



250 N Main St | Dunkirk, OH 45836
\$165,000 | 12.6% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037
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Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration
U.S. Postal Service	500	\$22	\$11,000	9/30/2027
Photography Studio			\$3,600	Month-Month
Apartment 1 (2 Bed / 1 Bath)			\$5,700	Month-Month
Apartment 2 (2 Bed / 1 Bath)			\$5,700	Month-Month
Total			\$26,000	

Income	
Annual Rent	\$26,000
Total Income	\$26,000

Expenses	
Taxes	\$1,200
Insurance	\$1,480
Water/Sewer/Trash	\$2,580
Total Expenses	\$5,260

Net Operating Income	\$20,740
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Highlights

- Compelling 12.6% In-Place Cap Rate – Offered at \$165,000 with approximately \$20,740 in NOI, providing strong day-one cash flow at a low basis.
- U.S. Postal Service Anchored – USPS contributes \$11,000 in annual rent with its current lease running through September 2027, providing institutional tenancy within the property.
- Diversified Mixed-Use Income Stream – Rental income is spread across USPS, a photography studio, and two 2-bedroom apartments, reducing reliance on a single tenant.
- Low Expense Structure – Current taxes, insurance, and water/sewer/trash total only \$5,260 annually, supporting a strong \$20,740 NOI.
- Main Street / Route 68 Exposure – Located directly along N Main Street (Route 68) with approximately 5,798 vehicles per day, in the center of the Dunkirk community.



UNITED STATES
POSTAL SERVICE

PROPERTY AERIAL

68

Razor's Edge
Barber shop

N Main St
5,798 VPD



W Wayne St

Hardin Northern
Community Center





UNITED STATES
POSTAL SERVICE

NEIGHBORHOOD AERIAL

DOLLAR GENERAL

145

68

N Main St
5,798 VPD



County Road 145

Liberty Twp Rd 30



UNITED STATES
POSTAL SERVICE



101 Creamery
Ice cream shop

**FENDER BENDER
COLLISION &
PARTS, LLC**

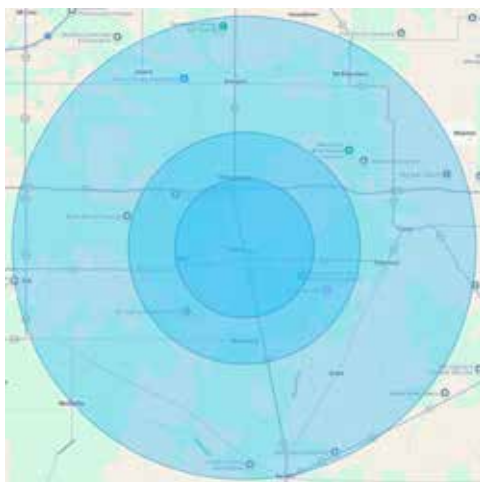
68



81

81

S Rangeline Rd



POPULATION:	3 MILE	5 MILE	10 MILE
2020 POPULATION	1,675	2,997	23,130
2024 POPULATION	1,519	2,744	23,810
2029 POPULATION PROJECTION	1,478	2,678	23,897
ANNUAL GROWTH 2020-2024	-1.90%	-1.70%	0.60%
ANNUAL GROWTH 2024-2029	-0.50%	-0.50%	0.10%

WHITE	1,442	2,617	22,190
BLACK	7	12	239
AMERICAN INDIAN/ALASKAN NATIVE	3	6	40
ASIAN	4	6	131
HAWAIIAN & PACIFIC ISLANDER	1	2	13
TWO OR MORE RACES	61	102	1,197
HISPANIC ORIGIN	35	50	610

2020 HOUSEHOLDS	677	1,183	8,764
2024 HOUSEHOLDS	609	1,072	9,024
2029 HOUSEHOLD PROJECTION	591	1,044	9,058
ANNUAL GROWTH 2020-2024	-1.60%	-1.40%	0.80%
ANNUAL GROWTH 2024-2029	-0.60%	-0.50%	0.10%
OWNER OCCUPIED HOUSEHOLDS	489	883	5,856
RENTER OCCUPIED HOUSEHOLDS	102	160	3,202
AVG HOUSEHOLD INCOME	\$77,693	\$83,004	\$78,188
MEDIAN HOUSEHOLD INCOME	\$65,500	\$70,256	\$59,167

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice









The United States Postal Service (USPS), also known as the Post Office, U.S. Mail, or Postal Service, is an independent agency of the executive branch of the United States federal government responsible for providing postal service in the U.S., its insular areas, and its associated states. It is one of the few government agencies explicitly authorized by the Constitution of the United States. The USPS, as of 2021, has 516,636 career employees and 136,531 non-career employees.

The USPS was founded by the Second Continental Congress in Philadelphia in 1775, at the beginning of the American

Revolution. Benjamin Franklin was appointed the first postmaster general; he also served a similar position for the American colonies. The Post Office Department was created in 1792 with the passage of the Postal Service Act. The

appointment of local postmasters was a major venue for delivering patronage jobs to the party that controlled the White House. Newspaper editors often were named. It was elevated to a cabinet-level department in 1872, and was transformed by the Postal Reorganization Act of 1970 into the U.S. Postal Service as an independent agency.



TENANT INFORMATION



Locations
31,132+

Revenue
\$18.6 Billion



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