

CORNERSTONE PLAZA - CINCINNATI, OH MSA

FULLY-OCCUPIED MULTI-TENANT RETAIL CENTER FOR SALE



4727 - 4785 Dixie Hwy Cornerstone Plaza | Fairfield, OH 45014

Encore Real Estate Investment Services | 6755 Daly Road, West Bloomfield, MI 48322 | encorereis.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

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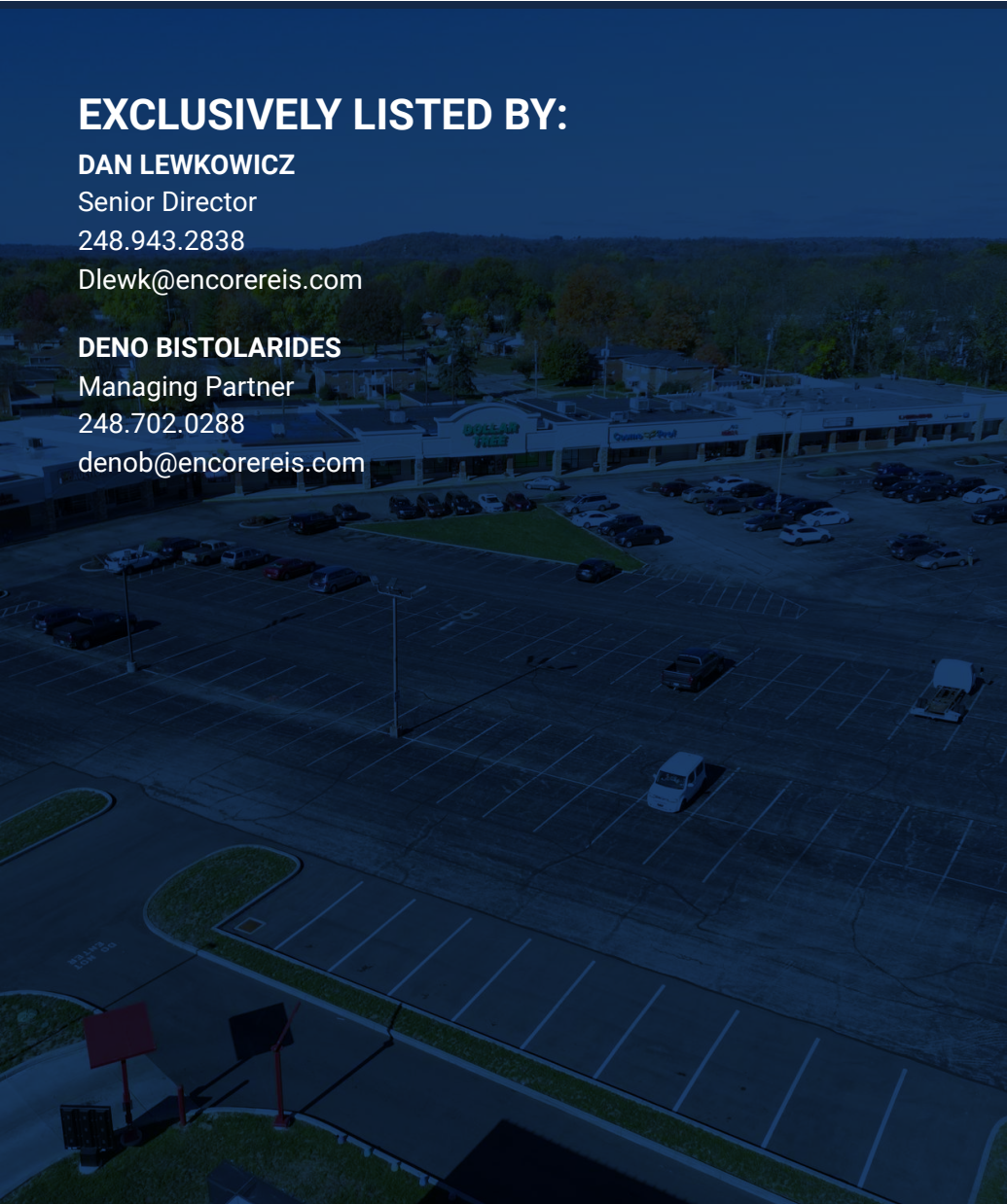
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CONFIDENTIALITY AND DISCLAIMER	2
EXECUTIVE SUMMARY	4
RENT ROLL	5
INCOME & EXPENSES	6
ADDITIONAL PHOTOS (FULL PAGE)	7
ADDITIONAL PHOTOS (FULL PAGE)	8
ADDITIONAL PHOTOS (FULL PAGE)	9
ADDITIONAL PHOTOS (FULL PAGE)	10
ADDITIONAL PHOTOS (FULL PAGE)	11
ADDITIONAL PHOTOS (FULL PAGE)	12
ADDITIONAL PHOTOS (FULL PAGE)	13
ADDITIONAL PHOTOS (FULL PAGE)	14
ADDITIONAL PHOTOS (FULL PAGE)	15
MARKET OVERVIEW	16
RETAILER MAP	17
AERIAL	18
AERIAL	19
REGIONAL MAP	20
LOCATION MAP	21

EXECUTIVE SUMMARY

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE **\$7,827,960**

CAP RATE **8.23%**

INVESTMENT SUMMARY

NOI:	\$644,017
Price / SF:	\$81.28
Rent / SF:	\$6.69
Building Size:	96,313 SF
Land Acreage:	7.95 Acres
Year Built:	1956
Year Renovated	2024

LEASE SUMMARY

Lease Type:	11 Tenants (92.43% Of GLA): NNN 2 Tenants (7.57% Of GLA): Gross Modified
Taxes / CAM / Insurance:	Varies with Tenant
Roof / Structure:	Varies with Tenant
Original Lease Term:	Varies with Tenant
Term Remaining:	Varies with Tenant
Commencement Date:	Varies with Tenant
Term Expiration:	Varies with Tenant
Options:	Varies with Tenant
Increases:	Varies with Tenant

INVESTMENT HIGHLIGHTS

- 96,313 SF Building With 13 Suites
- Prime Retail Location In Fairfield, Ohio (Cincinnati MSA)
- Total Population Within 5 Miles Is In Excess Of 168,400 Residents
- Average Household Income Exceeds \$93,600 Within 5 Miles
- Fully Occupied Bustling Retail Center With Incredibly High Visibility And Ease Of Ingress And Egress
- Over 27,200 Vehicles Per Day In Front Of Property
- Strong Foot Traffic And Established Local Presence
- Below Market Rent Of \$7.05 PSF - Strong Upside Potential In Raising Rents
- 11 Of 13 Tenants On NNN Leases With CAM Reimbursements

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,772	64,022	168,483
Total Households	3,240	25,577	65,182
Average HH Income	\$79,604	\$82,695	\$93,672

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE / SF/YR	OPTIONS
O'Reilly	4785	31,122	11/15/2024	11/15/2039	\$194,513	32.31	\$6.25	4 options, 4-5 year
O'Reilly	4783	6,120	11/15/2024	11/15/2039	\$21,491	6.35	\$3.51	
Great Value Furniture	4781	10,200	5/1/2024	1/14/2028	\$63,750	10.59	\$6.25	1-5 Year
Treasure Grove	4771	10,561	6/1/2020	5/31/2025	\$35,778	10.97	\$3.39	N/A
Cassano's Pizza	4761	3,250	4/6/2023	4/5/2028	\$32,988	3.37	\$10.15	N/A
Express Employment	4757	3,800	3/26/2021	5/31/2027	\$41,800	3.95	\$11.00	3-5 year
Dollar Tree	4753	10,000	4/1/2014	8/31/2026	\$80,000	10.38	\$8.00	3-5 year
CosmoProf	4747	3,274	2/13/2018	2/12/2028	\$33,750	3.4	\$10.31	2-5 year
Aura Nails	4745	3,094	5/1/2018	11/7/2028	\$40,841	3.21	\$13.20	2-5 year
Cobblestone	4735	5,992	11/1/2023	10/31/2028	\$62,016	6.22	\$10.35	2-5 year
Star Wireless	4733	1,600	11/1/2020	10/31/2025	\$18,008	1.66	\$11.26	1-5 year
Nationwide	4731	2,160	5/1/2014	12/31/2024	\$16,815	2.24	\$7.78	N/A
Bella Stone	4727	5,140	4/1/2024	03/31/2026	\$37,200	5.34	\$7.24	N/A
Totals/Averages		96,313			\$678,950		\$7.05	

Occupied Square Footage: 96,313 SF

Available Square Footage: 0 SF

Vacancy Rate: 0.0%

INCOME & EXPENSES

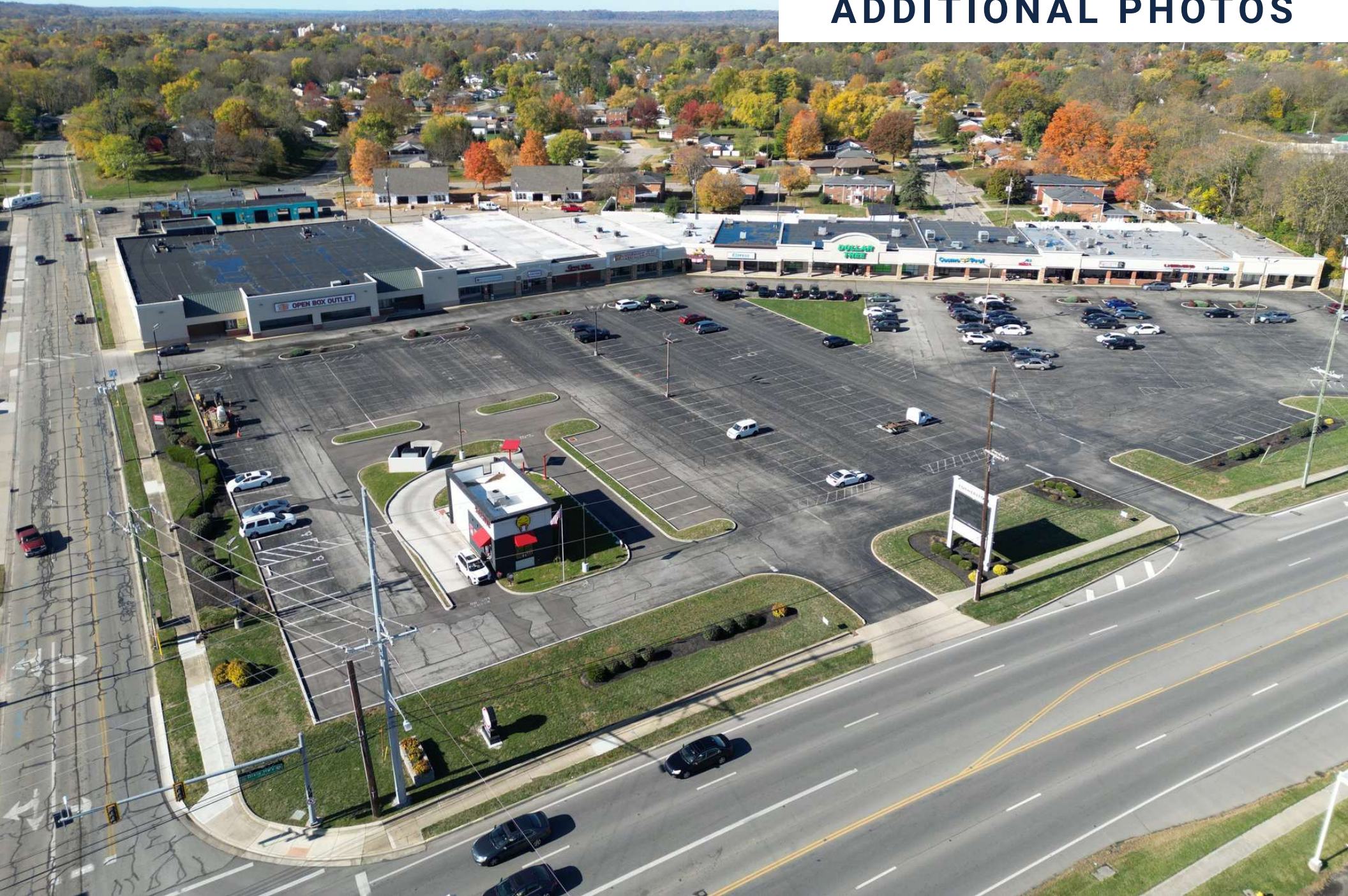
INCOME SUMMARY

		PER SF
Annual Rent	\$678,949	\$7.05
Taxes, CAM & Insurance Reimbursements	\$174,490	\$1.81
GROSS INCOME	\$853,439	\$8.86

EXPENSES SUMMARY

		PER SF
Property Tax (Assuming Increase Upon Sale)	\$81,900	\$0.85
Insurance	\$7,952	\$0.08
Snow Removal	\$5,535	\$0.06
Roof Repair	\$550	\$0.01
Dumpster	\$3,958	\$0.04
Repairs and Maintenance	\$21,837	\$0.23
Landscaping/Cleanup	\$19,448	\$0.20
Management Fee (3% of Gross Collected Rent)	\$25,603	\$0.27
Vacancy (5% of Gross Income)	\$42,638	\$0.44
OPERATING EXPENSES	\$209,422	\$2.17
NET OPERATING INCOME	\$644,017	\$6.69

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MARKET OVERVIEW



FAIRFIELD, OHIO

The City of Fairfield is a suburban community located in both Butler and Hamilton counties in the state of Ohio. Fairfield is located approximately 25 miles north of Cincinnati and is situated on the east bank of the Great Miami River. The population was 44,907 as of the 2020 census. Incorporated in 1955 from portions of Fairfield Township it includes the former hamlets of Symmes Corner (named for Celadon Symmes.), Fair Play, Furmandale and Stockton. The Fairfield City School District is one of the largest in Ohio and serves both the City of Fairfield and Fairfield Township.

Fairfield has a highly diversified economy without a dominant industry, though two of the city's top employers are insurance companies. The corporate headquarters of insurance company Cincinnati Financial is located in Fairfield.



Jungle Jim's International Market is a regional tourism destination featuring food and beverage items from all over the world. Jim Bonaminio started the market in 1971 as a produce stand. A reluctant planning commission approved his request on the condition that he would ultimately construct a permanent storefront. Today Jungle Jim's International Market has 50,000 weekly shoppers and annual sales of nearly \$100 million.

Fairfield operates an extensive parks and recreation system with over 500 acres of parkland. Harbin Park is the city's largest at 230 acres. It offers shelter rentals, a large playground, mountain bike trails, a paved trail for walking and biking, basketball and pickleball courts, and a soccer field. It annually hosts the Cincinnati Cyclocross; a cycling competition spread over three days and three Greater Cincinnati communities.

Total Population
Within a 5-Mile
Radius: 168,483

Butler County
Regional Airport -
Hogan Field

RETAILER

goodwill **BIGLOTS!**
LONG JOHN SILVER'S

Wendy's **FRESenius**
MEDICAL CARE

Subject
Property

Dixie Hwy

McDonald's **Davita**

SUBWAY

23,800+ VPD

U-HAUL

POPEYES Raising Cane's
CHICKEN FINGERS

NAPA
AUTO PARTS

JUNGLE JIM'S INTERNATIONAL MARKET **cicis** BEYOND PIZZA
SINCE 1976 **Jersey Mike's** SUBS **SMOOTHIE KING** **menchie's** frozen yogurt
Starbucks **TIMMY JOHN'S** **CHIPOTLE** MEXICAN GRILL **planet fitness**

WAFFLE HOUSE

PENN STATION EAST COAST SUBS
verizon

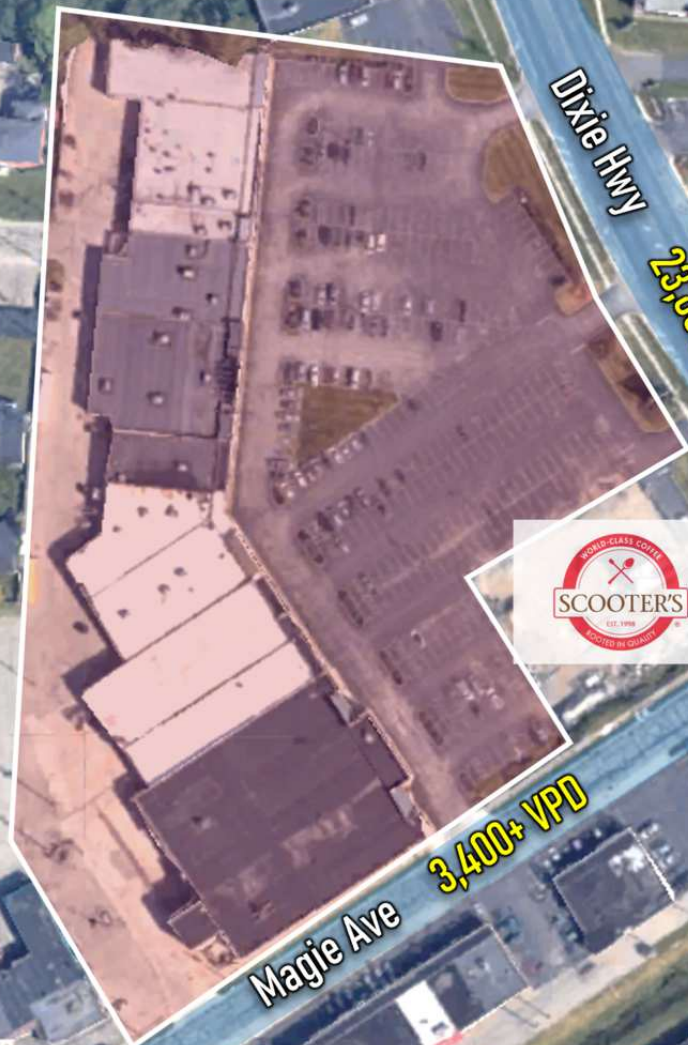
AERIAL



Dixie Hwy
23,800+ VPD

Magie Ave
3,400+ VPD

Hicks Blvd
7,600+ VPD



AERIAL



FRESENIUS
MEDICAL CARE



SUBWAY

Hicks Blvd
7,600+ VPD

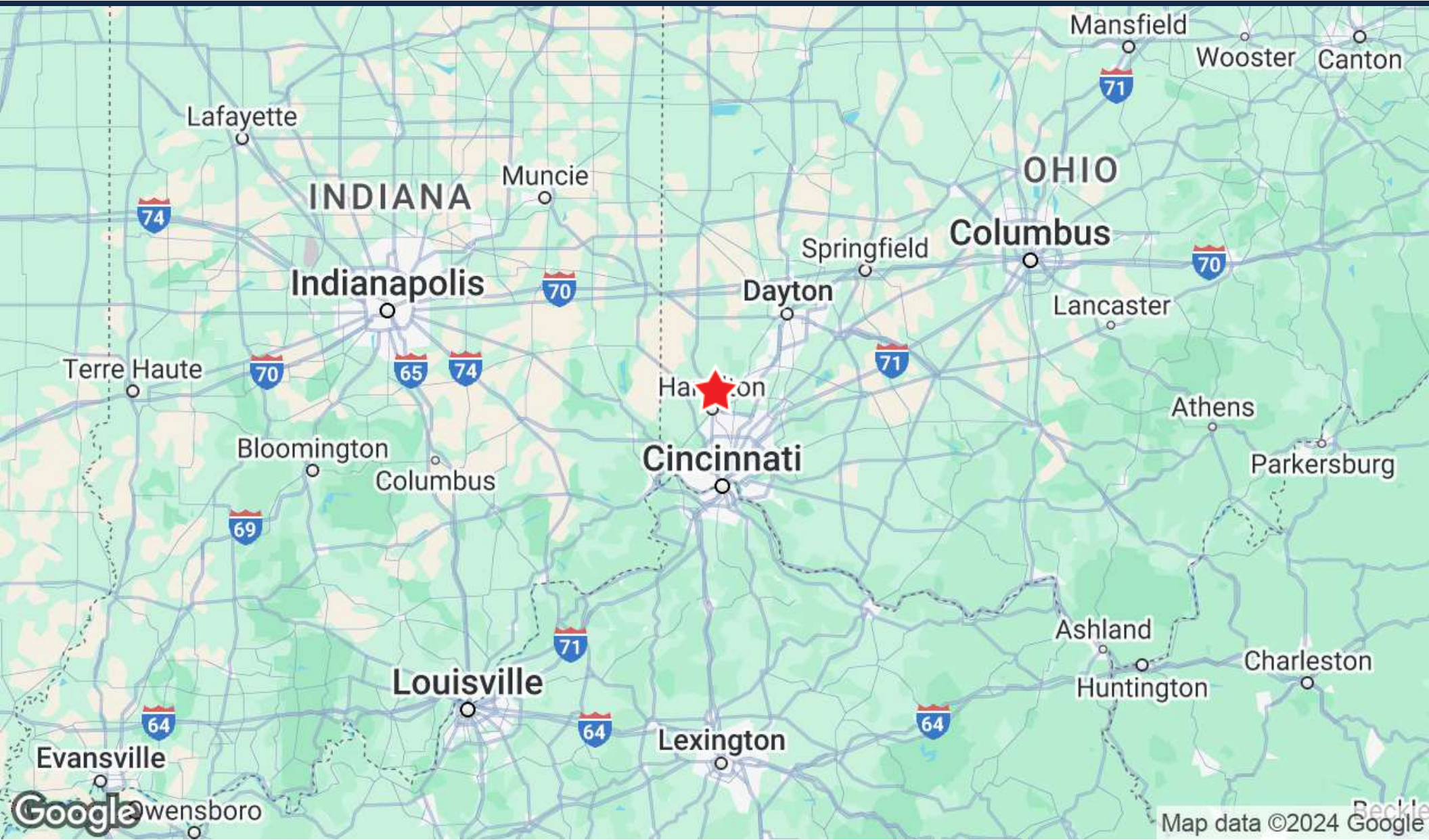
Dixie Hwy
23,800+ VPD



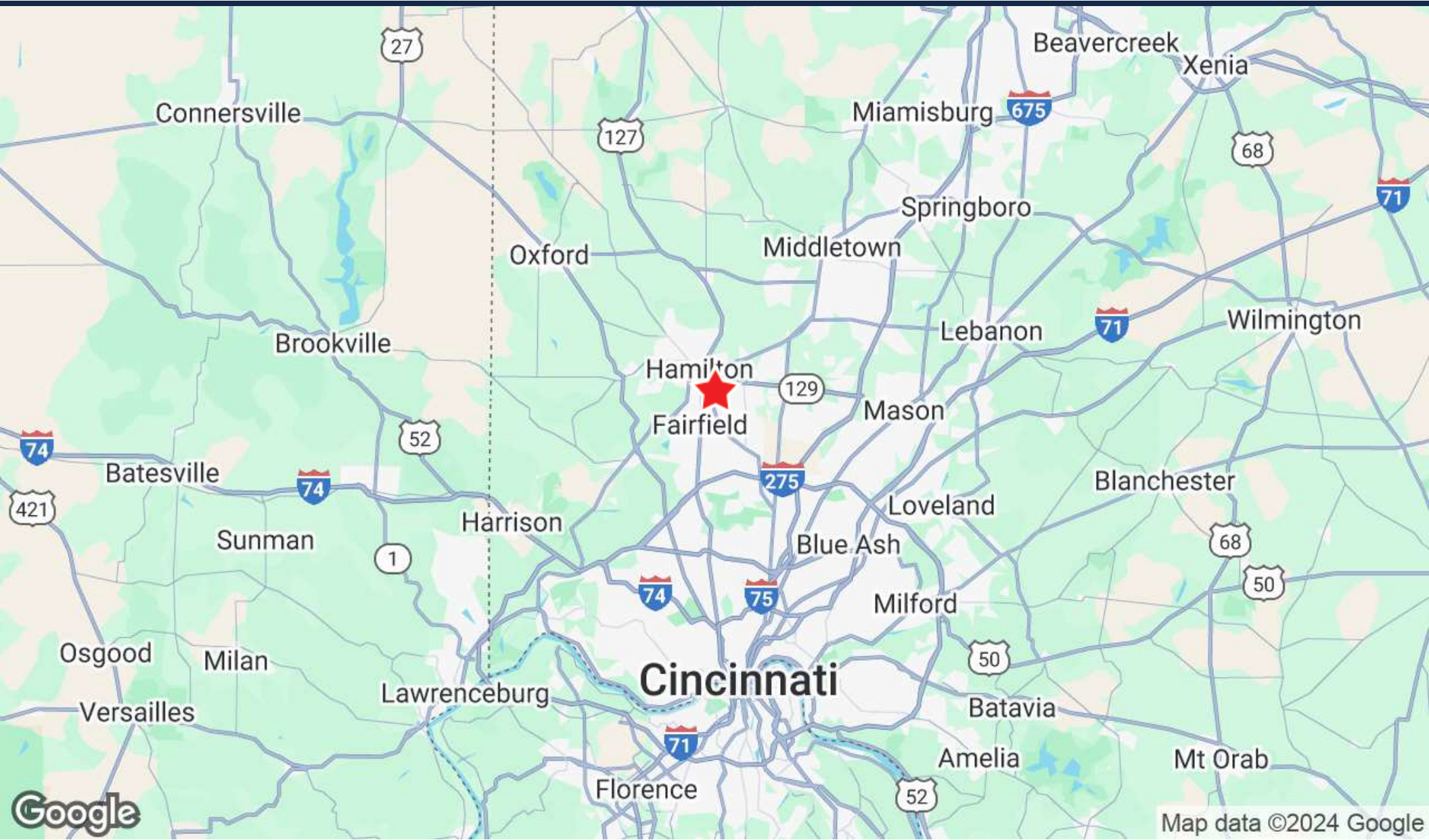
Magie Ave
3,400+ VPD

Subject Property
Cornerstone Plaza

REGIONAL MAP



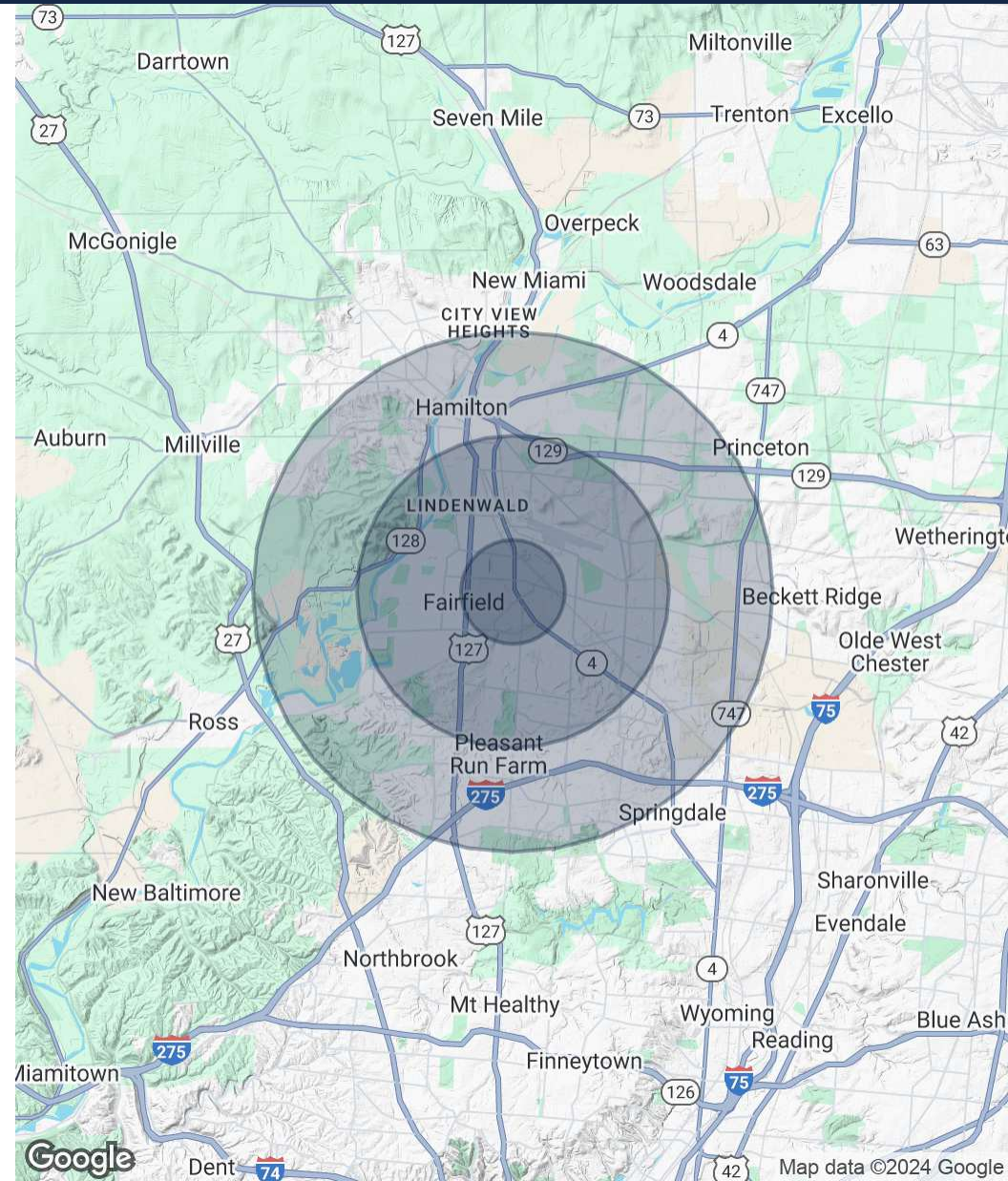
LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,772	64,022	168,483
Average Age	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,240	25,577	65,182
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$79,604	\$82,695	\$93,672
Average House Value	\$181,552	\$188,993	\$219,203

Demographics data derived from AlphaMap





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