



Anytime Fitness

1412 1/2 N Scott St
Napoleon, Ohio 43545

Property Highlights

- Tenant is Largest Anytime Franchisee, 200+ locations
- \$250,000 in Renovations in 2018
- Tenant responsible for taxes, insurance and CAM
- Landlord responsible for structure and roof replacement
- New roof install - September 2024!

Property Overview

Net leased Anytime Fitness Center in Napoleon, OH. The property is located among major retailer destinations. The building was fully renovated in 2018 at a cost of \$250,000. This bite sized investment is priced at a 9.23% Cap Rate, with 5 years remaining. The tenant is Bandon Holdings, the largest franchisee of Anytime Fitness locations. Bandon is majority owned by Fireman Capital Partners, Boston. Owner is going to install new roof in September 2024.



Offering Summary

Sale Price:	\$650,000
Building Size:	6,100 SF

For More Information



Mark Baringer

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Suite	Tenant Name	Size SF	Annual Rent	Lease Start	Lease End
1412 1/2	Bandon Holdings dba Anytime Fitness	6,100 SF	\$60,024	11/21/18	1/21/29

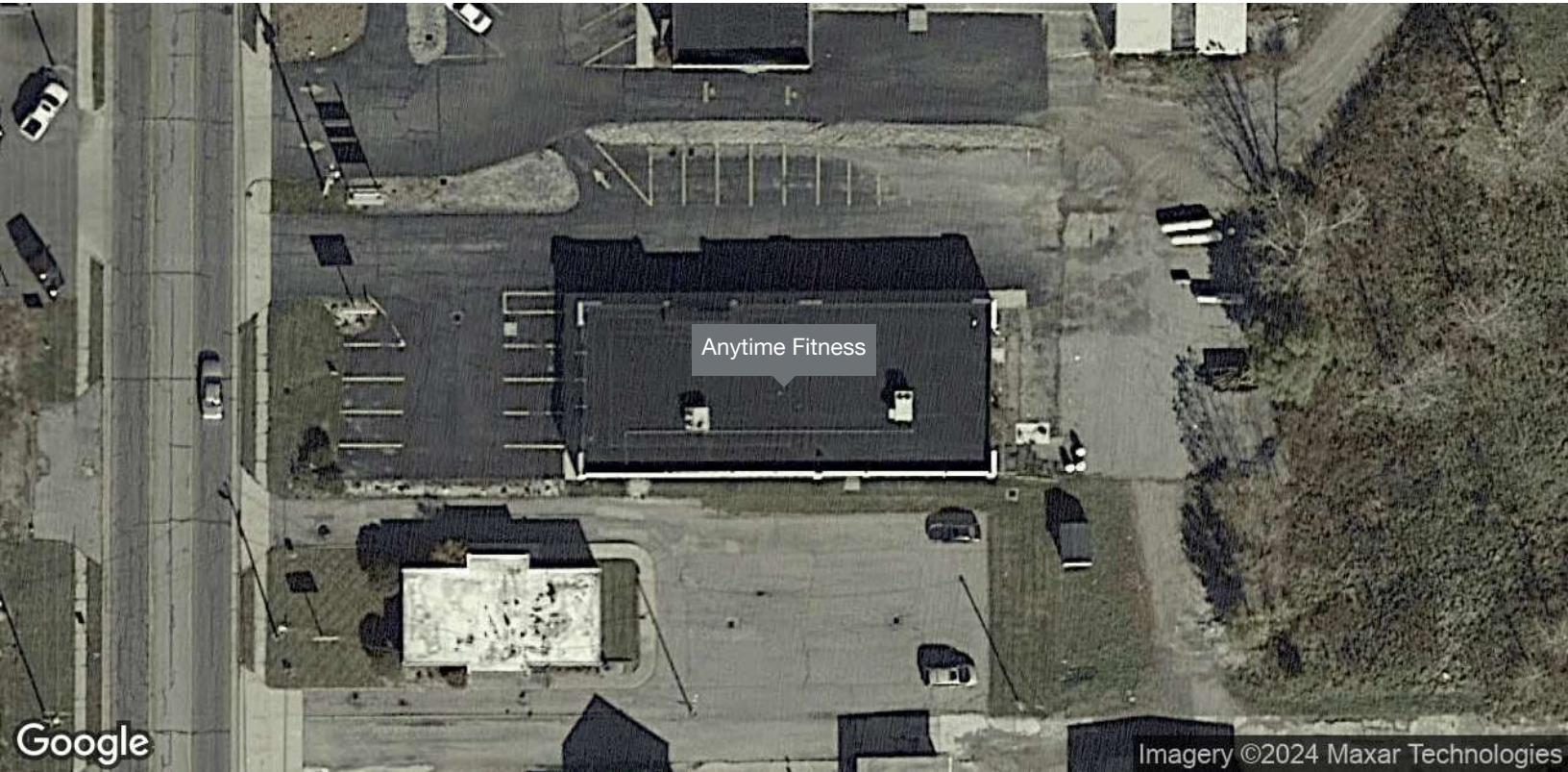
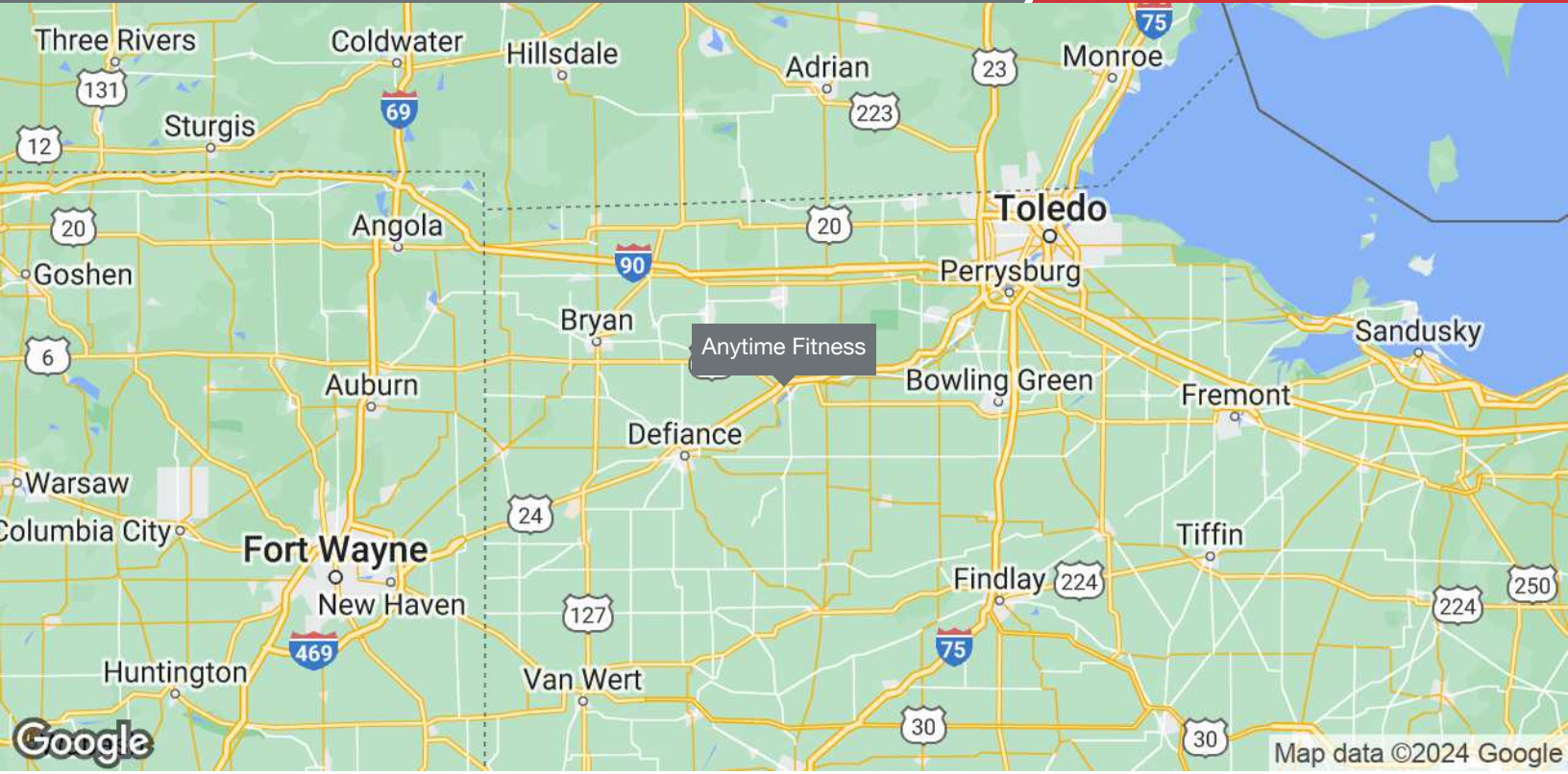


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Location Description

Napoleon is located on US 24 southwest of the Toledo MSA. The site location is the main retail artery of the community. Surrounding retailers include WalMart and its shadow center, Dollar Tree, AutoZone, O'Reilly Auto Parts, and several fast food restaurants. Napoleon has a strong manufacturing and agricultural base. The manufacturers include JAC, a new Dana manufacturing plant, and the 1.2 million square feet Campbell Soup plant.



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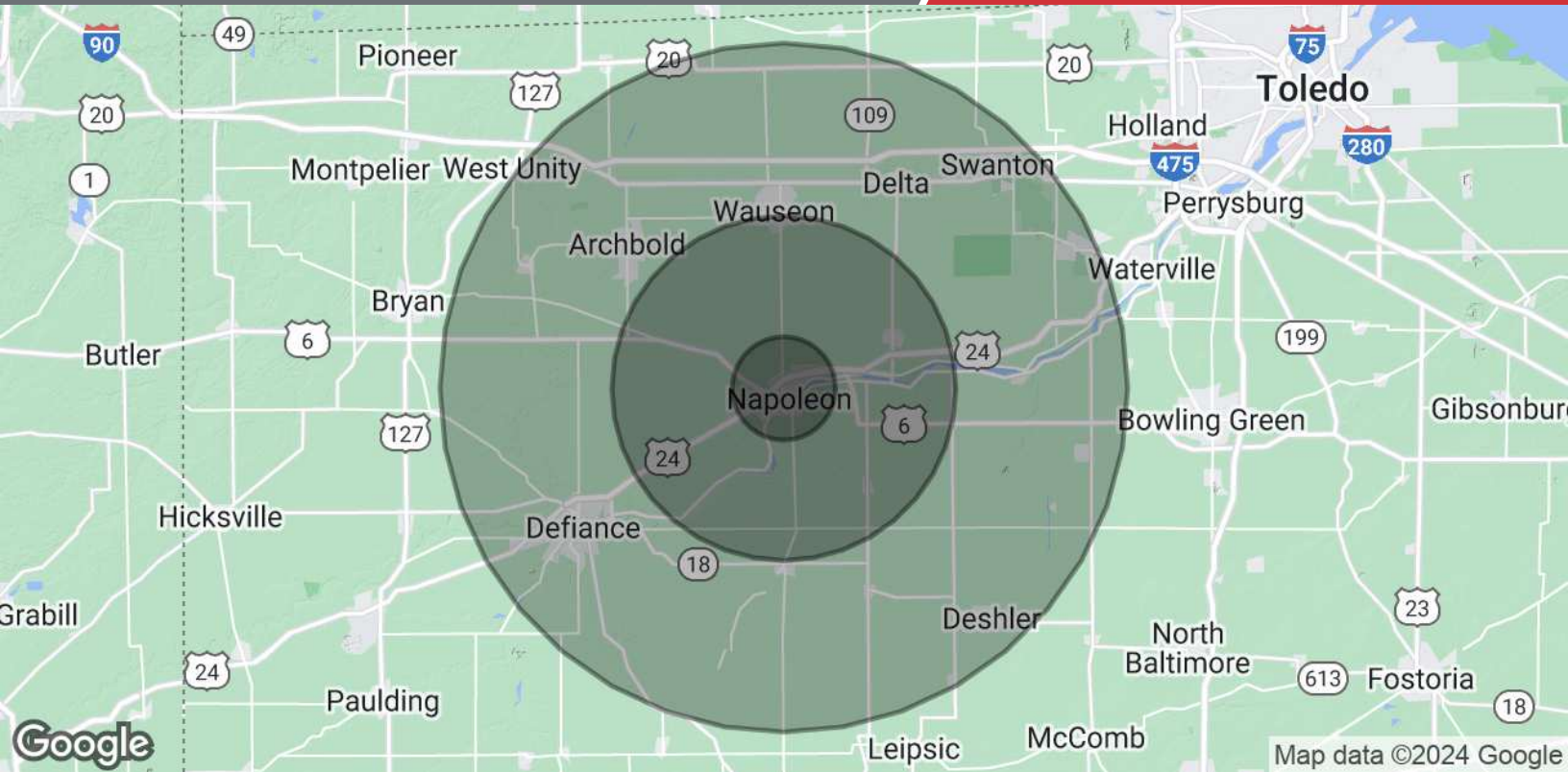


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Population	3 Miles	10 Miles	20 Miles
Total Population	9,916	29,258	121,133
Average Age	39.0	38.9	38.9
Average Age (Male)	37.2	37.1	37.3
Average Age (Female)	40.5	40.4	40.3
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	4,240	11,634	46,612
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$53,579	\$56,552	\$58,141
Average House Value	\$134,553	\$141,665	\$140,289

* Demographic data derived from 2020 ACS - US Census



Mark Baringer

Senior Advisor- Industrial/Investment/Development

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Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, office, shopping centers, multifamily, and single tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sale/leasebacks. His clients have included national real estate investment trusts, national and global corporations, high net worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the banking and appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating his own appraisal firm.

Mark was recently recognized by CoStar with a 2021 "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories.

Mark was an original board member of Children's Lantern, a faith-based 501c foundation helping homeless children. Mark is currently on the leadership team of Lifewise Academy in Defiance.

Education

The University of Toledo, Majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR) and National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)
Lifewise Academy, Defiance/Ayersville- Leadership Council Member
2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker
2021 CoStar Power Broker - Toledo Market- Top Sales Broker
2021 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker
2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries
2021 and 2022 Ohio President's Sales Club Pinnacle of Performance