

OFFERING MEMORANDUM

FAMILY DOLLAR / DOLLAR TREE 60 W MAIN ST | SALINEVILLE, OH 43945

\$ 1,400,000.00 | 6.0%
PRICE CAP RATE



Anchor
CLEVELAND

24500 CHAGRIN BLVD. #100 | BEACHWOOD, OH 44122 | 216-342-2523
ANCHORCLEVELAND.COM

WE MAKE IT HAPPEN



CHRISTOPHER MCFARLAND
cmcfarland@anchorcleveland.com
216-342-2578



MATT WILSON
mwilson@anchorcleveland.com
216-342-2580



TORI NOOK
tnook@anchorcleveland.com
216-342-2550

Anchor Cleveland is a retail and investment real estate brokerage industry leader. We specialize in tenant and landlord representation, shopping center leasing, land sales and assemblage, investment sales, consulting services and property management.

We represent premier national retailers, restaurants, landlords, property owners, and developers in lease and sale negotiations, land acquisitions, dispositions, and assemblages, as well as investment sales. Founded on the principles of integrity and uncompromising commitment to service, our mission is to become a true business partner, providing the market insight and retail expertise to help our clients reach and exceed their goals.

A handwritten signature in black ink that reads "Tori Nook".

DISCLAIMER STATEMENT

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland represents that this document is all inclusive or contains all of the information a purchaser may require.

All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

TABLE OF CONTENTS

ANCHOR CLEVELAND
We Make it Happen

P • 1

INVESTMENT SUMMARY AND HIGHLIGHTS

P • 2-4

AERIAL, MAPS, AND DEMOGRAPHICS

P • 5

SALINEVILLE, OHIO - MARKET OVERVIEW

INVESTMENT SUMMARY

Anchor Cleveland is pleased to present the opportunity to acquire a new Family Dollar / Dollar Tree combo store located at 60 W Main Street in Salineville, Ohio.



Family Dollar is an American variety store chain. With over 8,000 locations in all states. Family Dollar was the second largest retailer of its type in the United States until it was acquired by Dollar Tree in 2015. Family Dollar's relatively small footprint allows them to open new stores in rural areas, small towns, and large urban neighborhoods, meeting their shoppers right where they are.

HIGHLIGHTS

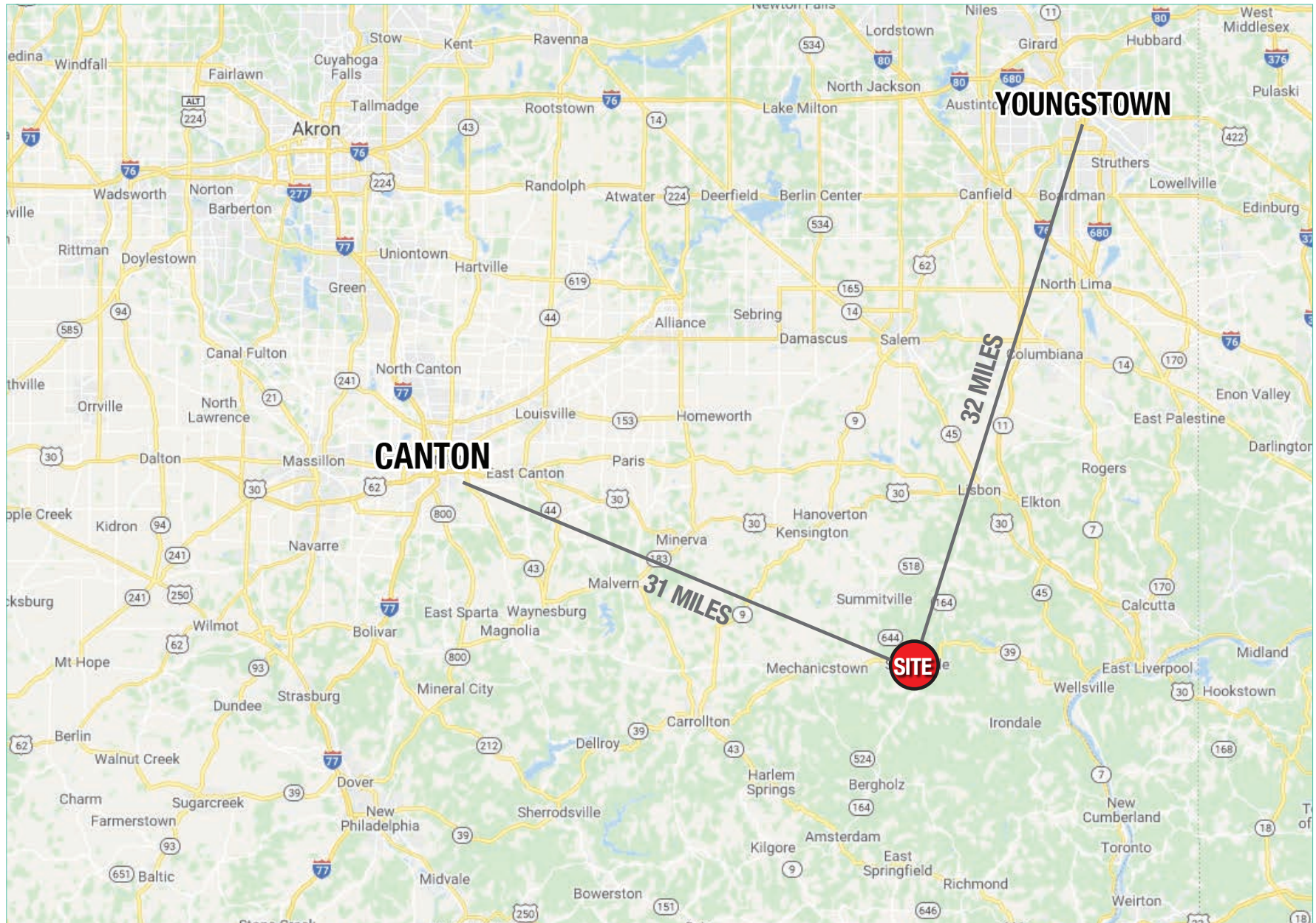
- Price: \$1,400,000.00
- Cap Rate: 6.0%
- 10-yr NN lease, lease expires 2/28/32
- Rent: \$8.00 psf Years 1-10 = \$7,000/mo or \$84,000/yr
- 4 5-yr options, rents increase \$0.50 psf in each option
- Building: 10,200 SF
- CAM: \$1.00 psf in Year 1, 5% annual cap
- Real Estate Taxes: paid by Landlord, fully reimbursed by Tenant in monthly payments, first year Tax \$1.06 psf
- Insurance: Tenant to reimburse Landlord, 1st year Insurance to be \$0.25 psf
- Brand new HVAC system (four units)
- Brand new parking lot



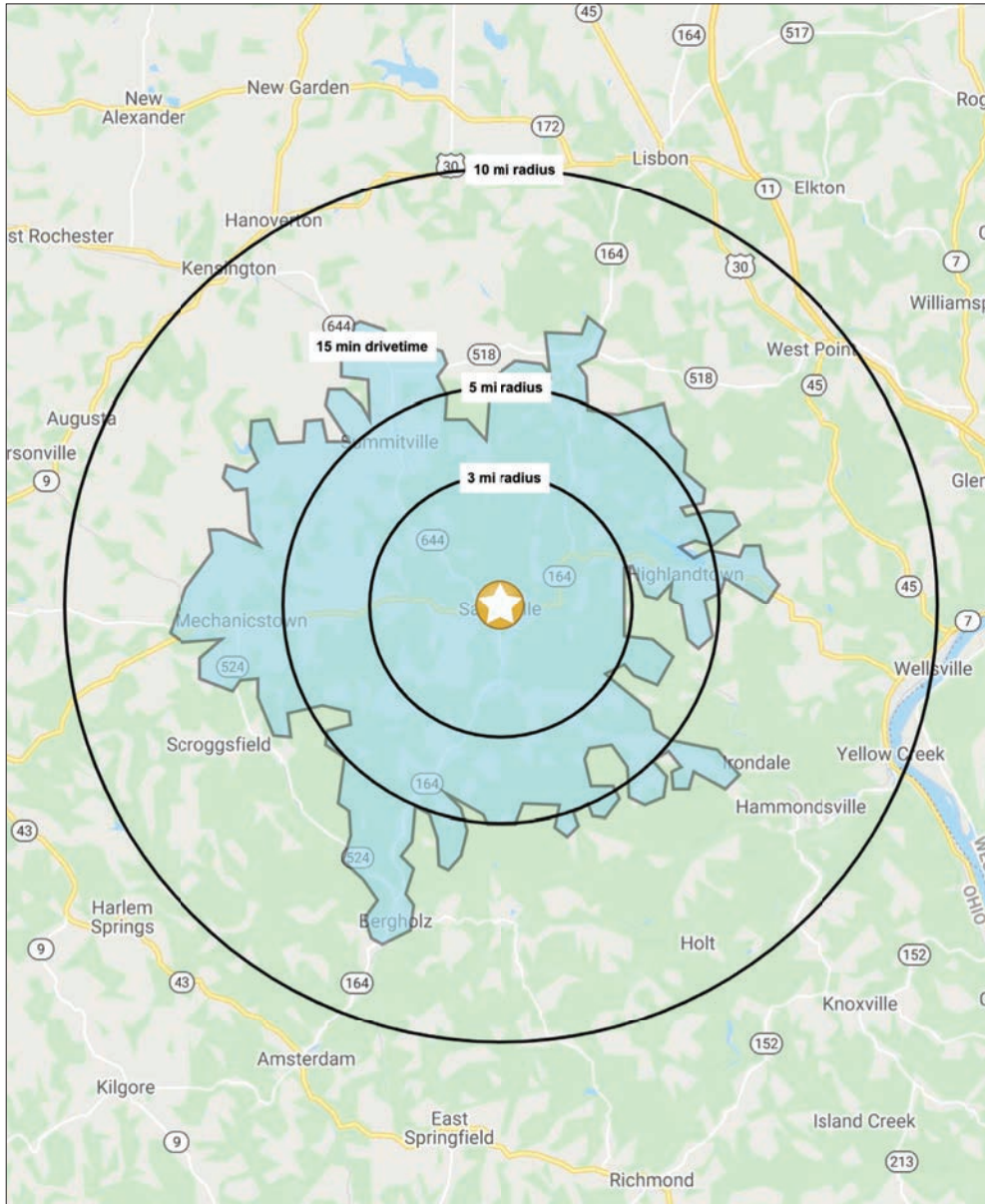
LOW AERIAL



LOCATION MAP



DEMOGRAPHICS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.6235/-80.8374

60 W Main St Salineville, OH 43945	3 mi radius	5 mi radius	10 mi radius	15 min drivetime
Population				
2021 Estimated Population	1,913	3,210	16,310	4,677
2026 Projected Population	1,881	3,155	15,754	4,563
2020 Census Population	1,977	3,286	16,487	4,783
2010 Census Population	2,184	3,624	18,078	5,312
Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2021	-1.1%	-1.0%	-0.9%	-1.1%
2021 Median Age	40.1	41.1	42.0	41.1
Households				
2021 Estimated Households	769	1,284	6,578	1,856
2026 Projected Households	797	1,330	6,724	1,913
2020 Census Households	798	1,321	6,643	1,910
2010 Census Households	850	1,407	7,051	2,053
Projected Annual Growth 2021 to 2026	0.7%	0.7%	0.4%	0.6%
Historical Annual Growth 2010 to 2021	-0.9%	-0.8%	-0.6%	-0.9%
Race and Ethnicity				
2021 Estimated White	94.1%	93.8%	92.0%	94.1%
2021 Estimated Black or African American	1.3%	1.2%	2.6%	1.2%
2021 Estimated Asian or Pacific Islander	-	-	0.2%	-
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2021 Estimated Other Races	4.4%	4.7%	5.1%	4.5%
2021 Estimated Hispanic	0.7%	0.8%	1.1%	0.9%
Income				
2021 Estimated Average Household Income	\$61,986	\$66,746	\$65,937	\$66,220
2021 Estimated Median Household Income	\$40,427	\$46,400	\$52,417	\$48,533
2021 Estimated Per Capita Income	\$24,921	\$26,698	\$26,596	\$26,283
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.6%	3.9%	4.5%
2021 Estimated Some High School (Grade Level 9 to 11)	13.2%	11.5%	9.6%	11.2%
2021 Estimated High School Graduate	51.7%	50.4%	50.7%	50.4%
2021 Estimated Some College	15.4%	15.9%	15.7%	15.1%
2021 Estimated Associates Degree Only	6.2%	7.7%	9.7%	8.2%
2021 Estimated Bachelors Degree Only	5.4%	6.1%	7.0%	6.2%
2021 Estimated Graduate Degree	4.9%	4.7%	3.4%	4.5%
Business				
2021 Estimated Total Businesses	34	63	241	88
2021 Estimated Total Employees	284	492	2,224	746
2021 Estimated Employee Population per Business	8.4	7.8	9.2	8.5

SALINEVILLE, OHIO OVERVIEW

Salineville is a village in southwestern Columbiana County, Ohio, United States. The population was 1,311 at the 2010 census. Salineville is located in the Salem, OH Micropolitan Statistical Area, as well as the southern part of the greater Mahoning Valley.

2010 census

As of the census of 2010, there were 1,311 people, 518 households, and 346 families living in the village. The population density was 593.2 inhabitants per square mile (229.0/km²). There were 591 housing units at an average density of 267.4 per square mile (103.2/km²). The racial makeup of the village was 97.1% White, 1.4% African American, 0.2% Native American, 0.1% Asian, and 1.3% from two or more races. Hispanic or Latino of any race were 0.4% of the population.

There were 518 households, of which 36.1% had children under the age of 18 living with them, 42.7% were married couples living together, 15.8% had a female householder with no husband present, 8.3% had a male householder with no wife present, and 33.2% were non-families. 28.2% of all households were made up of individuals, and 11.8% had someone living alone who was 65 years of age or older. The average household size was 2.52 and the average family size was 3.02.

The median age in the village was 36.5 years. 27.8% of residents were under the age of 18; 7.9% were between the ages of 18 and 24; 24% were from 25 to 44; 26.4% were from 45 to 64; and 14% were 65 years of age or older. The gender makeup of the village was 47.8% male and 52.2% female.

Source: Wikipedia - www.en.wikipedia.org/

