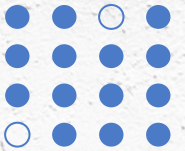


# **FERGUSON**®

6911 Harrison Ave | Cincinnati, OH 45247

**OFFERING MEMORANDUM**





# EXCLUSIVELY LISTED BY:



**Pablo Garcia Olalla**  
*ASSOCIATE*

Direct: +1 (216) 777-2128  
Mobile: +1 (330) 212-2513  
pablo.garcia@matthews.com  
License No. 2023003916 (OH)



**Matt Kovesdy**  
*ASSOCIATE VICE PRESIDENT*

Direct +1 (216) 260-0712  
Mobile +1 (216) 973-9876  
matthew.kovesdy@matthews.com  
License No. 2016005440 (OH)

**KYLE MATTHEWS**

*BROKER OF RECORD*  
License No. REC.2022007141 (OH)





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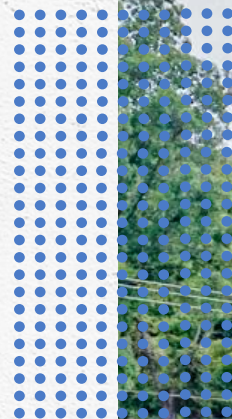
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# INVESTMENT HIGHLIGHTS

- **Favorable Lease Structure**

With a Triple Net (NNN) lease structure, this investment includes very limited landlord responsibilities. Perfect for in and out of state buyers.

- **Strategic Location**

Strategically positioned on Harrison Ave with an AADT of  $\pm 27,000$  vehicles, this location has great visibility with constant flow traffic. This allows the location to conveniently serve their customers plus receive deliveries and shipments without issue.

- **Strong Tenant Profile**

Ferguson Enterprises, Inc., is the world leader in plumbing supplies, publicly traded on the NYSE (\$FERG) and has a market cap of over \$43 Billion. With over 1,750 locations across North America and over 1 million customers, they continue to put the customer first and prove why they are the best in the industry,

- **Effective Building Layout**

Build-to-Suit for Ferguson, with a focus on optimizing the interior layout for functionality and aesthetics. The design should accommodate the needs of various businesses, taking advantage of the property's high visibility and accessibility. The additional IOS give this property a unique utility that's in high demand.





# INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™, on behalf of ownership, is pleased to present an industrial single tenant net lease investment opportunity located at **6911 Harrison Avenue, Cincinnati OH 45247**. This Built-to-Suit was completed in 2000 for *Ferguson Enterprises* and they have been there ever since. The tenant is ±2 years into their third extension period and has executed their last option to renew for 3 years starting September 1st, 2025. This renewal hold a 6%-10% increase in rents base on CPI\*. Pricing assume the bottom of the contractual rent increase range (6%).

Original BTS in 2000, the property is situated on ±2.76 acres and features a GLA of ±6,146 SF. The property sits on Harrison Avenue which sees an annual average daily traffic of ±27,000 vehicles. The median household income within a one mile radius of the subject property is approximately 102.5K/year showing a strong labor market for future growth.

FERGUSON LEASE ABSTRACT	
Lease Type	NNN
Lease Commencement	September 1, 2025
Lease Expiration	August 31, 2028
Rent	\$5,618/Month*
Rent PSF	\$10.97 PSF*
Lease Term	±3 Years
Term Remaining	±3 Year
Renewal Options	None
Landlord Responsibilities	Roof & Structure, Exterior Pavement
Tenant Responsibilities	Real Estate Taxes, Insurance, Maintenance
RECENT IMPROVEMENTS	New HVAC (2019), Repaved/Striped Parking Lot (2024)

\*\*Rent Increase will be determined by 50% of cumulative CPI throughout the previous term (2020-2025)\*\*



\$898,880

LIST PRICE



\$67,416\*

NOI

(Commencing 9/1/2025)



±3 YEAR

TERM REMAINING

(Commencing 9/1/2025)



7.50%

CAP RATE

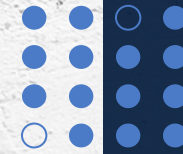


6%-10%

RENTAL INCREASES AT  
START OF RENEWAL  
(Based on Modified CPI\*)



# PROPERTY SUMMARY



## Property Summary

Address	6911 Harrison Ave I Cincinnati, OH 45247
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Parcel ID	41-31-031-336
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RBA	±6,146 SF
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Lot Size	±2.76 AC
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Coverage	5.13%
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Zoning	Planned Retail District
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Construction	Metal
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Year Built	2000
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Drive In Doors	1
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# FINANCIAL OVERVIEW

YEAR 1		
Income	Total	\$ PSF
Rental Income	\$67,416	\$10.97
EFFECTIVE GROSS REVENUE	\$67,416	\$10.97
NET OPERATING INCOME	\$67,416	\$10.97



# RENT ROLL

SUITE	TENANT	LEASE START	LEASE END	SF	% OF GLA	CONTRACT RENTAL RATE		RENT \$ PSF	ANNUAL INCREASES	OPTIONS
						YEAR	MONTH	\$ PSF/YR		
1	Ferguson	Sep-25	Aug-28	±6,146	100%	\$67,416	\$6,531	\$10.97	None	None
Occupied Totals				±6,146	100%	\$67,416	\$6,531	\$10.97	-	-
Totals				±6,146	100%	\$67,416	\$6,531	\$10.97	-	-



# TENANT OVERVIEW



Ferguson is a leading plumbing company renowned for its comprehensive range of products and services in the plumbing and HVAC industry. With a rich history spanning over several decades, Ferguson has established itself as a trusted name, delivering top-notch solutions to contractors, plumbers, and homeowners alike. The company's extensive inventory includes everything from pipes, fittings, and valves to water heaters, faucets, and fixtures, ensuring customers have access to the highest quality products for their plumbing needs. Additionally, Ferguson's commitment to exceptional customer service sets it apart, with knowledgeable staff ready to assist clients in finding the right solutions for their projects.

Moreover, Ferguson not only excels in product offerings but also in its dedication to innovation and sustainability. The company continually seeks out cutting-edge technologies and environmentally-friendly practices to enhance efficiency and reduce its environmental footprint. With a network of locations across the country, Ferguson is well-positioned to serve a diverse clientele, delivering excellence in plumbing solutions while upholding its core values of integrity, respect, and teamwork.

## GENERAL INFORMATION

Tenant Name:	Ferguson
Headquartered:	Newport News, VA
Locations:	1,750+
Year Founded:	1953
Website:	ferguson.com







**SUBWAY**  
Great Clips®

**Davita**

**TriHealth**

**SUBJECT PROPERTY**

**SAFeway**  
SELF STORAGE

**KOHL'S**  
**meijer**  
McDonald's  
LONGHORN STEAKHOUSE  
BANK OF AMERICA

**TURNKEY**  
TECHNOLOGY  
A RAVIN COMPANY

**WESTERN HILLS**  
Builders Supply Co.

**Cincy**  
TOOL RENTAL

**bp**

**Holiday Inn**

**Wendy's**  
**White Castle**

**Valvoline**  
**CHIPOTLE**  
MEXICAN GRILL

INTERSTATE  
74

**WALT SWEENEY**  
AUTO.COM

**LOWE'S**

**Great Oaks**  
CAREER CAMPUSES

**SECURE EZ STORAGE**

**SUR-SEAL**  
ADVANCED MATERIAL SOLUTIONS

**Bearcat**  
STORAGE

**O'Reilly**  
AUTO PARTS



**HARRISON AVE**  
**+ 27,000 VPD**

**+ 81,700 VPD**

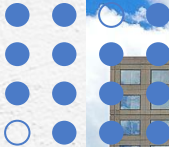


# AREA OVERVIEW

## Cincinnati, OH

Cincinnati, Ohio, is a bustling metropolitan area known for its rich history, diverse culture, and thriving economy. The city's employment base is anchored by a mix of industries, with major players in healthcare, manufacturing, and technology contributing to its economic vitality. Leading healthcare institutions like Cincinnati Children's Hospital Medical Center and the University of Cincinnati Medical Center employ thousands of individuals and draw patients from across the region, bolstering daytime employment numbers significantly. Additionally, Cincinnati is home to Fortune 500 companies such as Procter & Gamble, Kroger, and Fifth Third Bancorp, which have headquarters or major operations in the area, further solidifying its status as a major economic hub in the Midwest.

The city of Cincinnati is experiencing a wave of expansion and new development projects, particularly in the downtown and Over-the-Rhine neighborhoods, which are revitalizing the retail landscape and driving demand for commercial space. The mixed-use development at The Banks along the Ohio River, as well as ongoing projects in the vibrant urban core, are attracting national retailers, upscale dining establishments, and boutique shops, creating a dynamic retail environment that appeals to residents and visitors alike. Additionally, initiatives to enhance pedestrian-friendly infrastructure and create vibrant public spaces contribute to the overall attractiveness of these areas, further stimulating retail demand.



### DEMOGRAPHICS

#### POPULATION

##### 3-MILE

##### 5-MILE

##### 10-MILE

Current Year Estimate

28,712

101,143

457,635

#### HOUSEHOLDS

##### 3-MILE

##### 5-MILE

##### 10-MILE

Current Year Estimate

11,612

41,261

184,480

#### INCOME

##### 3-MILE

##### 5-MILE

##### 10-MILE

Average Household Income

\$126,613

\$118,687

\$96,855





## ECONOMY

Cincinnati, Ohio, boasts a diverse and resilient economy characterized by a mix of industries ranging from healthcare and manufacturing to finance and technology. As a major economic center in the Midwest, Cincinnati is home to Fortune 500 companies such as Procter & Gamble, Kroger, and Fifth Third Bancorp, which contribute significantly to the region's economic output and employment base. The city's robust healthcare sector, anchored by institutions like Cincinnati Children's Hospital Medical Center and the University of Cincinnati Medical Center, further enhances its economic stability. Additionally, Cincinnati's strategic location along major transportation routes and its skilled workforce make it an attractive destination for businesses seeking growth opportunities in the heart of the United States. Overall, Cincinnati's diverse economy, coupled with its strong industrial and commercial sectors, positions it as a dynamic hub for innovation, commerce, and investment in the Midwest.



**2.26M**  
CINCINNATI MSA  
POPULATION



**1.21M+**  
CITY LABOR  
FORCE

**#44** BEST CITIES FOR YOUNG  
PROFESSIONALS IN AMERICA

**#66** CITIES WITH THE LOWEST  
COST OF LIVING IN AMERICA

**#88** BEST CITIES TO LIVE IN AMERICA

**#88** BEST CITIES TO RAISE A FAMILY IN  
AMERICA

**#97** MOST DIVERSE CITIES IN AMERICA



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6911 Harrison Ave, Cincinnati, OH, 45247** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.





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License No. 2023003916 (OH)

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