

OFFERING BROCHURE



701 LINCOLN AVE | CADIZ, OH 43907

**8.5+ YEAR  
NN+ LEASE**

**CORPORATE LEASE GUARANTEE  
BY DOLLAR TREE INC. (S&P: BBB)**

**SURROUNDED BY MULTIPLE  
NATIONAL RETAIL TENANTS**





# The Opportunity

Cushman & Wakefield is proud to offer a newly constructed NN+ Dollar Tree in Cadiz, Ohio, the county seat of Harrison County. This prime retail asset is strategically positioned on Lincoln Avenue, which sees over 5,800 vehicles per day, with immediate access to State Route 22 (7,300 VPD). The property benefits from strong surrounding national retailers, including Tractor Supply, DG Market, Advance Auto Parts, McDonald's, Wendy's, and a recently completed Bell Stores fuel and convenience center. Directly across Lincoln Avenue sits an 81-room Microtel Inn & Suites by Wyndham, further enhancing traffic and visibility. With more than 8.5 years remaining on the initial lease term, this investment is offered at \$1,830,000, representing a 7.40% cap rate on in-place NOI.

TENANT:



ADDRESS:	701 Lincoln Ave, Cadiz, OH 43907
PRICE:	\$1,830,000
CAP RATE:	7.40%
YEAR ONE RENT:	\$135,450
LEASE TYPE:	NN+
LEASE COMMENCEMENT:	9/15/2024
LEASE EXPIRATION:	9/30/2034
RENEWAL OPTIONS:	Four 5-year Options







# Offering Highlights



## ATTRACTIVE LEASE TERMS

- Minimal landlord responsibilities
- 8.5+ years remaining
- Four 5-Year renewal options with \$0.50/SF increases



## STRONG RETAIL CORRIDOR

- Attractive traffic counts along Lincoln Ave (5,836 VPD) as well as along SR 22 (7,334 VPD)
- Home to multiple national retail tenants (McDonald's, Wendy's, Tractor Supply, Advance Auto Parts, DG Market)
- Newly constructed Dunkin' and Bell Stores fuel and convenience center
- Directly across Lincoln Ave from 81 Unit Microtel Inn & Suites by Wyndham



## COUNTY SEAT

- Cadiz is the County Seat of Harrison County
- Provides reliable employment base
- Regional hub for government, commerce, education and healthcare



## STRONG NATIONAL TENANT

- Corporate lease executed by Dollar Tree Inc.
- 9,000+ locations nationwide as of November 2025
- Investment Grade Credit rating of "BBB" by Standard & Poors



# Aerial Overview



Cadiz-Steubenville Road

Lincoln Avenue



# Investment Contacts

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