



J.D. BYRIDER

SINGLE TENANT NN LEASED \ RETAIL INVESTMENT OPPORTUNITY

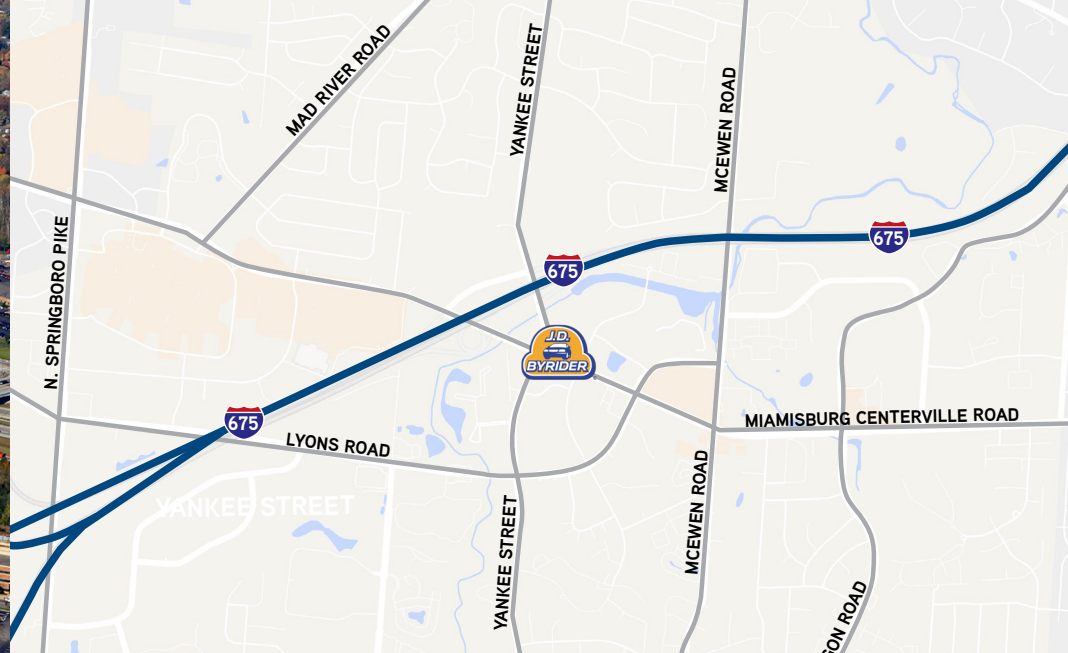


miamisburg

1575 MIAMISBURG CENTERVILLE ROAD
DAYTON, OH 45459

INVESTMENT HIGHLIGHTS

- › J.D. Byrider is an extremely strong used car sale operator with long term success at this location
- › Exceptionally well maintained building in strong location
- › Well located in dominant market
- › Densely populated trade area with attractive demographics
- › Base rent increases in renewal option period
- › Limited landlord obligations



SNAPSHOT

miamisburg

Tenant	Byrider Sales of Indiana S, LLC dba JD Byrider
Website	www.jdbyrider.com
Addresses	1575 Miamisburg Centerville Rd. Dayton, OH 45459
County	Montgomery County
Parcel	067-03601-0074
Lease Type	NN
Acres	3.002
Building Size	15,464 SF
Year Built	1986
Zoning	B-4, Business District
Asking Price	\$2,479,448
NOI	\$181,158.84
Cap Rate	7.25%
Lease Term Remaining	5 years
Renewal Options	Two (2), five (5) year options



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