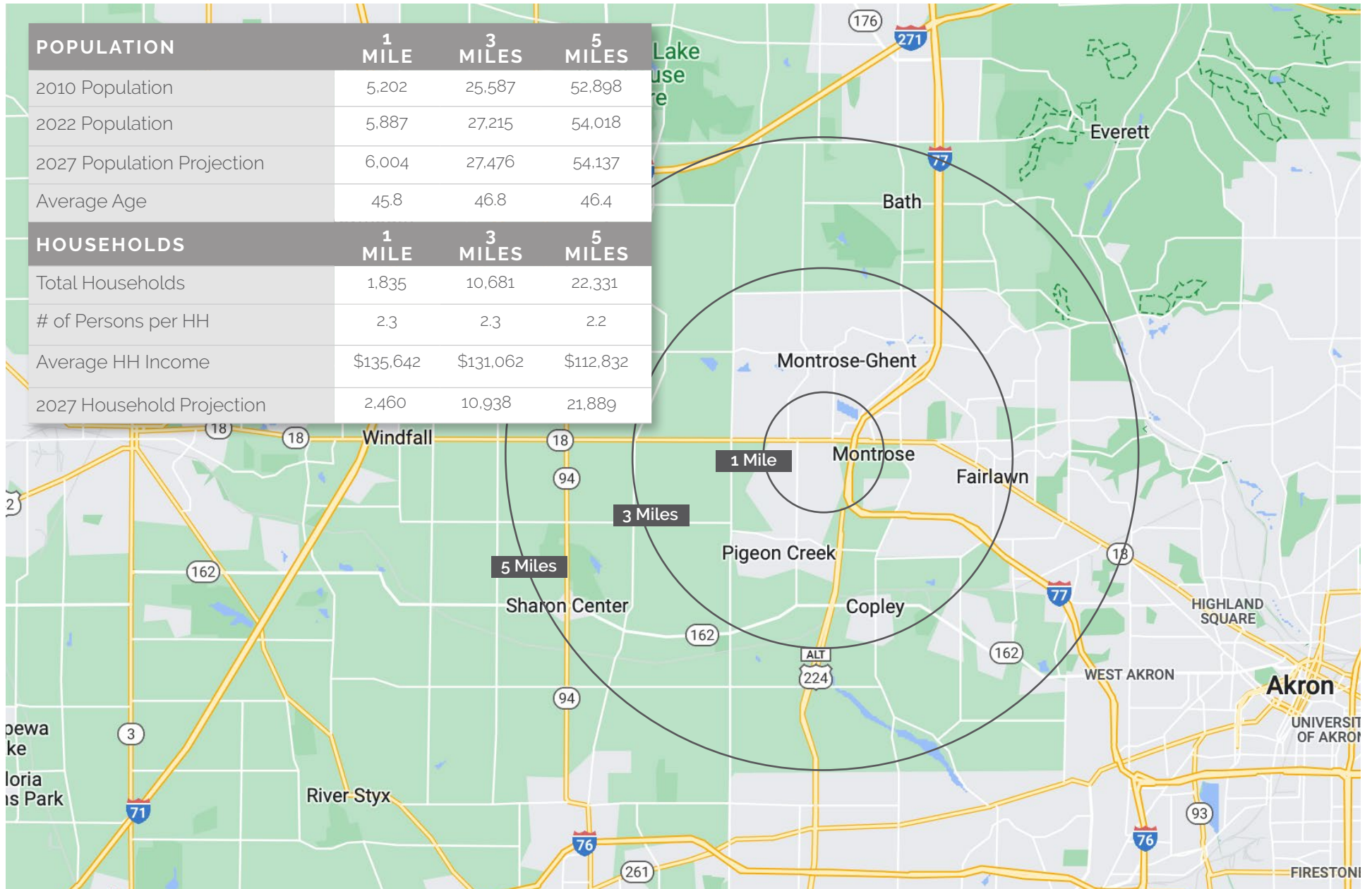
Local Ariel



Regional Map



Demographics Map



Market Overview



Location Overview

This Charles Schwab is ideally located near the major intersection of highway 18 and 77 which sees traffic in excess of 45,000 vehicles per day. Also located near by is a large office complex, home to other large investment grade tenants such as Wells Fargo and Merrill Lynch. Directly across the street is a Cleveland Clinic Rehabilitation Hospital. The Cleveland Clinic is one of the largest and most respected hospitals in the country, known for its high-quality patient care, advanced medical research, and innovative treatment methods. The Cleveland clinic has over 77,000 employees worldwide, treated 12.8 million patients in 2022, and consistently ranks among the top hospitals in the United States

Copley, Ohio stands out as an excellent city to invest in for several compelling reasons. Firstly, its advantageous location within the Akron metropolitan area provides investors with access to a thriving and diverse economy. With a strong presence in sectors such as healthcare, manufacturing, technology, and education, Copley benefits from the economic stability of the larger region. This stability, combined with the city's proximity to major cities like Akron, Cleveland, and Canton, ensures a robust consumer base and ample business opportunities. The city boasts excellent transportation networks, including highways, airports, and logistical facilities, facilitating efficient movement of goods and services. This connectivity not only benefits local businesses but also allows them to easily reach broader markets. .

In summary, Copley, Ohio combines a prime location within a thriving metropolitan area with robust infrastructure, creating a favorable investment environment. Its strong economy, diverse industries, and convenient access to major markets, coupled with a high quality of life, position Copley as a promising city for investors seeking long-term growth and stability.

Tenant Overview



Representative image

Investment Grade Tenant

Charles Schwab (NYSE:SCHW) (S&P:A) is a financial services company that provides a range of services. Charles Schwab has consistently reported solid financial results, with strong revenue and earnings growth. The company's financial stability was supported by a diversified revenue base, a large and loyal customer base, and a robust business model.

Tenant Overview

Charles Schwab Corporation, commonly known as Charles Schwab, is a leading American brokerage and banking company. It was founded in 1971 by Charles R. Schwab and is headquartered in San Francisco, California. Charles Schwab is one of the largest brokerage firms in the United States and provides a wide range of financial services to individual investors, independent investment advisors, and retirement plans.

The company is primarily known for its Online brokerage services, offering a platform for trading stocks, bonds, mutual funds, exchange-traded funds (ETFs), options, and other investment products. Charles Schwab has built a strong reputation for its low-cost and accessible investing options, empowering individual investors to take control of their financial future. In addition to brokerage services, Charles Schwab offers various banking services, including checking and savings accounts, mortgages, and personal loans. The company operates as a bank through its subsidiary, Charles Schwab Bank. Schwab's banking services are often integrated with its brokerage platform, providing clients with a comprehensive financial experience.

Over the years, Charles Schwab has expanded its services and acquired several notable companies to enhance its offerings. In 2020, the company completed its acquisition of TD Ameritrade, further solidifying its position as a leader in the brokerage industry.

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