

Walmart Supercenter

1546 MARION-MT. GILEAD ROAD
MARION, OHIO 43302

INVESTMENT OPPORTUNITY

Absolute NNN lease
within the Eastland
Towne Center



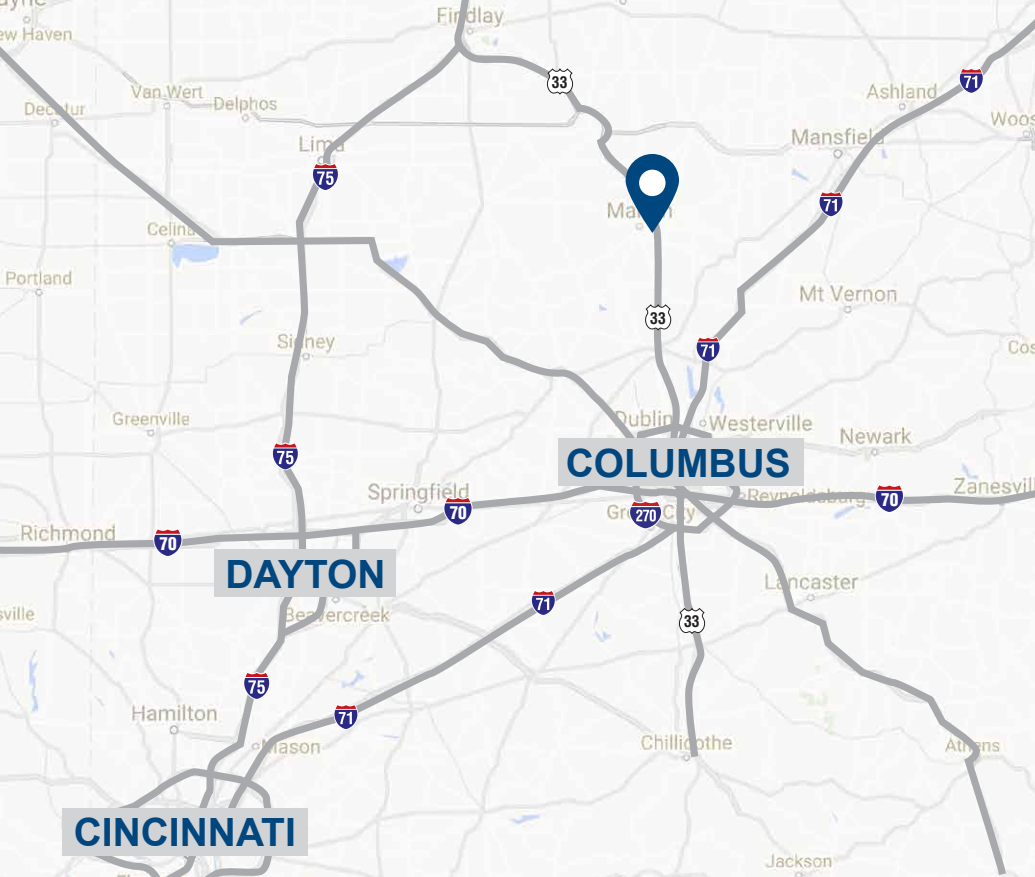
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HIGHLIGHTS


- › Walmart is the worlds largest retailer and an investment grade tenant with a Standard & Poor’s rating of AA.
- › Offering provides the rare opportunity for an investor to acquire a sizable property and the opportunity to add Walmart credit to its portfolio.
- › Walmart is committed to the location by exercising their first renewal option in 2014 and extending the lease early for an additional 7 years in 2018. Additionally, they are investing in constructing a club pick-up feature and have received entitlement for a fueling station.
- › Walmart is at the forefront of the e-commerce trend by planning to open 700 “pickup towers” which involves using their existing stores for customers to immediately pick up on-line orders versus waiting to receive them in the mail.

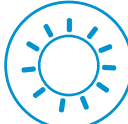
SNAPSHOT

Address	1546 Marion-Mt. Gilead Road Marion, Ohio 43302
Total Size	214,984 SF
Purchase Price	\$8,480,000
Price PSF	\$39.44
Cap Rate	6.20%
Year Completed	1991
Occupancy	100%
Acres	19.921

DEMOS

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Projected Population
(2018, 10 miles)
60,489
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Average Household Income
(2018, 10 miles)
\$63,279
- 

Daytime Population
(2018, 10 miles)
26,994