

FOR SALE

U.S. Bank (Ground Lease)

Beavercreek, OH (Dayton MSA)

**BLUE
WEST
CAPITAL**



PROPERTY OVERVIEW

PURCHASE PRICE:	\$857,000
NOI:	\$45,000
CAP RATE:	5.25%
GLA:	3.079 SF
PRICE PER SF:	\$278
LAND SIZE:	.55 AC

INVESTMENT HIGHLIGHTS

- New 5-year lease extension beginning January 1, 2025
- Absolute NNN ground lease with zero landlord responsibilities
- Scheduled 2.5% annual rental increases hedge against inflation
- At the end of lease term, improvements revert to landlord
- Pad site to 18th busiest Kroger in the nation with 2M annual visitors
- Below market lease rate of \$14.62/SF
- Above average bank deposits of \$95.8M (35 out of 179 in Ohio)
- High three-mile average household income of \$143,826
- Retailers in the immediate area include Kroger, Panera Bread, Sheetz, Marion's Piazza, Wendy's, Taco Bell, CVS, Tim Hortons, McDonald's, and PNC Bank

Robert Edwards - Lead

MANAGING PARTNER

720.966.1630

robert@bluestcapital.com

Tom Ethington

MANAGING PARTNER

720.966.1624

tom@bluestcapital.com

Noah Harrison

ASSOCIATE

720.464.7488

noah@bluestcapital.com

COOPERATING BROKER

Brian Brockman, Bang Realty, Inc.

OH License BRK: 2009000214

513.898.1551 | bor@bangrealty.com

Blue West Capital

CLIENT FOCUSED. NATIONAL REACH

400 S Colorado Blvd | STE 590

Denver, CO 80246

bluestcapital.com

[!\[\]\(b96b3a660a85c4a0498f921ce823c64a_img.jpg\) CLICK HERE FOR WEBSITE & FULL OFFERING MEMORANDUM](#)