



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.



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)

CALL FOR OFFERS DUE
APRIL 20, 2018

VIEW SOUTH

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