

# MATTRESS FIRM®

3790 W MARKET ST | FAIRLAWN, OH 44333

AKRON MSA



INTERACTIVE OFFERING MEMORANDUM

FAIRLAWN, OH | 1



## EXCLUSIVELY LISTED BY



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FIRM®**

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## EXECUTIVE OVERVIEW

- **STRONG TRAFFIC COUNTS | HIGHLY TRAFFICKED INTERSECTION (30,000+ VPD) | EASY ACCESS WITH HIGH VISIBILITY** – Site is strategically positioned on W Market St (18,500+ VPD) with proximity to S Cleveland Massillon Rd (12,000+ VPD) seeing combined traffic counts exceeding 30,000+ VPD. This prime location offers excellent visibility and easy access along a major thoroughfare.
- **ADJACENT TO ROSEMONT COMMONS | TOP PERFORMING 485,000 SF SHOPPING CENTER** – Property benefits from its immediate proximity to the Rosemont Commons, a top-ranking shopping center seeing over 4.5 million annual visitors (Top 89th Percentile) according to PlacerAI. Anchor tenants include Walmart, Sam's Club, PetSmart, Michaels, and more.
- **5-MILE AVERAGE HH INCOME EXCEEDS \$112,576 | 5-MILE POPULATION OF 66,852 RESIDENTS** – The average HH income within a 5-mile radius exceeds \$112,576 showcasing a strong and robust local consumer base, within 2-miles the average HH income exceeds \$132,791. Within a 5-mile radius of the property there are over 66,852 residents.
- **IMMEDIATE PROXIMITY TO INTERSTATE-77** – Property is less than 1-mile from I-77 seeing traffic counts in excess of 86,000+ VPD. I-77 is a major north-south travel artery providing a direct route from Akron to multiple surrounding cities.
- **EXTREMELY DENSE RETAIL CORRIDOR | TOP TRADE AREA** – Location benefits from proximity to various shopping centers such as The Shops of Fairlawn (134,000 SF), West Market Plaza (250,000 SF), and the Summit Mall (850,000 SF). Additionally benefiting from national retailers in the area: Circle K, Dollar Tree, Hobby Lobby, and more.
- **GREATER CLEVELAND MSA | TOP 17TH MSA IN THE COUNTRY** – The Greater Cleveland MSA ranks as the 17th most populous MSA in the country with over 3.7 million residents. This region offers a variety of tourist destinations, professional sports teams, top Universities, and more.
- **HIGH FOOT TRAFFIC COUNTS | TOP 78TH PERCENTILE FOR MATTRESS FIRM STORES NATIONWIDE** – According to AlphaMaps, this location ranks in the top 78th percentile for Mattress Firm locations nationwide and the top 79th percentile in the state of Ohio.





## LEASE HIGHLIGHTS

- **CORPORATE BACKED LEASE | MATTRESS FIRM, INC.** – The lease on this ±9,441 SF Mattress Firm Superstore is backed by Mattress Firm, Inc., providing a significant lease guarantee (2,300+ units).
- **±3 YEARS REMAINING | LOW RENT PSF** – There are approximately ±3 years remaining on the base term with Two, 5-Year Options to extend. The tenant is paying \$21 in rent PSF, significantly lower than their average rent PSF for freestanding locations.
- **POTENTIAL LEASE GUARANTEE UPSIDE | TEMPURE SEALY INTERNATIONAL, INC. (NYSE: TPX) SET TO ACQUIRE MATTRESS FIRM, INC.** – Potential lease guarantee upside with Tempure Sealy set to acquire Mattress Firm for \$4 Billion, which would combine the world's largest mattress supplier with the largest Mattress retailer.
- **NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES** – The current lease is NN with minimal landlord responsibilities.



SUBJECT PROPERTY





BARNES  
& NOBLE

SUBWAY

ACME  
Fresh Market

WEST MARKET PLAZA  
five BELOW  
LANE BRYANT  
DSW  
DESIGNER SHOE WAREHOUSE®  
ULTA  
BEAUTY  
MUSTARD  
SEED  
MARKET & CAFE  
OLD NAVY  
TJ-maxx

LOWE'S

Red Lobster



TACO  
BELL

GOLF  
GALAXY

FedEx  
MEN'S WEARHOUSE®

JARED

FIVE GUYS  
BURGERS and FRIES

Speedway

NERVOUS DOG  
COFFEE BAR  
STRETCH LAB

ROBEKS

BOB'S  
DISCOUNT  
FURNITURE

CHIPOTLE  
MEXICAN GRILL

CIRCLE K

MATTRESS  
FIRM

N CLEVELAND MASSILLON RD ± 12,000 VPD

PET SMART

W MARKET ST ± 18,500 VPD

Michael's

Guitar  
Center

SLEEP OUTFITTERS  
ESTABLISHED 1983





THE SHOPS OF FAIRLAWN



W MARKET ST ±18,500 VPD

MATTRESS FIRM



ROSEMONT COMMONS



N CLEVELAND MASSILLON RD ±12,000 VPD





**SUMMIT MALL**

Dillard's ★ macy's  
**EXPRESS VANS** SHOE DEPT. ENCORE  
PLACE THE CHILDREN'S  
zumiez J.CREW  
PACSUN Apple Store sunglass hut

0.8 MILES AWAY

**ROSEMONT COMMONS**



W MARKET ST ± 18,500 VPD

N CLEVELAND MASSILLON RD ± 12,000 VPD



# FINANCIAL OVERVIEW

## LEASE SUMMARY

Tenant	Mattress Firm
Lease Guarantor	Mattress Firm, Inc.
Lease Expiration Date	5/31/2028
Lease Term Remaining	±3.3 Years
Annual Rent	\$198,261
Option Periods	Two, 5-Year Options
Lease Type	NN
Property Tax	Tenant Responsibility
Insurance	Paid by Landlord Reimbursed by Tenant
Roof/Structure/Parking Lot	Landlord

## FINANCING INQUIRIES

For financing options please reach out to:

JACKSON DAILY  
jackson.daily@matthews.com  
+1 (949) 617-0274



**\$2,479,000**  
LIST PRICE



**\$198,261**  
NOI



**8.00%**  
CAP RATE



**±9,441 SF**  
GLA



**NN**  
LEASE TYPE



**1998/2016**  
YEAR BUILT/R



**\$262.58**  
PPSF

## ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	RPSF	CAP RATE
Current - 5/31/2028	\$16,521.75	\$198,261.00	\$21.00	8.00%



## TENANT OVERVIEW



**MATTRESS  
FIRM**

**HEADQUARTERS**  
**HOUSTON, TX**

**WEBSITE**  
**MATTRESSFIRM.COM**

**OWNERSHIP**  
**PRIVATE**

**LOCATIONS**  
**2,478+**

Mattress Firm is one of the largest specialty mattress retailers in the United States, offering a wide range of sleep products, including mattresses, bed frames, and bedding accessories. As a tenant in shopping centers and retail spaces, Mattress Firm focuses on creating a convenient and inviting shopping experience for customers. Their stores are often strategically located in high-traffic areas to attract customers seeking quality sleep solutions. With a reputation for knowledgeable staff and a variety of brands to choose from, Mattress Firm caters to diverse budgets and preferences, making it a go-to destination for sleep products. Their flexible financing options and sleep trial periods further enhance their appeal, ensuring customer satisfaction and loyalty.



## MARKET OVERVIEW



**CLEVELAND, OH**  
±28 MILES

**MATTRESS  
FIRM**



**AKRON, OH**  
±11 MILES

## FAIRLAWN, OH

Fairlawn is a suburban community situated in Summit County, just north of Akron. Known for its well-maintained residential neighborhoods and vibrant commercial districts, the city strikes a balance between suburban living and easy access to urban amenities. Fairlawn is home to several popular shopping centers, restaurants, and office buildings, making it a key hub for both retail and business activity in the region. The city is conveniently located near major highways, including Interstate 77, offering quick access to Akron and other nearby cities. Fairlawn also features numerous parks and green spaces, providing residents with recreational options and enhancing the area's appeal. With a strong local economy, a well-developed infrastructure, and a reputation for being well-kept, Fairlawn continues to attract both residents and businesses looking for a dynamic, accessible community.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	3,431	33,841	66,852
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	1,677	13,951	28,791
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$120,548	\$134,504	\$112,576



# AKRON, OH

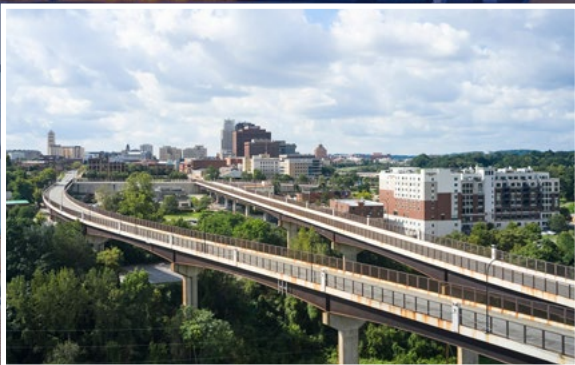
## MSA

Akron, Ohio, is a city located in Summit County, in the northeastern part of the state. Known historically as the “Rubber Capital of the World” due to its pivotal role in the tire industry, Akron has evolved into a diverse city with a blend of industrial heritage, cultural attractions, and modern development. The city is home to several large universities, including the University of Akron, contributing to its educational and research-driven environment. Akron offers a mix of urban living and green spaces, with numerous parks, trails, and nearby Cuyahoga Valley National Park providing outdoor recreation opportunities. The city’s downtown area has seen revitalization in recent years, with new restaurants, entertainment venues, and businesses contributing to its growing economy. Akron is also known for its rich arts scene, historic architecture, and commitment to innovation in technology and manufacturing. With its strategic location near major highways and its proximity to Cleveland, Akron provides both residents and businesses with access to a wide range of amenities and opportunities.

## MAJOR SHOPPING & ENTERTAINMENT DISTRICTS

Downtown Akron, Ohio, is a dynamic area that blends historic charm with modern development. The district is home to a variety of local shops, restaurants, and cafes, offering a diverse range of dining and retail experiences. Key attractions include the [Akron Art Museum](#), [the historic Akron Civic Theatre](#), and the vibrant [Lock 3 Park](#), which hosts seasonal events, concerts, and outdoor activities. The area also features unique spaces like the Akron-Summit County Public Library and the impressive Goodyear Theater.

In recent years, downtown Akron has seen revitalization efforts, with new businesses, apartments, and public spaces contributing to its growth. The district is well-connected by public transit and pedestrian-friendly streets, making it a hub for both residents and visitors seeking entertainment, culture, and a lively urban atmosphere.





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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3790 W Market St, Fairlawn, OH 44333** ("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.

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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.

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