

FOR SALE

1435 PARK AVENUE WEST

1435 PARK AVENUE WEST

Mansfield, OH 44906

PRESENTED BY:

TYLER ROBIN

O: 330.591.7974

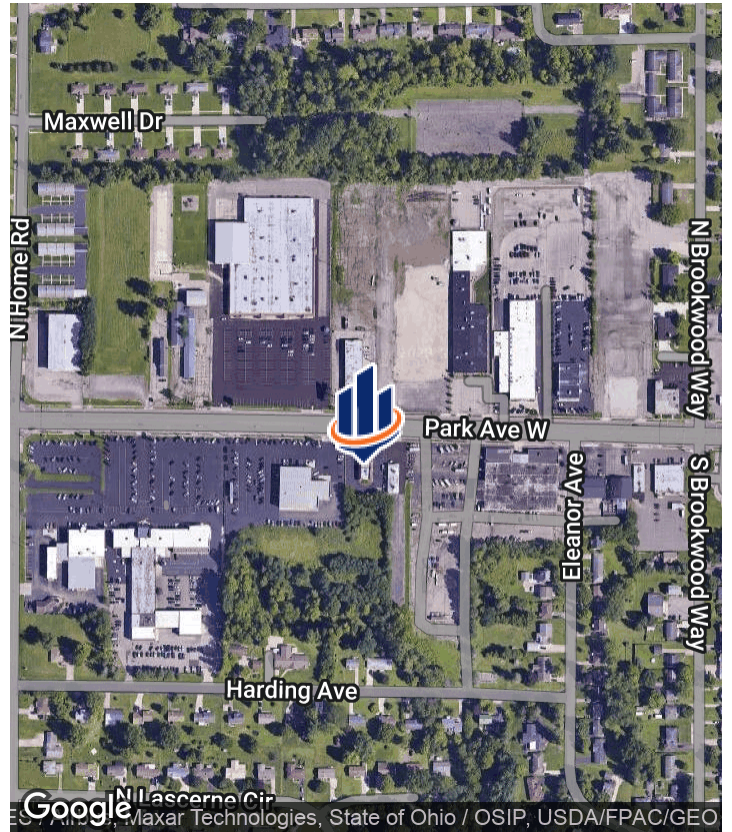
tyler.robin@svn.com

BRAD WEIDMAN

O: 234.231.6251

brad.weidman@svn.com





OFFERING SUMMARY

SALE PRICE:	\$350,000
BUILDING SIZE:	1,972 SF
LOT SIZE:	0.47 Acres
YEAR 1 CAP RATE:	6.29%
NOI:	\$21,398
YEAR BUILT:	1961
ZONING:	B-2 General Business
PARCEL #:	0270212714000 0270212715000

PROPERTY OVERVIEW

SVN Summit Commercial Real Estate Advisors is pleased to present this single-tenant 10-year Double Net (NN) lease with three five-year renewal options. Average rent escalation is 2% year-over-year during the 10-year term and the lease is personally guaranteed. The tenant, Custom Trendz, along with its sister company, Taz Tires, has over a dozen locations across Ohio and specializes in auto needs including rims, tires, tints, electronics, ceramic coating, powder coating, paint protection, detailing, decals, and more. At this location, the tenant occupies a 1,972 square foot freestanding retail property in western Mansfield Ohio. In 2022 ownership installed a brand new HVAC and resurfaced and sealed the parking lot.

The Subject Property is strategically located adjacent to the Nissan of Mansfield as well as other nearby retailers including Kroger Super Market, Walmart, and a variety of other local and national retailers. This location also benefits from having highly populated neighborhoods nearby, which aids in the average of 13,400+ vehicles per day on Park Avenue West. The 130 feet of frontage and monument signage ensure the property is highly visible to traffic goes along Park Avenue West.

PROPERTY HIGHLIGHTS

- 10-Year Lease with a Growing Franchise
- Personally Backed Lease
- Great Visibility at a Highly Trafficked Location
- Minutes from Downtown Mansfield, US 30, & Interstate 71

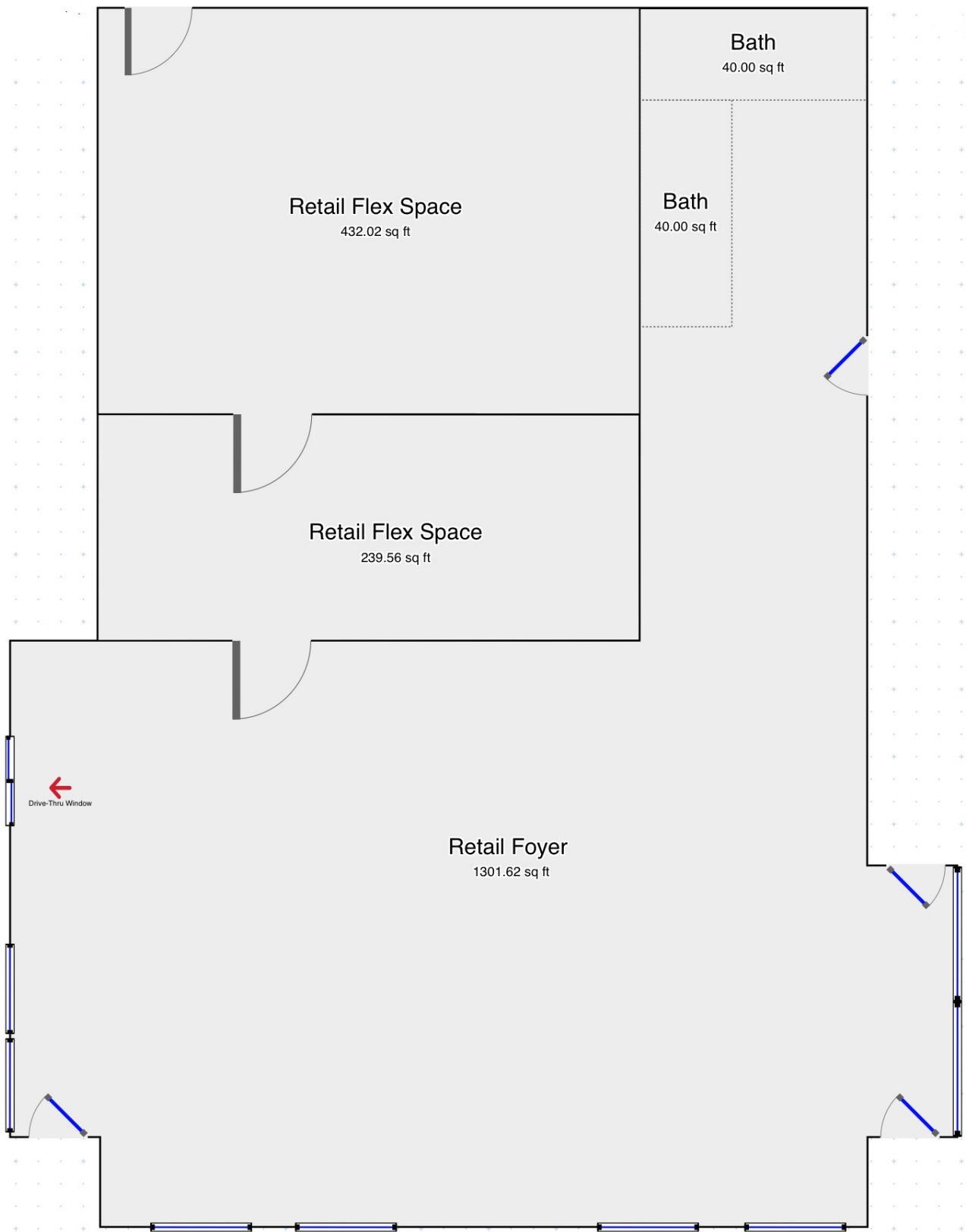
TYLER ROBIN
O: 330.591.7974
tyler.robin@svn.com

BRAD WEIDMAN
O: 234.231.6251
brad.weidman@svn.com



TYLER ROBIN
 O: 330.591.7974
 tyler.robin@svn.com

BRAD WEIDMAN
 O: 234.231.6251
 brad.weidman@svn.com



TYLER ROBIN

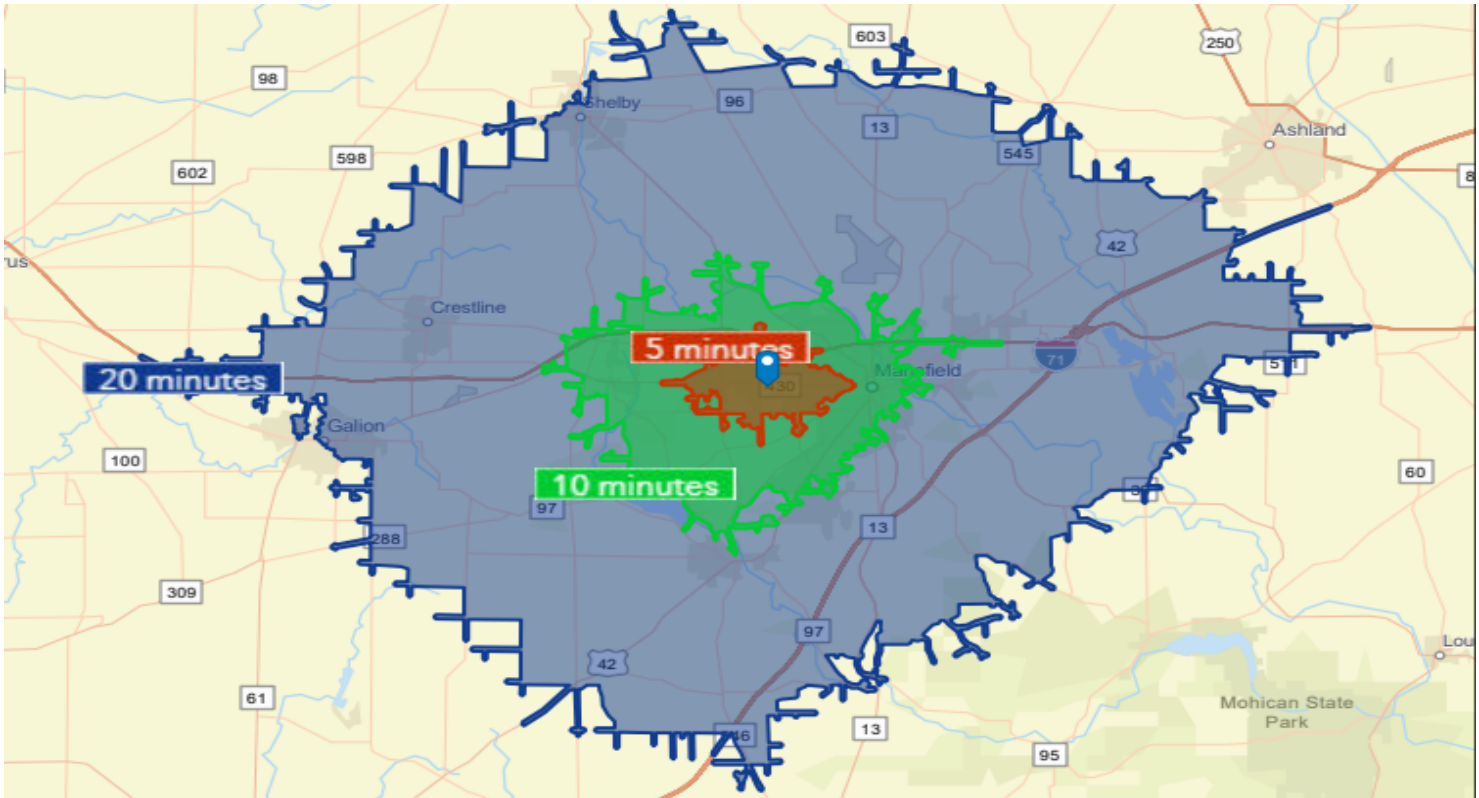
O: 330.591.7974

tyler.robin@svn.com

BRAD WEIDMAN

O: 234.231.6251

brad.weidman@svn.com



TYLER ROBIN

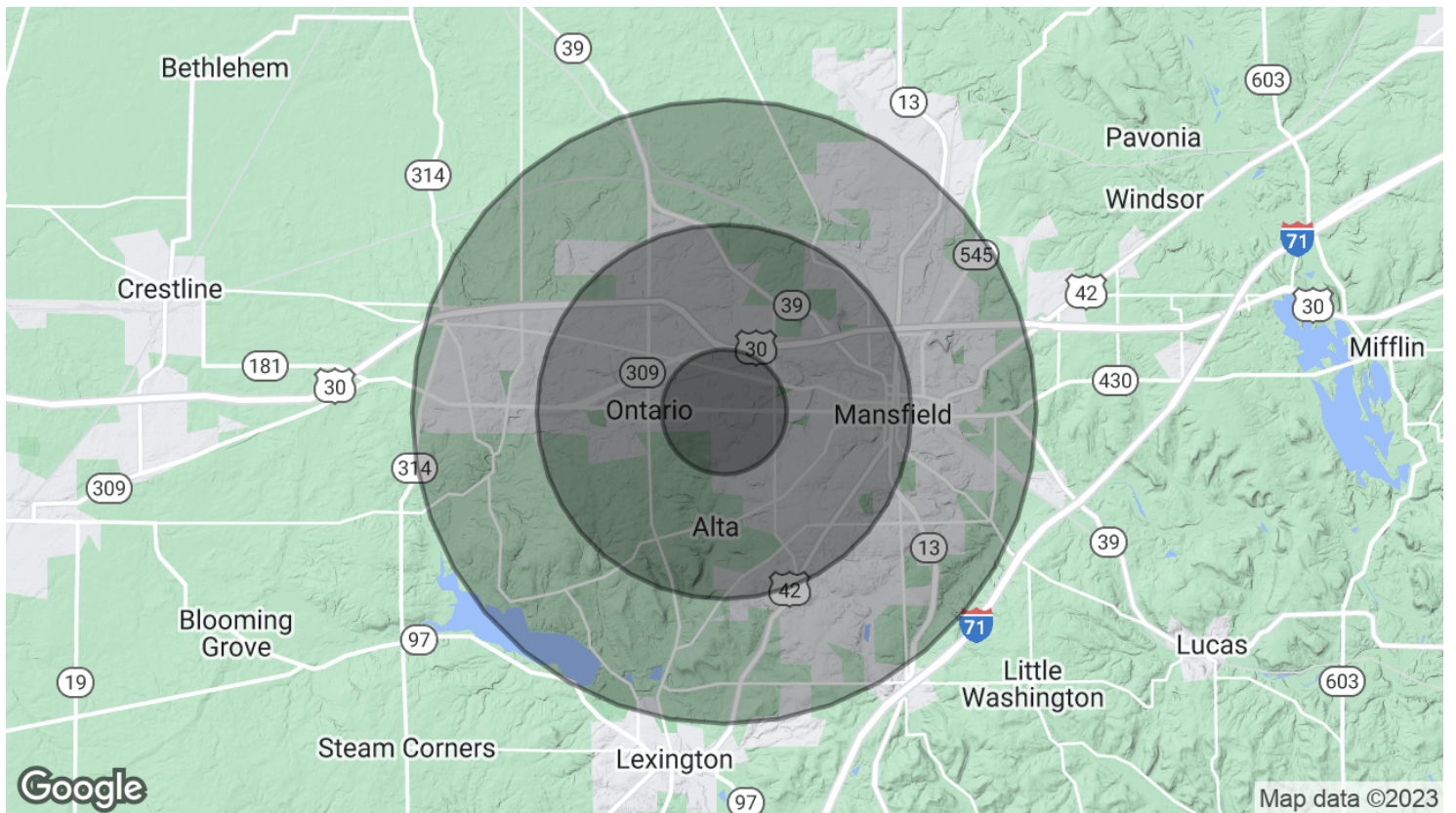
O: 330.591.7974

tyler.robin@svn.com

BRAD WEIDMAN

O: 234.231.6251

brad.weidman@svn.com



POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,128	31,562	69,364
AVERAGE AGE	42.7	39.9	40.9
AVERAGE AGE (MALE)	44.9	39.3	39.3
AVERAGE AGE (FEMALE)	38.8	39.8	42.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,463	13,389	27,878
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$42,948	\$47,667	\$48,309
AVERAGE HOUSE VALUE	\$156,471	\$124,905	\$134,390

* Demographic data derived from 2020 ACS - US Census

TYLER ROBIN
O: 330.591.7974
tyler.robin@svn.com

BRAD WEIDMAN
O: 234.231.6251
brad.weidman@svn.com