

FOR SALE

FAMILY DOLLAR STNL INVESTMENT OPPORTUNITY!

9300 Miles Road, Cleveland, OH 44105

ASKING PRICE \$1,400,000

FEATURES

- 6.5 Years Remaining on Current Term with three, five (5) year options
- 10% Increases with each Renewal Term
- Landlord responsible for roof, structure, and capital expenses.
- Over 8,000 Family Dollar locations nation wide
- Corner lot with approximately 18,000 VPD



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FAMILY DOLLAR STNL INVESTMENT OPPORTUNITY

9300 Miles Road, Cleveland, OH 44105





OFFERING SUMMARY

Sale Price:	\$1,400,000			
Price Per Square Foot:	\$175.00 psf			
CAP:	6%			
Lot Size:	0.67 Acres			
Building Size:	8,000 SF			
Market:	Cleveland-Elyria MSA			
APN #'S:	136-20-001, 136-20- 002, 136-20-005			

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LOCATION OVERVIEW

Located at the busy intersection of Miles Road and 93rd Street, this Family Dollar is immediately surrounded by six churches, an elementary school, the Cuyahoga Housing Authority, and various industries all of which drive up traffic throughout the day.

Freestanding Family Dollar retail stores provide an attractive combination of a long-term lease and a growing market concept that continues to capture value conscious shoppers, which boosts store productivity.

PROPERTY HIGHLIGHTS

- Freestanding Family Dollar retail stores provide an attractive combination of a long-term lease and a growing market concept that continues to capture value conscious shoppers, which boosts store productivity.
- Current Term expires 12/31/2028 with three, five (5) year options
- Convenient ingress/egress at signaled intersection
- 10% Increases with each Renewal Term
- 50 free surface parking spaces.
- Landlord responsible for roof, structure, and capital expenses.
- Over 8,000 Family Dollar locations nation wide
- Corner lot with approximately 18,000 VPD





FAMILY DOLLAR STNL INVESTMENT OPPORTUNITY

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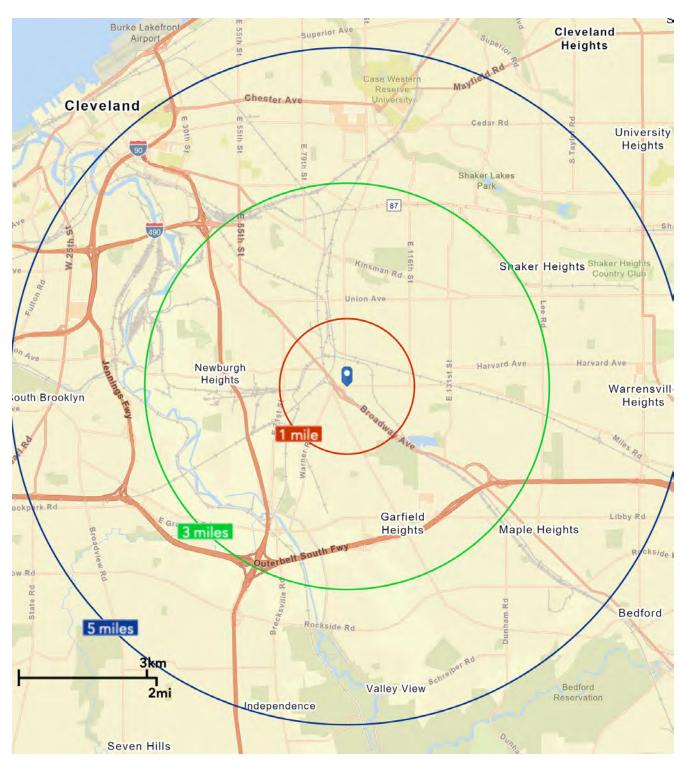






DEMOGRAPHICS: RADIUS MAP

9300 Miles Road, Cleveland, OH 44105







SALE

RADIUS: 5 MILE REPORT

9300 Miles Road, Cleveland, OH 44105

KEY FACTS			EDUCATION				
297,085 Population 2.3 Average Household Size		38.3 Median Age \$35,036 Median Household Income	No High School Diploma	31% High School Graduate	30% Some College	24% Bachelor's/Grad/Prof	
BUSINESS			EMPLOYMENT				
44			White Collar		62%		
			in in		19%	10.0%	
10,181 Total Businesses		278,308 Total Employees	Blue Collar Lack Services		18%	Unemployment Rate	
INCOME			Households By Income The largest group: <\$15,000 (24.8%) The smallest group: \$150,000 - \$199,999 (2.4%) Indicator Value Difference				
_			<\$15,000	24.8%	+9.1%		
_			\$15,000 - \$24,999	13.1%	+2.4%		
			\$25,000 - \$34,999		+1.2%		
			\$35,000 - \$49,999		+0.1%		
			\$50,000 - \$74,999		-1.9%		
			\$75,000 - \$99,999		-2.3%		
\$35,036	\$23,794	\$18,781	\$100,000 - \$149,9		-4.5%		
		4.5/101	\$150,000 - \$199,9		-2.0%		
Median Household	Per Capita Income	Median Net Worth	\$200,000+	3.2%	-2.0%		
Income						Bars show deviation from Cuyahoga County	

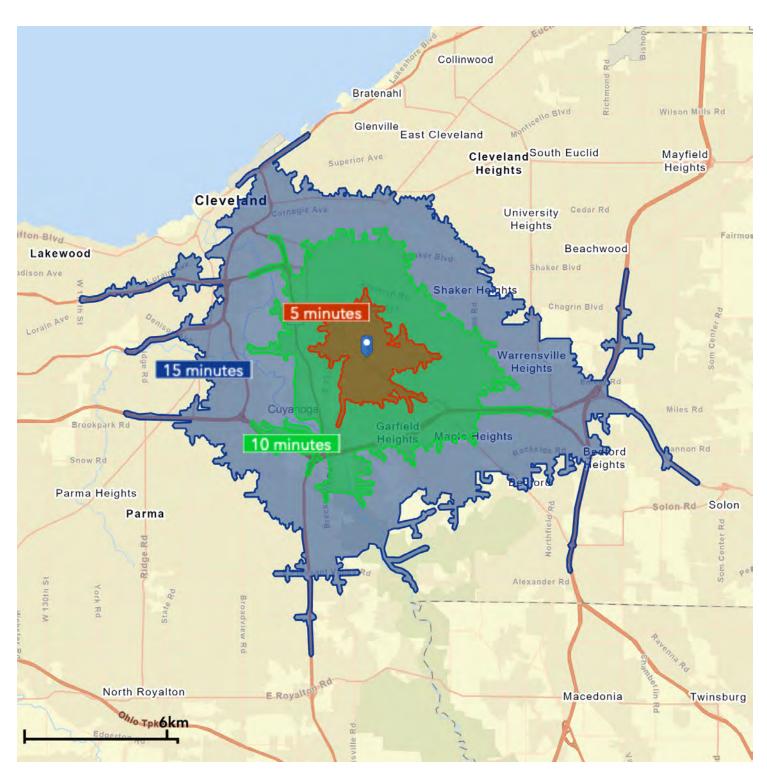






DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

9300 Miles Road, Cleveland, OH 44105









SALE

DRIVE TIMES: 10 MINUTE REPORT

9300 Miles Road, Cleveland, OH 44105

KEY FACTS			EDUCATION				
81,697 Population 2.2 Average Household Size		46.4 Median Age \$65,521 Median Household Income	4% No High School Diploma	21% High School Graduate	25% Some College	49% Bachelor's/Grad/Prot	
BUSINESS			EMPLOYMENT				
44 H			Mhite Collar	6661	76%		
••			id Blue Galler		11%	3.1%	
3,535 Total Businesses		59,246 Total Employees	Blue Collar Services		13%	Unemployment Rate	
INCOME			Households By Income The largest group: \$50,000 - \$74,999 (16.7%) The smallest group: \$150,000 - \$199,999 (7.1%) Indicator Value Difference				
		~	<\$15,000	7.9%	-7.8%		
			\$15,000 - \$24,999	8.4%	-2.3%		
			\$25,000 - \$34,999	9.0%	-1.8%		
			\$35,000 - \$49,999	13.0%	-0.4%	- 9	
			\$50,000 - \$74,999	16.7%	+0.6%		
1	40.50.10		\$75,000 - \$99,999	13.9%	+2.5%		
\$65,521	\$42,302	\$164,624	\$100,000 - \$149,99 \$150,000 - \$199,99		+3.7%		
			\$150,000 - \$199,99	8.1%	+2.7%		
Median Household	Per Capita Income	Median Net Worth	\$200,000T	0.170	12.770	Bars show deviation from	
Income							



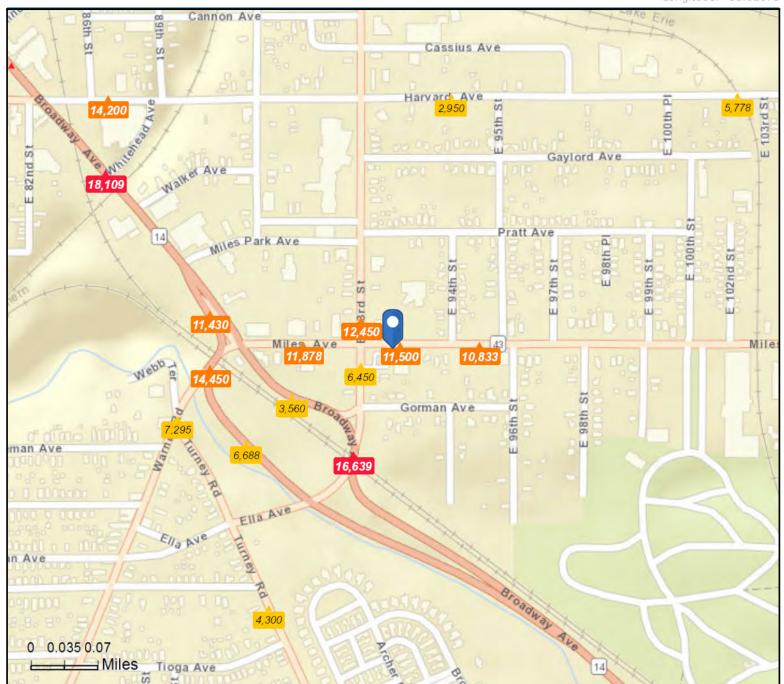


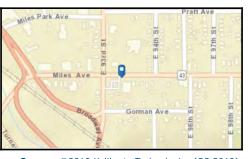
Traffic Count Map - Close Up

9300 Miles Ave, Cleveland, Ohio, 44105 Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 41.44509 Longitude: -81.62073





▲ Up to 6,000 vehicles per day ▲6,001 - 15,000 ▲15,001 - 30,000 ▲30,001 - 50,000 ▲50,001 - 100,000 ▲ More than 100,000 per day

Average Daily Traffic Volume



Source: ©2019 Kalibrate Technologies (Q3 2019).

March 10, 2020