



# ENGLEWOOD GATEWAY

1070-1128 S. MAIN STREET | ENGLEWOOD, OHIO 45322

## INVESTMENT HIGHLIGHTS

- > Grocery-anchored, newly constructed, highly visible center with exceptional national, credit tenant line up.
- > Outlot strip center with regional tenant lineup all executed ten year initial lease terms and include base rental rate increases within the initial term (with the exception of Sport Clips).
- > Located just off of I-70, well-positioned to service the trade area and all parts of the region.
- > Traffic counts on heavily traveled SR 48 carries over 27,000 cars per day. Additionally, Wenger carries over 12,000 cars per day.
- > Each tenant reimburses a pro rata share of CAM, Real Estate Taxes, Insurance and a portion of the Management expenses ensuring minimal landlord operating expense responsibility to the investor.
- > Given its new construction, the asset will have very limited deferred maintenance and likely includes construction warranties which can likely be assigned to the new investor.





**CALL FOR OFFERS DUE  
APRIL 20, 2018**



VIEW SOUTH

## SNAPSHOT

Address	1070-1128 S. Main Street Dayton, OH 45322 <i>This offering excludes Popeye's</i>
Total SF	54,448
InPlace NOI	\$639,344
Offering Price	Best Offer
Year Built	2016-2017
Occupancy	97%
Anchor Tenants	Aldi's, Petco, Dollar Tree and Premier Health
Acres	Approximately 6.61
Traffic Counts	27,000 VPD (2012)

**CHRISTOPHER PROSSER** CCIM  
513 562 2232  
[chris.prosser@colliers.com](mailto:chris.prosser@colliers.com)

**JEFFREY JOHNSTON** CPA  
513 562 2231  
[jeff.johnston@colliers.com](mailto:jeff.johnston@colliers.com)

**STEVEN TIMMEL** CCIM  
513 562 2221  
[steve.timmel@colliers.com](mailto:steve.timmel@colliers.com)

**WILL ROBERTS**  
513 562 2237  
[will.roberts@colliers.com](mailto:will.roberts@colliers.com)



[www.colliers.com](http://www.colliers.com)

**COLLIERS INTERNATIONAL  
GREATER CINCINNATI**  
425 Walnut Street, Suite 1200  
Cincinnati, OH 45202  
M 513 721 4200 F 513 721 0630

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