



**COLDWELL  
BANKER  
COMMERCIAL**

**EMMCO REALTY GROUP**

**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



Mike McDowell  
216 292 3700  
[mike@emmcorealtygroup.com](mailto:mike@emmcorealtygroup.com)

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**COLDWELL BANKER COMMERCIAL  
EMMCO REALTY GROUP**  
3681 S. Green Road, Suite 201, Beachwood, OH 44122  
216.292.3700





9300 Miles Road, Cleveland, OH 44105



- 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



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SALE

# DEMOGRAPHICS: RADIUS MAP

9300 Miles Road, Cleveland, OH 44105



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216 292 3700  
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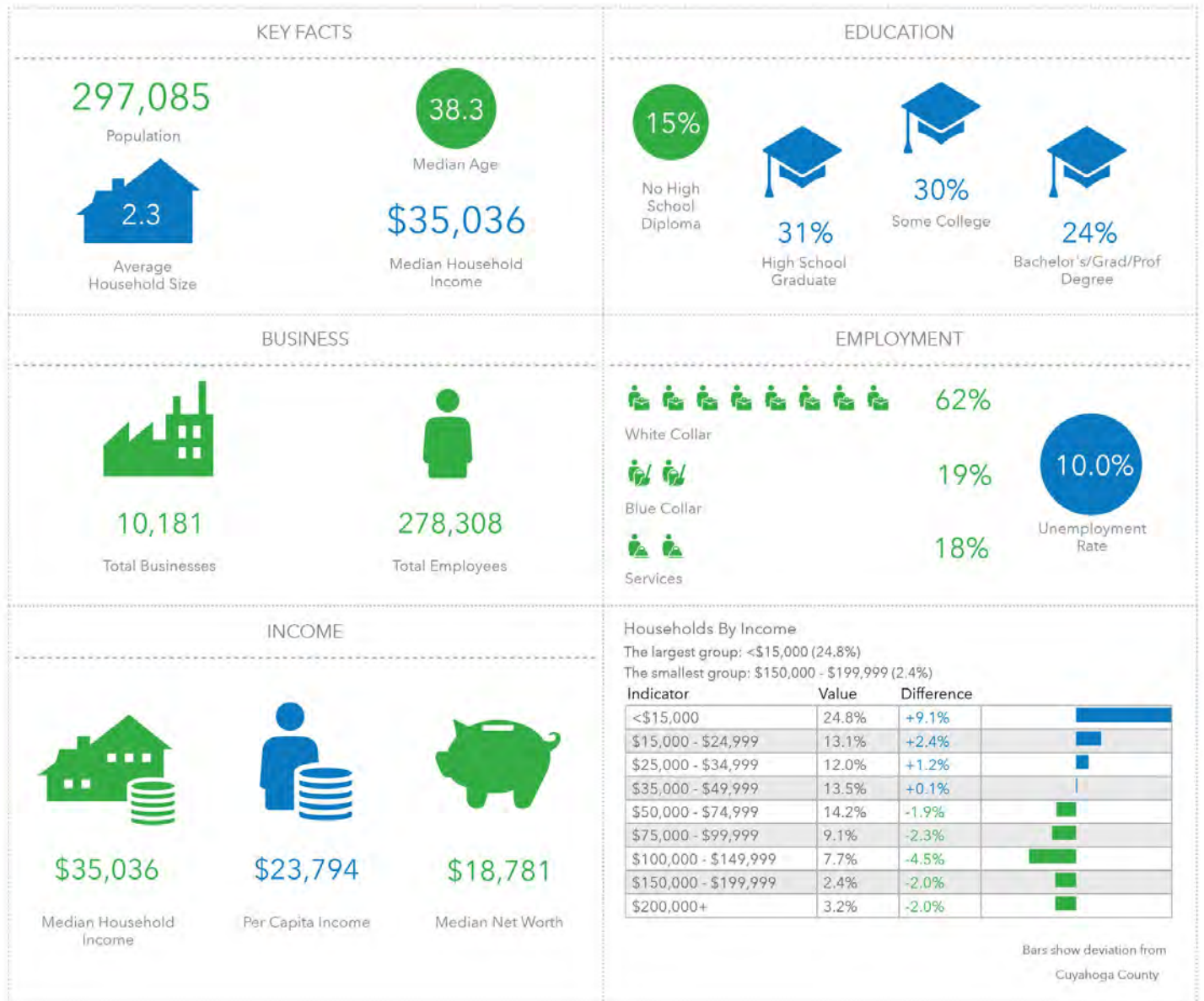
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## RADIUS: 5 MILE REPORT

9300 Miles Road, Cleveland, OH 44105



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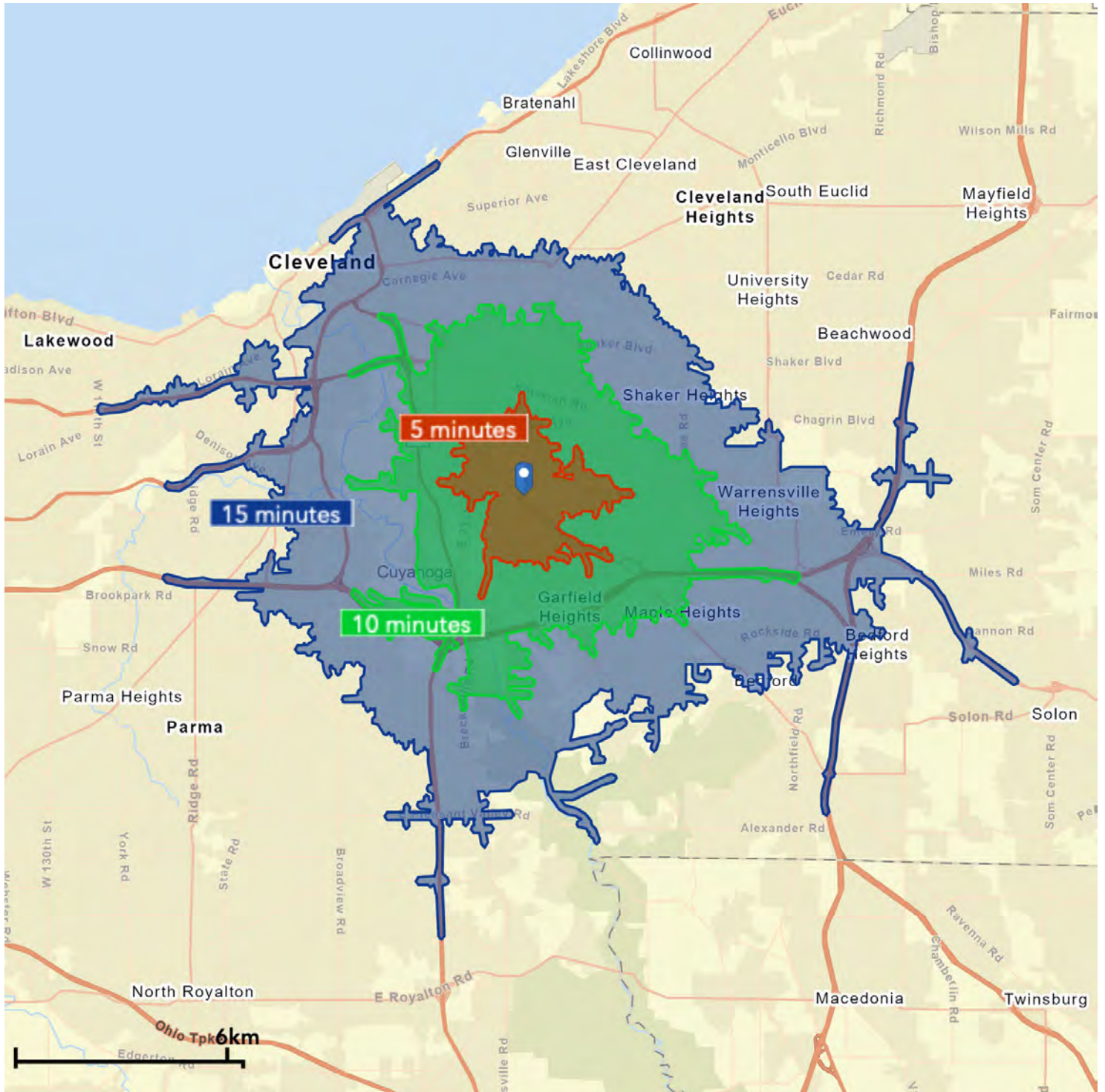




SALE

## DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

9300 Miles Road, Cleveland, OH 44105



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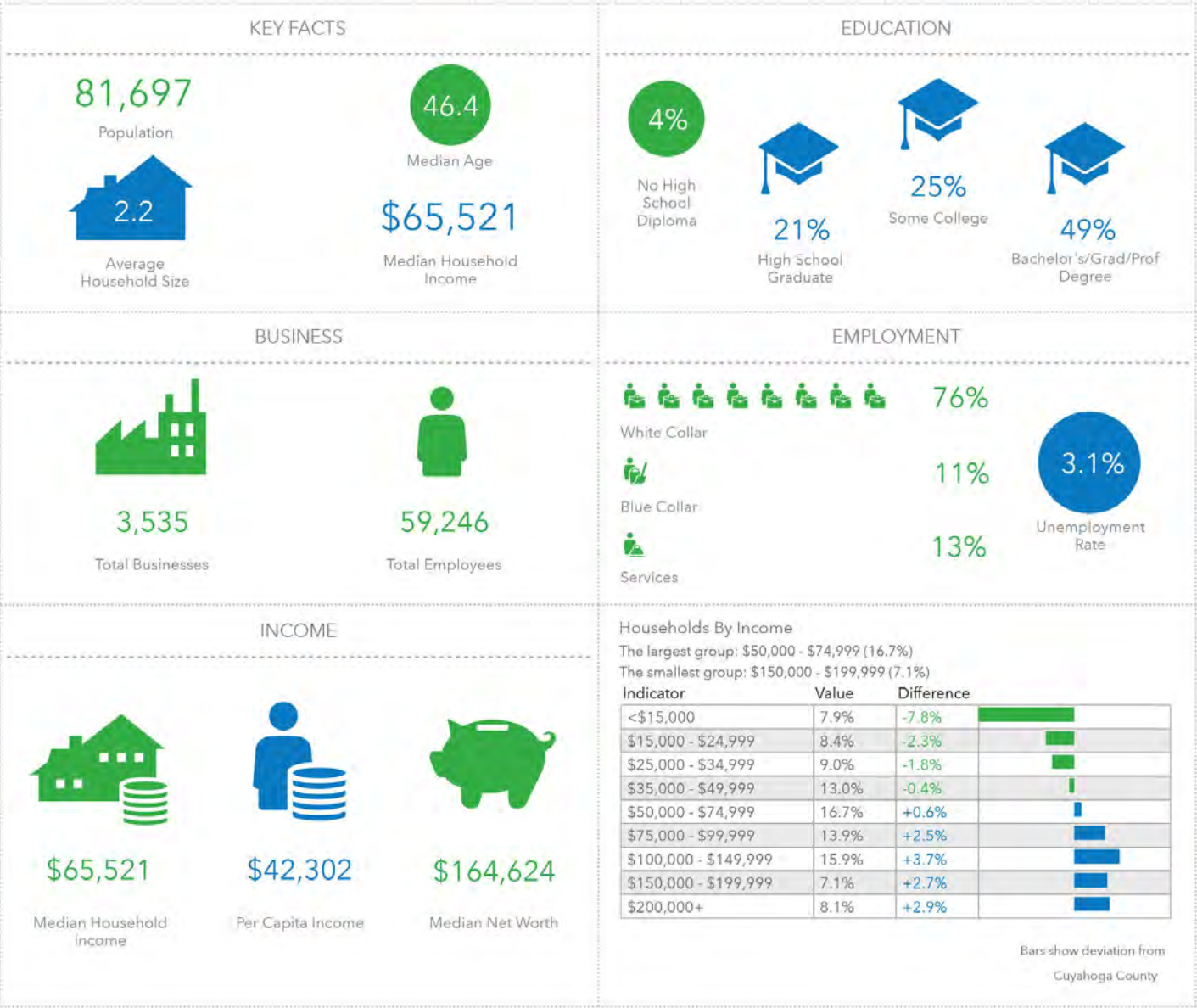
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DRIVE TIMES: 10 MINUTE REPORT

9300 Miles Road, Cleveland, OH 44105





## Traffic Count Map - Close Up

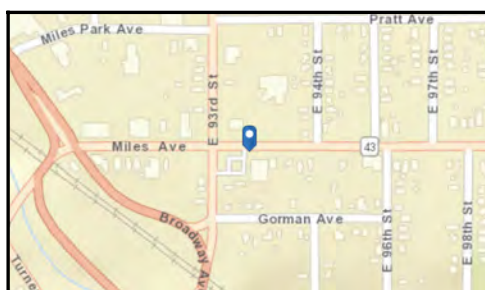
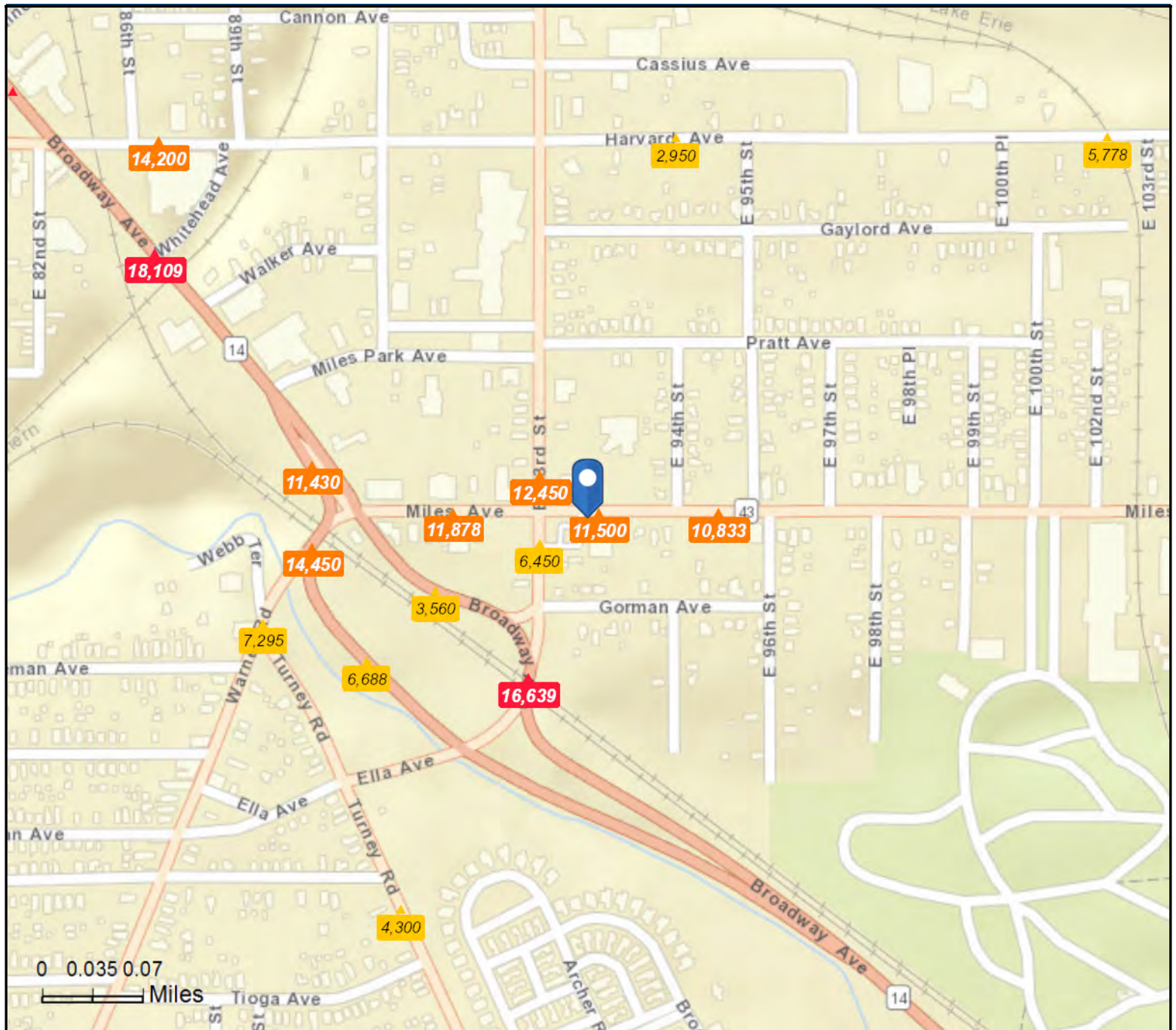
9300 Miles Ave, Cleveland, Ohio, 44105

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 41.44509

Longitude: -81.62073



**Average Daily Traffic Volume**

- ▲ 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



Source: ©2019 Kalibrate Technologies (Q3 2019).

March 10, 2020