



meijer

159,000 SF NEW CONSTRUCTION
MEIJER SUPERCENTER



PLANNED RETAIL
DEVELOPMENT

SUBJECT PROPERTY

Dunham's
SPORTS

PLANNED RETAIL
DEVELOPMENT

DUNHAM'S SPORTS

2500 W State St, Alliance, OH 44601

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Marcus & Millichap
PATEL YOZWIAK GROUP

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DUNHAM'S SPORTS

2500 W STATE ST, ALLIANCE, OH 44601

TENANT SUMMARY

Dunham's Sports, is the Midwest's largest sporting goods chain! Their roots go back to 1937 in West Bloomfield, MI, when a small shop called Dunham's Bait & Tackle opened. Over the years with hard work, great customer service and attention to detail they have grown into a full line sporting goods chain serving customers in 25 states, from Wyoming to Maryland.

Every one of their over 250 stores nationally offers a full line of traditional sporting goods and athletic equipment as well as a wide variety of active and casual sports apparel and footwear.

The motto at Dunham's Sports is Big Names...Low Prices. That is what they do everyday, give customers the choice of the name brands that they want at the lowest prices possible. You will notice this in every Dunham's Sports store you go into where you will find Hot Deals and Sport Values at prices that may be too low to advertise. Get in the game at Dunham's Sports, where big names bring you in and low prices bring you back!



250+
LOCATIONS



2,500
EMPLOYEES



25
STATES

DUNHAM'S SPORTS® GRAND RE-OPENING IN ALLIANCE, OH

Press Release: 3/7/2023

Dunham's Sports® is excited to announce the Grand Re-Opening of its Alliance store on Friday, March 10. Dunham's would like to invite the residents of Alliance and the surrounding communities to our Grand Re-Opening weekend. The bigger and better store is located at 2500 West State Street in the former JCPenney.

The new Dunham's is over two times the size of the previous store and will offer expanded footwear and apparel departments, a much larger hunt, fish, camp and water sports area, and a broad selection of fitness equipment. In addition, Dunham's Sports® will offer an expanded selection of equipment for all team sports from youth through adult, a large golf department, a broad selection of indoor and outdoor games, Go-Carts and Mini-Bikes, work wear, denim, hydration and much more. The store will feature big name brands like Under Armour®, Carhartt®, Yeti®, Hydro Flask®, Levi's® and many more. [FULL ARTICLE](#)

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- 34,230-SF Free-Standing Dunham's next to 2024 New Construction +/- 159,000-SF Meijer Supercenter
- Former Mall Demolished and Dunham's Relocated to Free Standing Location Twice the Size of the Previous Location With Expanded Departments
- Nearly \$1,000,000 in Dunham's Renovations Completed in 2023
- Recent 10-Year Extension | Approximately 9 Years of Lease Term Remaining | Four 5-Year Options with Rent Increases Thereafter
- Tenant Reports Sales Significantly Higher than the National Average
- Within Close Proximity to other National Tenants including: Meijer, Giant Eagle, Marc's Grocery, Aldi, Walmart, Lowe's, Starbucks, TJ Maxx, Tractor Supply, Kohl's, McDonald's, Raising Cane's, and Applebee's

TENANT HIGHLIGHTS:

- Dunham's Sports is the Midwest's Largest Sporting Goods Chain With Over 250 Stores in 25 States
- Dunham's Offers a Full Line of Traditional Sporting Goods, Golf, Hunting, and Camping Equipment, as Well as a Wide Variety of Active and Casual Sports Apparel and Footwear

LOCATION HIGHLIGHTS:

- Meijer acquired the Neighboring +/-22 Acres and Built a +/-159,000-SF Supercenter
- Fairmount Properties, a Significant Developer of Mixed-Used Projects throughout Northeast Ohio, acquired +/- 28 Acres including the Subject Property with plans to build Additional Retail to compliment Dunham's and Meijer
- Raising Cane's is Finishing a Brand-New Location Across the Street | Nearby Applebee's Recently Renewed their Lease for Another 15-Years
- Alliance is located 35 Miles from Akron, 60 Miles from Cleveland, and 87 Miles from Pittsburgh
- 34,000+ Residents with AHHI in excess of \$62,600+ within 5-Miles
- Alliance is Home to Mount Union University With 2,200+ Students and Staff

DUNHAM'S SPORTS

2500 W STATE ST, ALLIANCE, OH 44601

INVESTMENT SUMMARY

LIST PRICE

\$2,300,000

CAP RATE

8.00%

NET OPERATING INCOME

\$183,888

PROPERTY DESCRIPTION	
YEAR BUILT / RENOVATED:	1983 / 2023
GLA:	34,230-SF
LOT SIZE:	+/-2.00-AC

LEASE ABSTRACT	
LEASE TYPE:	Gross
RENT COMMENCEMENT:	3/1/2023
EXPIRATION DATE:	2/28/2033
OPTION TERMS:	Four, 5-Year
RENTAL INCREASES:	Every 5 Years and in Options
PERCENTAGE RENT:	5% of Gross Sales in Excess of Base
TENANT RESPONSIBILITY:	Utilities, Trash Collection
LL RESPONSIBILITY:	Taxes, Insurance, CAM, Roof, Structure, Parking Lot Utilities and HVAC Over \$2,500

RENT SCHEDULE			
PERIODS	ANNUALLY	MONTHLY	PSF
3/1/23 - 2/28/28	\$219,072	\$18,256	\$6.40
3/1/28 - 2/28/33	\$227,630	\$18,969	\$6.65
3/1/33 - 2/28/38 (Op. 1)	\$236,187	\$19,682	\$6.90
3/1/38 - 2/28/43 (Op. 2)	\$244,745	\$20,395	\$7.15
3/1/43 - 2/28/48 (Op. 3)	\$253,302	\$21,109	\$7.40
3/1/48 - 2/28/53 (Op. 4)	\$261,860	\$21,822	\$7.65

INCOME	CURRENT	\$/SF
ANNUAL RENT INCOME	\$219,072	\$6.40
EFFECTIVE GROSS INCOME	\$219,072	\$6.40
EXPENSES	CURRENT	\$/SF
LANDSCAPING	\$5,652	\$0.17
REPAIRS & MAINT.	\$1,509	\$0.04
SNOW PLOW	\$7,065	\$0.21
PARKING LOT UTILITIES	\$2,732	\$0.08
TOTAL CAM EXPENSES	\$16,957	\$0.50
REAL ESTATE TAXES*	\$15,306	\$0.45
INSURANCE	\$2,922	\$0.09
TOTAL OPERATING EXPENSES	\$35,184	\$1.03
NET OPERATING INCOME	\$183,888	\$5.37

*The subject property will be separately parceled prior to Closing. Real estate taxes estimated based on new +/- 2.00 Acre parcel.

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SUBJECT PHOTOS



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AERIAL OVERVIEW



DUNHAM'S SPORTS

2500 W STATE ST, ALLIANCE, OH 44601

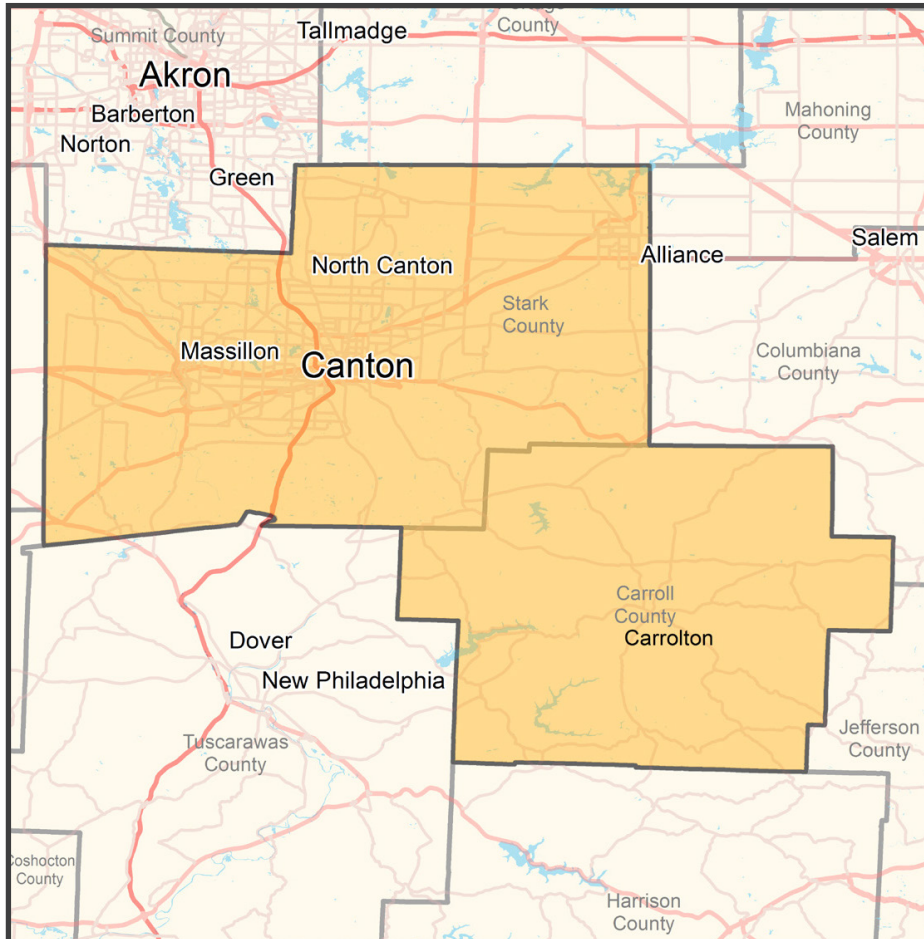
AERIAL OVERVIEW



MARKET OVERVIEW

CANTON METRO OVERVIEW

Known as the home of the Pro Football Hall of Fame, the Canton metro is located roughly 50 miles south of Cleveland and 20 miles south of Akron, encompassing Carroll and Stark counties. The median age of the metro's residents is older than the national measure, and population and household gains will notably trail the U.S. over the next five years. Canton and Massillon are the most populous cities, encompassing 71,200 and 32,400 residents, respectively.



METRO HIGHLIGHTS



STRATEGIC LOCATION

The metro is situated at the crossroads of Eastern and Midwestern markets. Interstate 77 and a network of state highways pass through Stark County.



HOSPITALITY AND TOURISM

The Pro Football Hall of Fame, the McKinley National Memorial, and the William McKinley Presidential Library and Museum attract visitors to the region.



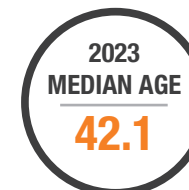
LOWER LIVING COSTS

A median home price well below the national mark contributes to more affordable living expenses and enables a significant portion of local households to own their homes.

ECONOMY HIGHLIGHTS

- The economy is supported by a large industrial base, as well as health care and agricultural activities. Timken Co., Diebold Nixdorf and Heinz North America are located in the region.
- Many of the area's largest employers are health care providers and educational institutions, including Aultman Hospital, Mercy Medical Center and Stark State College.
- The metro receives economic benefits from nearby oil shale production. The region sits above the Utica, Devonian and Marcellus shale formations.

DEMOGRAPHIC HIGHLIGHTS



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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection	1,712	19,463	34,177
2022 Estimate	1,713	19,414	34,026
2010 Census	1,643	19,106	33,577
2000 Census	1,684	19,806	35,134
Daytime Population	3,495	23,457	33,950
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$62,821	\$65,855	\$63,527
Median	\$47,659	\$50,481	\$48,208
Per Capita	\$28,101	\$26,668	\$25,866
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection	752	7,613	13,601
2022 Estimate	750	7,562	13,483
2010 Census	750	7,550	13,443
2000 Census	720	7,491	13,484
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$213,357	\$158,322	\$156,956
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2022 Unemployment	3.88%	6.06%	6.88%
Avg. Time Traveled	27	22	23
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	46.39%	45.25%	46.64%
Some College (13-15)	17.71%	18.88%	18.68%
Associate Degree Only	7.64%	7.56%	7.46%
Bachelor's Degree Only	14.69%	12.90%	11.09%
Graduate Degree	5.29%	6.83%	5.55%

MAJOR EMPLOYERS		EMPLOYEES
1	C K Restaurants Inc-Country Kitchen	1,395
2	Mac Trailer Manufacturing Inc	1,300
3	Holophane Corporation	959
4	Mac Manufacturing Inc-Mac	700
5	Cleveland Clinic Mercy Health Center Alliance	421
6	University of Mount Union	400
7	Wieland Rolled Pdts N Amer LLC-Olin Brass	314
8	Biery Cheese Co	250
9	Todds Envirosapes Inc	225
10	Myers Industries Inc-Trilogy Plastics	154
11	Silmarillion Partners Inc	152
12	Lowe's Home Centers LLC-Lowe's	136
13	Walmart Inc-Walmart	128
14	Alliance Publishing Co Inc-Review The	125
15	Alliance Citizens Health Assn	120
16	Robertson Heating Sup Co Ohio-Robertson	107
17	Robertson Heating Supply	105
18	Robertson Htg Sup Alliance Ohio	100
19	Cicchini Enterprises-McDonalds	99
20	Peregrine Health Services Inc-McCrea Manor Nursing	92
21	Bel Air Care Center	90
22	Giant Eagle	87
23	Alliance City School District	86
24	Alliance City School District-Parkway Elementary School	86
25	Alliance City School District-Rockhill Elementary School	86



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