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COMMERCIAL REAL ESTATE

EXCLUSIVE LISTING

NNN INVESTMENT OPPORTUNITY

Single-Tenant Retail Facility

2955 Burlington Place, Cincinnati, OH 45225

Occupied by Family Dollar | Store #26306

ASKING PRICE	CAP RATE	NET OPERATING INCOME	IN-PLACE SINCE
$1,100,000	8.27%	$91,000 / YR	July 1, 2026

2955 Burlington Place — Active Single-Tenant Retail Facility

Investment Highlights

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PASSIVE NNN STRUCTURE • HIGH YIELD

ASKING PRICE	CAP RATE (IN-PLACE)	IN-PLACE NOI
$1,100,000	**8.27%**	**$91,000.08/yr**
IN-PLACE BASE RENT	**LEASE STRUCTURE**	**TENANT CREDIT**
$7,583.34/mo	Modified NNN	Brigade / Macellum

- **NNN-Structured Lease:** Highly passive investment with Tenant reimbursing 100% of property taxes, property insurance, and common area maintenance (CAM).
- **In-Place Rent:** The July 1, 2026 rent adjustment established $7,583.34/month in base rent, or $91,000.08 annually, supporting an 8.27% cap rate at the $1.10 million asking price.
- **National Discount Retailer:** Family Dollar operates over 8,000 U.S. stores and is independently owned by Brigade Capital Management (52%), Macellum Capital Management (33%), and Arkhouse Management (15%).

Property Overview

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2955 BURLINGTON PLACE • CINCINNATI, OH

PROPERTY ADDRESS	2955 Burlington Place, Cincinnati, OH 45225
PARCEL ID	188-0013-0027-00 (Hamilton County Auditor)
ZONING	MG-T (Mixed-Use General Transitional)
TENANT / STORE #	Family Dollar | Store #26306
LEASE TYPE	Modified NNN (Tenant Reimburses Taxes, Ins, & CAM)
ROOF	Regularly maintained roof
IN-PLACE NOI	$91,000.08 / YR
IN-PLACE BASE RENT	**$7,583.34 / MO (Effective July 1, 2026)**
ASKING PRICE	**$1,100,000**
CAPITALIZATION RATE	**8.27% (In-Place)**

Street-level front view with prominent signage and dedicated parking

Dedicated high-visibility pylon sign at signalized intersection

Financial Analysis

UNDERWRITING & OPERATING EXPENSES

IN-PLACE ANNUAL RENTAL INCOME		
Family Dollar Base Rent	$7,583.34 / mo	$91,000.08
Gross Scheduled Income (GSI)		**$91,000.08**

ANNUAL OPERATING EXPENSES (PASS-THROUGH)		
Real Estate Taxes	Reimbursed 100%	$22,991.68
Property Insurance	Reimbursed 100%	$5,605.00
CAM / Parking Maintenance	Reimbursed 100%	$0.00 Net
Total Landlord Expenses (Net of Recovery)		**$0.00**

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Valuation & NOI Summary

IN-PLACE BASE RENT (EFFECTIVE JULY 1, 2026)	**$7,583.34 / mo**
IN-PLACE NET OPERATING INCOME	**$91,000.08**
IN-PLACE CAPITALIZATION RATE	**8.27%**
ASKING PRICE	**$1,100,000**

**Lease Audit Confirms: Real Estate Taxes ($22,991.68) and Property Insurance ($5,605.00) are fully reimbursed by the Tenant under Paragraphs 11 and 13 of the lease.*

**Consequently, Taxes, Insurance, and CAM are pass-through items and do not reduce the Landlord's NOI.*

**In-place NOI of $91,000.08 reflects the $7,583.34/month rent effective July 1, 2026, per the Fourth Amendment.*

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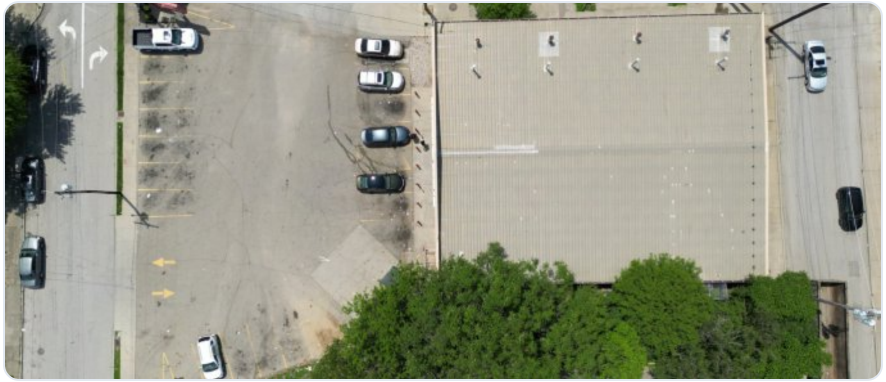
Aerial Gallery

PROMINENT CORNER LOCATION & REGIONAL CONNECTIVITY

Corner aerial view showing the full property boundary, signalized intersection, and dedicated pylon sign



Top-down overhead view highlighting the building footprint and parking layout

Wider neighborhood context with the Cincinnati skyline visible to the south

Tenant Profile

NATIONAL DISCOUNT RETAILER • INDEPENDENTLY OPERATED

U.S. STORE COUNT	LEASE TERM REMAINING
8,000+	**20 Yrs**

LEASE OPTIONS THROUGH	LEASE STRUCTURE
June 2046	**Modified NNN**

Family Dollar is one of the nation's largest discount retail chains, operating over 8,000 stores across the United States. The company operates independently, with its ownership held by **Brigade Capital Management** (52% majority stake), **Macellum Capital Management** (33% strategic ownership), and **Arkhouse Management** (15% minority stake). The brand's essential retail model — offering household goods, food, health products, and seasonal merchandise at everyday low prices — has proven highly resilient through economic downturns.

This specific location (**Store #26306**) serves a dense, urban consumer base in Cincinnati's Spring Grove Village neighborhood, where value retail is a critical community resource. The store has been in continuous operation and demonstrates consistent foot traffic patterns characteristic of Family Dollar's urban format locations.

CURRENT OWNERSHIP STRUCTURE

Brigade Capital Management	52%
Macellum Capital Management	33%
Arkhouse Management	15%

Aerial rear view showing neighborhood density and street connectivity

Location & Market Context

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CINCINNATI'S URBAN CORE • BUILT-IN DEMAND

- **Signalized Corner:** Situated at the high-visibility intersection of Burlington Place and Spring Grove Avenue.
- **Regional Connectivity:** Direct access to major arterials and less than 1 mile from the I-75 and I-74 interchange.
- **Dense Trade Area:** Located in Spring Grove Village, a mixed-use urban neighborhood with strong residential density.

PROXIMITY TO KEY DESTINATIONS

I-75 / I-74 Interchange	~1.0 Mile
Downtown Cincinnati CBD	~2.0 Miles
University of Cincinnati	~3.0 Miles
Cincinnati Children's Hospital	~4.0 Miles
CVG International Airport	~16.0 Miles

838,418

HAMILTON COUNTY POPULATION

2.26M

CINCINNATI MSA POPULATION

$107.3B

HAMILTON COUNTY GDP (2024)

$73,166

COUNTY MEDIAN HH INCOME

$81,120

MSA MEDIAN HH INCOME

3.6%

UNEMPLOYMENT RATE (MARCH 2026)

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Market Overview

CINCINNATI & HAMILTON COUNTY ECONOMY

Cincinnati is the economic engine of Southwest Ohio, anchored by a highly diversified and resilient economy spanning healthcare, consumer goods, financial services, logistics, and advanced manufacturing. The region provides a stable, high-employment base that supports consistent retail demand across all price points.

Hamilton County's GDP of **$107.3 Billion** reflects a market that has grown at a compound annual rate exceeding 4% over the past five years. The county's unemployment rate of **3.6%** (as of March 2026) remains below the national average, demonstrating strong regional labor market fundamentals.

Major Fortune 500 Headquarters in Cincinnati:

- Kroger (#27)
- Procter & Gamble (#54)
- GE Aerospace (#101)
- Western & Southern (#321)
- Fifth Third Bank (#341)
- Cintas Corporation

Why Invest in Cincinnati NNN Retail

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RESILIENT YIELDS • PASSIVE STRUCTURE • STRONG MARKET FUNDAMENTALS

Recession-Resistant

Dollar store retail is among the most defensive asset classes in commercial real estate. Family Dollar has historically maintained positive comparable store sales through economic downturns, demonstrating that its value proposition — everyday essentials at everyday low prices — strengthens when consumer spending tightens.

Passive Structure

The NNN-structured lease transfers virtually all operating responsibilities — including real estate taxes, insurance premiums, and property maintenance — to the tenant via direct reimbursement. This structure delivers a highly passive income stream, making the asset ideal for 1031 exchange buyers.

Market Fundamentals

Cincinnati's commercial real estate market offers attractive retail cap rates (6–8%), property appreciation of 4–6% annually, and an exceptionally tight retail vacancy rate of approximately 3.6%. Properties in the Cincinnati market are priced 20–30% below comparable assets in coastal markets.

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To schedule a property tour, request the full financial underwriting package, or submit an offer, please contact Nick Barela directly.