

SINGLE TENANT NN

Investment Opportunity



Recent 5-Year Lease Renewal | Value Add | Proximity To University Of Dayton



2702-2714 S. Smithville Road
DAYTON OHIO

ACTUAL SITE





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OFFERING SUMMARY



OFFERING

Pricing	\$750,000
Net Operating Income	\$58,500
Cap Rate	7.80%

PROPERTY SPECIFICATIONS

Property Address	2702-2714 S. Smithville Road, Dayton, Ohio 45420
Rentable Area	4,500 SF
Land Area	0.84 AC
Year Built / Remodeled	1949 / 1988
Tenant	Petland, Inc.
Signature	Corporate
Lease Type	NN
Landlord Responsibilities	Maintain, repair, and replace roof and exterior walls; repair and replace HVAC
Increases	\$1 PSF Increase at beginning of the option period
Options	1 (5-Year)
Rent Commencement	1/1/2021
Lease Expiration	12/31/2030
ROFO/ROFR	No
Sales Reporting	No



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	17,675	112,686	212,351
2025 Households	8,988	47,891	90,960
2025 Average Household Income	\$67,122	\$82,387	\$90,749
2025 Median Age	40.8	36.8	38.1
2025 Total Businesses	316	3,040	8,465
2025 Total Employees	3,885	43,222	141,395



LEASE TERM						RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options	
Petland, Inc	4,500	1/1/2021	12/31/2030	Current	-	\$4,875	\$58,500	1 (5-Year)	
				Option 1	\$1 PSF	\$5,250	\$63,000		

Recent 5-Year Lease Renewal | Commitment To The Site | Additional Options To Extend | \$1 PSF Rental Increase

- The subject property has 2 parcels, the first parcel is commercial (2702 S Smithville) and the second parcel is Residential (2714 S Smithville). So, the buyer has provision of building a home adjacent or can sell the parcel off
- The tenant, Petland, Inc., recently exercised a 5-year lease renewal, demonstrating their long-term commitment to the location
- One (1) additional 5-year renewal option remains, featuring a flat \$1 PSF annual rental increase, supporting future income growth and providing a built-in inflation hedge

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- The lease is structured as NN, with the tenant reimbursing CAM, taxes, insurance and maintaining nearly all aspects of the premises
- Landlord responsibilities are limited to maintaining, repairing, and replacing roof and exterior walls; repairing and replacing HVAC; paying real estate taxes (tenant reimburses); maintaining property insurance (tenant reimburses); and maintaining the parking lot and landscaping (tenant reimburses)

Proximity To Community Anchors | University Of Dayton

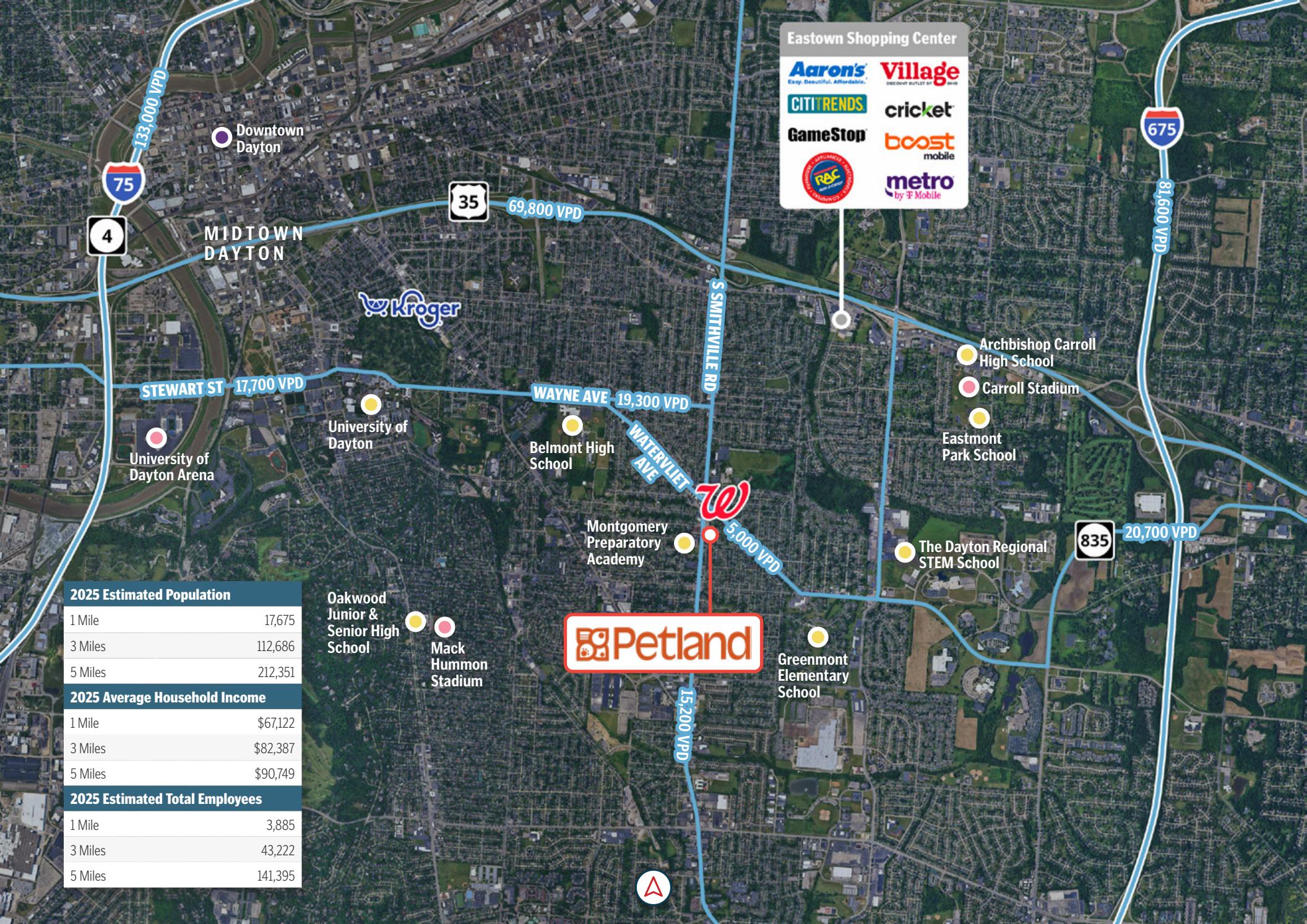
- Located near key institutions including Oakwood Jr./Sr. High, Belmont High, and the University of Dayton, a nationally recognized private research university with over 11,000 students
- This proximity drives consumer traffic and supports tenant performance through weekday demand from students, faculty and staff

Strong Frontage On S Smithville Rd (15,200 VPD) | Centrally Located Between I-675 (81,600 VPD) & I-75 (133,000 VPD)

- The asset benefits from strong frontage on S Smithville Rd (15,200 VPD), a major local thoroughfare offering strong daily exposure
- Centrally located between I-675 (81,600 VPD) and I-75 (133,000 VPD), providing excellent regional connectivity and accessibility
- High visibility and access from major roadways enhance customer convenience and drive consistent retail traffic

Strong Demographics In 5-mile Trade Area

- More than 212,300 residents and 141,300 employees support the trade area
- \$90,749 average household income
- Strong population density and income levels support sustained tenant performance and long-term asset stability



BELLAIRE AVENUE

 Petland

Pylon Sign

S SMITHVILLE ROAD 15,200 VPD





PETLAND

petland.com

Company Type: Private

Locations: 140+

Petland, Inc. is a privately held Ohio corporation founded in 1967. Initially, Petland owned and operated retail pet stores in Ohio, West Virginia and Kentucky. In the early 1970's, Petland began franchising pet stores and entered the business of wholesale distribution for pet-related merchandise. In the late 1980's, Petland expanded its presence in Canada and entered international markets. Petland currently has stores in the United States and international markets including South Africa, China, Canada, Mexico Brazil and El Salvador. It is their desire at Petland to make a difference in the communities they serve. For more than 45 years, Petland has been the retail pet industry leader in the area of animal care with ongoing staff training programs, in-store animal husbandry systems and community service programs aimed at placing homeless pets and preventing unwanted litters in the community. Petland is a global leader in the pet retail industry with more than 140 locations worldwide.

Source: petland.com/about



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VALUE
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