



57,845± SF  
Offering GLA



100%  
Occupancy



\$7,605,000  
(8% Cap Rate)  
Price



\$608,450  
Annual Rent



Dec. 31, 2025  
Lease Expiration

## High-End Regional Tenant



## Contact

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## Investment Highlights

**Pandemic and internet-proof asset, anchored by a high-end regional grocer – Dave's Market – with 13 locations throughout Ohio**

**Ideally-situated directly across from Belle Oaks – a \$250M mixed-use redevelopment of Richmond Town Square mall with 791 luxury apartments and 315K SF of retail, delivering summer of 2022**

**Over five years of remaining lease term (through 2025) with a long history of success, dating back 27 years to 1993**

**Dave's Market includes a State Liquor store and boasts very strong overall sales with an advantageous tenant occupancy cost of just 2.4%**

**Phenomenal density with 236,534 people within 5 miles of the Property and an average household income of \$85,094 within 3 miles**

**Triple net lease structure via strong regional tenant, provides attractive, 'hands-off ownership' with minimal Landlord responsibilities**

# Dave's Market

5100 WILSON MILLS RD., RICHMOND HEIGHTS, OH

