

GOODYEAR
3453 S. ARLINGTON RD
AKRON, OH
\$1,176,000



- NET LEASE - CORPORATE GUARANTY
- INVESTMENT GRADE TENANT
- LONG TERM HISTORY OF OPERATION
- BUILT TO SUIT FOR GOODYEAR IN 2000
- "BITE SIZE" INVESTMENT OPPORTUNITY



For More Information call agent for details:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,176,000*
Building Size:	6,136 SF
Lot Size:	40,380 SF/.93 A
Parcel::	28-10052
Cap Rate:	6.75%

SUBMIT ALL OFFERS...

PROPERTY HIGHLIGHTS

- **CORPORATE GUARANTEE**
- **NET LEASE - FEE SIMPLE - GOODYEAR - MINIMAL LANDLORD RESPONSIBILITY**
- **WORLD'S LARGEST TIRE COMPANY CHAIN WITH OVER 15.4 BILLION IN SALES**
- **GOODYEAR EMPLOYS OVER 72,000 PEOPLE AND MANUFACTURERS IN 23 COUNTRIES WORLDWIDE**

* ASSUMABLE LOAN @ 5.2%

PHOTOS



RENT SCHEDULE



**3453 S. ARLINGTON RD
AKRON, OH**

LEASE TYPE	NET												
BUILDING SIZE	6,136 SF												
YEAR BUILT FOR TENANT	2000												
LAND SIZE	40,380 SF / .93A												
LEASE EXPIRATION <small>(TENANT SINCE 2000- ORIGINAL BUILT TO SUIT)</small>	8/31/2027 (IN AN OPTION PERIOD)												
OPTIONS	4 -5 YEAR REMAINING												
LEASE OPTIONS <small>(NEW LEASE IN 2016)</small>	<table border="0"> <tr> <td>YEAR</td> <td>9-1-27 - 8-31-32</td> <td>\$7,277 MO</td> </tr> <tr> <td></td> <td>9-1-32 - 8-31-37</td> <td>\$8,004</td> </tr> <tr> <td></td> <td>9-1-37 - 8-31-42</td> <td>\$8,805</td> </tr> <tr> <td></td> <td>9-1-47 - 8-31-52</td> <td>\$9,685</td> </tr> </table>	YEAR	9-1-27 - 8-31-32	\$7,277 MO		9-1-32 - 8-31-37	\$8,004		9-1-37 - 8-31-42	\$8,805		9-1-47 - 8-31-52	\$9,685
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ROFR	60 DAYS												
N.O.I.	\$79,380 6.75% CAP												

TAX:	TENANT RESPONSIBILITY
INSURANCE:	TENANT RESPONSIBILITY
PARKING:	TENANT RESPONSIBILITY
UTILITIES:	TENANT RESPONSIBILITY
HVAC MAINTENANCE:	TENANT RESPONSIBILITY
ROOF MAINTENANCE:	TENANT RESPONSIBILITY
ROOF REPLACEMENT:	LANDLORD RESPONSIBILITY
STRUCTURE:	LANDLORD RESPONSIBILITY





GOODYEAR.



TENANT OVERVIEW

Goodyear Corporate: “From the tires in your driveway to the tires on the runway, Goodyear innovation can be found across industries and applications around the world”

Since 1898, Goodyear has grown to one of the world’s largest tire companies. Currently, it employs over 72,000 people, 1000 locations, and manufactures in over 23 countries around the globe. They develop, manufacture and market rubber related chemicals and products. Goodyear ranks as one of the top four tire manufacturers along with Michelin, Continental and Bridgetone.

Goodyear currently has 15.4 billion in sales

Goodyear is known and recognized for the Goodyear Blimp, considered one of the most recognized advertising icons.

Akron, Ohio serves as one of two worldwide “Innovation Centers” striving to develop state of the art products and services that set the standard for the industry.



AKRON, OHIO

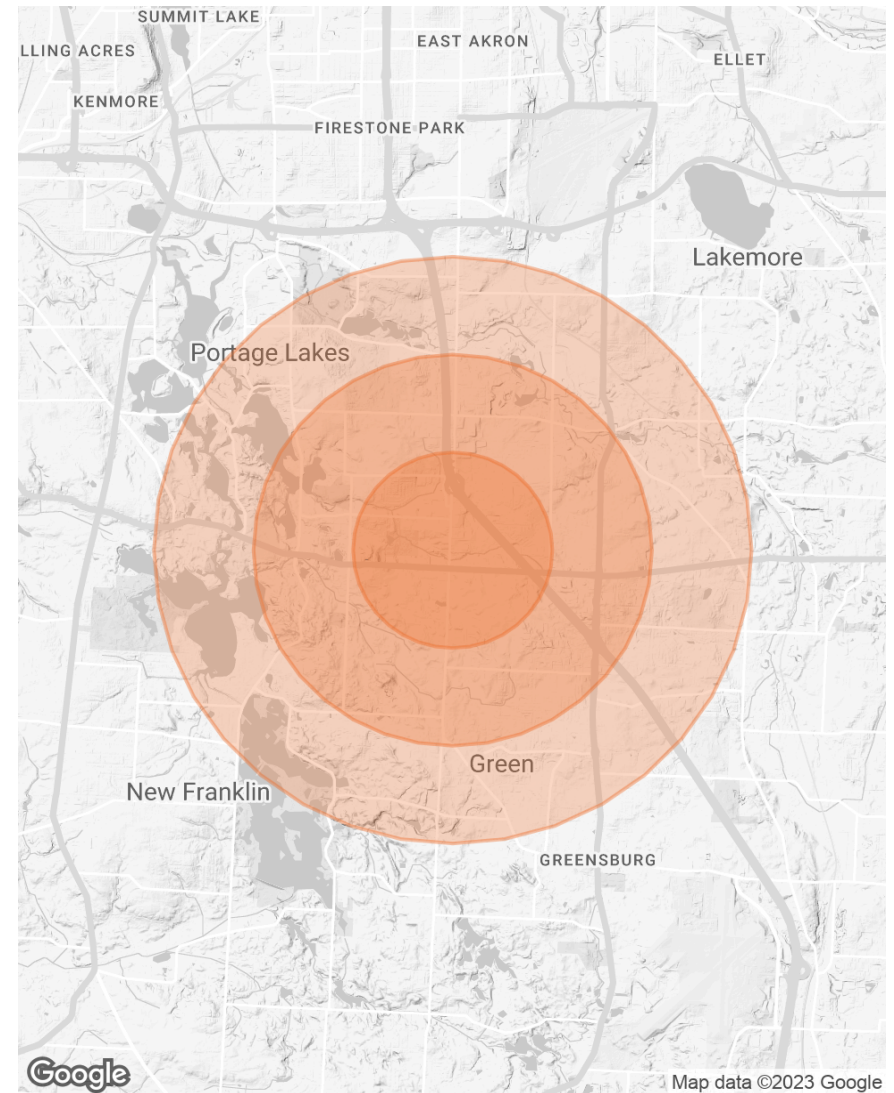
Akron is a lovely city in Ohio, south of Cleveland. Akron is considered one of Ohio’s “Best Places to Live” and one of the areas most affordable. Not only is the city a world renowned center for polymer research, but it is home of the breakfast cereal industry.

Having a population of approximately 200,000, being the hometown of LeBron James often overshadows Akron’s notable merit!

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,154	13,758	29,014
AVERAGE AGE	39.9	42.2	44.8
AVERAGE AGE (MALE)	35.0	38.3	42.4
AVERAGE AGE (FEMALE)	44.0	45.4	47.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,620	5,802	12,840
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$111,016	\$94,195	\$85,284
AVERAGE HOUSE VALUE	\$239,376	\$208,094	\$190,806

* Demographic data derived from 2020 ACS - US Census



PHOTOS



PHOTOS

