

OFFERING MEMORANDUM

100% LEASED INVESTMENT SALE:
SINGLE-TENANT OFFICE

165 SMOKERISE DRIVE, WADSWORTH, OH 44281

PRICE
REDUCED



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**100% LEASED INVESTMENT SALE:
SINGLE-TENANT OFFICE**

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TRADE AREA



TABLE OF CONTENTS



INVESTMENT
SUMMARY. *PAGE 5*



ANCHOR TENANT
OVERVIEW. *PAGE 6*



PHOTOS. *PAGE 7*



LEASE
INCOME. *PAGE 8*



WADSWORTH
OVERVIEW. *PAGE 9*



DEMOS. *PAGES 10-12*

INVESTMENT SUMMARY

- 100% occupied 30,248 SF NNN office investment (lease expires March 31, 2030 and there are two 5-year options to renew the lease)
- Built in 1989 and renovated in 2019; new roof installed in 2019
- The tenant, CDM Smith Inc., is an American engineering and construction company with over 6,000 employees in 131 offices—85 of those being in the United States
- 140 surface parking spaces
- Wadsworth, Ohio is one of the fastest growing cities in northeast Ohio with huge potential for business growth
- **Sale price: \$5,500,000** (cap rates: Year 1: 8.50%, Year 2: 8.67%, Year 3: 8.84%, Year 4: 9.02%, Year 5: 9.20%)



TENANT OVERVIEW



CDM Smith is a global privately-owned engineering and construction firm providing legendary client service and smart solutions in water, environment, transportation, energy and facilities. Founded in 1947 with a commitment to solve the world's toughest environmental and infrastructure challenges, we've been staying true to this promise for more than 75 years, forging tremendous, long-standing relationships along the way. Always looking forward, we prepare today for the problems we may face tomorrow, guiding our clients through uncertainty and forging a path towards a more promising future. And with the power of independence, we make decisions based on what's best for our clients and our employees, not outside investors. We reinvest in our people, tools and technology to find better solutions and foster amazing careers.

PHOTOS



LEASE INCOME

<u>Lease Year</u>	<u>Monthly Rent</u>	<u>Yearly Total</u>	<u>CAP Rate</u>
4/1/25 – 3/31/26	\$38,962.28	\$467,547.31	8.50% cap
4/1/26 – 3/31/27	\$39,741.52	\$476,898.25	8.67% cap
4/1/27 – 3/31/28	\$40,436.35	\$486,436.22	8.84% cap
4/1/28 – 3/31/29	\$41,347.08	\$496,164.94	9.02% cap
4/1/29 – 3/31/30	\$42,174.00	\$506,088.24	9.20% cap

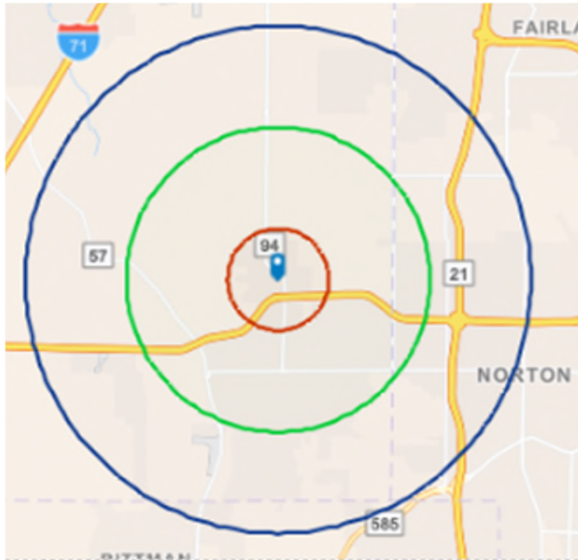
WADSWORTH, OHIO

Wadsworth (2020 population: 24,007) is a suburb of Akron, Ohio in Medina County.

Major employers include: The Schaeffler Group (automotive components), Soprema USA (roofing, waterproofing), Clampco Products (stainless steel couplings), Foundation Wellness (custom cushioning), Cornwell Quality Tools, Rohrer Corporation (consumer packaging), and the Ohio Blue Tip Match Company.



1-MILE RADIUS DEMOS



KEY FACTS

5,948
Population

2.2
Average
Household Size

46.9
Median Age

\$78,061
Median Household Income

BUSINESS

243

Total Businesses

2,916

Total Employees

EDUCATION

4%

No High School
Diploma

31%

High School
Graduate

25%

Some
College

40%

Bachelor's/Grad/Prof
Degree

INCOME

\$46,543
Per Capita
Income

\$78,061
Median
Household
Income

\$106,159
Average
Household
Income

EMPLOYMENT

73.8
White
Collar %

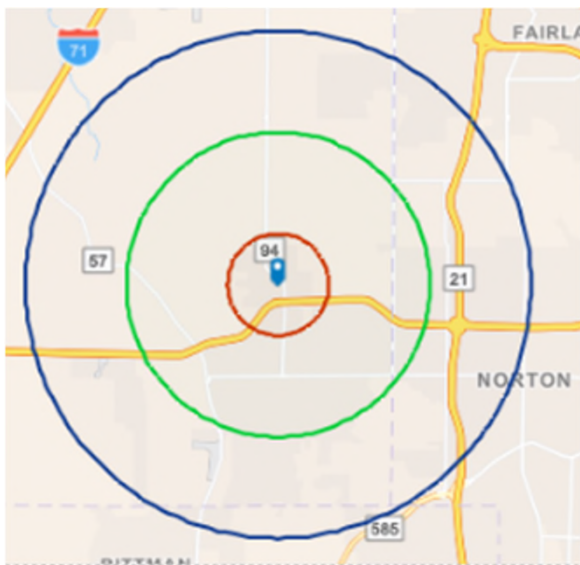
17.3
Blue
Collar %

8.9
Services
%

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

28,109

Population



2.4

Average
Household Size



41.1

Median Age

\$81,194

Median Household Income

BUSINESS



854

Total Businesses



9,908

Total Employees

EDUCATION



3%

No High School
Diploma



27%

High School
Graduate



27%

Some
College



43%

Bachelor's/Grad/Prof
Degree

INCOME



\$44,451

Per Capita
Income



\$81,194

Median
Household
Income



\$108,669

Average
Household
Income

EMPLOYMENT



67.1

White
Collar %



21.4

Blue
Collar %



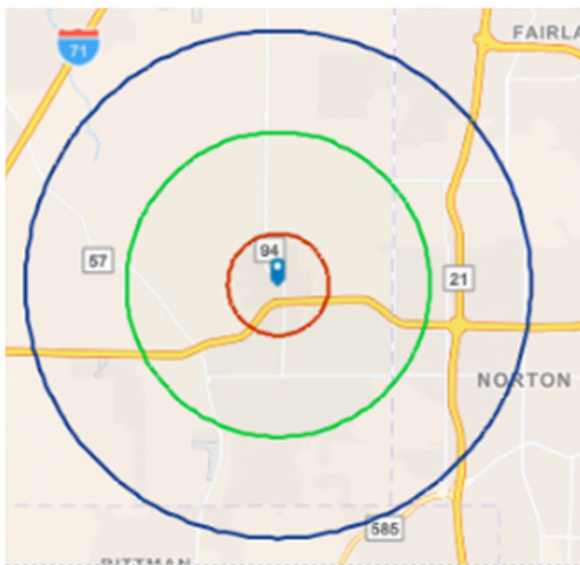
11.5

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

44,951

Population



2.5

Average
Household Size



42.3

Median Age

\$86,134

Median Household Income

BUSINESS



1,252

Total Businesses



14,128

Total Employees

EDUCATION



4%

No High School
Diploma



29%

High School
Graduate



26%

Some
College



41%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,511

Per Capita
Income



\$86,134

Median
Household
Income



\$116,334

Average
Household
Income

EMPLOYMENT



65.2

White
Collar %



22.4

Blue
Collar %



12.5

Services
%

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