

**DOLLAR
TREE**



**Bedrock Plaza Retail
Millersburg, OH
RETAIL PROPERTY FOR SALE/LEASE**



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AlterraRE.com



Property Description

Introducing an exceptional investment opportunity in Millersburg, Ohio, boasting a 48,187 SF building with 100% occupancy. This one-story retail/office/warehouse property features a new roof (2022) and long-term NNN leases with high-credit tenants including DaVita Dialysis and Dollar Tree, anchoring the Walmart Shadow Center. The Dollar Tree building was constructed in 2019, and 60% of the rooftop units in the main building have been replaced within the last four years. With added amenities such as a newly lighted sign at the road and extra parking at the rear, this property presents a secure and lucrative prospect for the discerning Retail/Strip Center investor.

Property Highlights

- New roof in 2022
- One-story retail/office/warehouse building. Anchored by long-term NNN leases with high credit tenants: DaVita Dialysis & Dollar Tree. Walmart Shadow Center.
- Dollar Tree building built in 2019
- 60% of the rooftop units have been replaced in the last four years in the main building
- New lighted sign at the road for retail tenants
- Extra parking in the rear of the building

Offering Summary

Sale Price	\$3,900,000
Lot Size	2.74 Acres
Building Size	27,059 SF
NOI	\$276,085
Cap Rate	8%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	222	3,922	10,337
Total Population	528	10,548	32,682
Average HH Income	\$90,955	\$94,474	\$106,180



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Location Description

Millersburg has recently experienced a renaissance, with growth and change benefiting the community in terms of exciting new events and experiences, downtown shops, and popular establishments.

As a Home Rule community, the Village has the ability to create and modify specific laws and regulations unique to Millersburg. Information adopted by their Council and the new rules become law in the Village.

On Amish County Byway and near Millersburg Brewing Co.

Site Description

2 Buildings - One-story retail/office/warehouse building

Parcel: 0701669002 / County: Holmes

27,059 SF on 2.74 Acres







Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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Investment Analysis



Investment Analysis

1633-1659 S. Washington Street
Millersburg Ohio



27,059 Sq Ft Gross Building Size
27,059 Sq Ft Rentable Area

	SQFT	Year 1 2025	PSF	Year 2 2026	PSF	Year 3 2027	PSF	Year 4 2028	PSF	Year 5 2029	PSF	Year 7 2030	PSF
Gross Rental Revenue	27,059	\$276,085	\$10.20	\$283,996	\$10.50	\$293,692	\$10.85	\$302,690	\$11.19	\$312,896	\$11.56	\$323,273	\$11.95
Expense Reimbursement Revenue		\$55,917		\$57,594		\$59,322		\$61,102		\$62,935		\$64,823	
EFFECTIVE GROSS REVENUE		\$332,002	\$12.27	\$341,591	\$12.62	\$353,014	\$13.05	\$363,792	\$13.44	\$375,830	\$13.89	\$388,095	\$14.34
OPERATING EXPENSES		(\$55,917)	(\$2.07)	(\$57,594)	(\$2.13)	(\$59,322)	(\$2.19)	(\$61,102)	(\$2.26)	(\$62,935)	(\$2.33)	(\$64,823)	(\$2.40)
NET OPERATING INCOME		\$276,085	\$10.20	\$283,996	\$10.50	\$293,692	\$10.85	\$302,690	\$11.19	\$312,896	\$11.56	\$323,273	\$11.95
TOTAL DEBT SERVICE & FEES		(\$185,792)	(\$6.87)	(\$185,792)	(\$6.87)	(\$185,792)	(\$6.87)	(\$185,792)	(\$6.87)	(\$185,792)	(\$6.87)	(\$185,791)	(\$6.87)
TOTAL LEASING & CAPITAL COSTS		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
NET CASH FLOW		\$90,293		\$98,204		\$107,900		\$116,898		\$127,104		\$137,482	
Return From Cash Flow		\$90,293	13%	\$98,204	14%	\$107,900	15%	\$116,898	16%	\$127,104	18%	\$137,482	19%
Return from Debt Reduction		\$64,542	9%	\$67,507	9%	\$70,608	10%	\$73,852	10%	\$77,245	11%	\$80,793	11%
Return from Tax Deductions		\$99,848	14%	\$99,848	14%	\$99,848	13%	\$99,848	13%	\$99,848	13%	\$99,848	12%
Return from Annual Appreciation		\$108,000	15%	\$108,000	15%	\$108,000	15%	\$108,000	15%	\$108,000	15%	\$108,000	15%
Total Annual Return		\$362,683	50%	\$373,560	52%	\$386,356	53%	\$398,598	55%	\$412,197	56%	\$426,123	58%

Purchase Price
Initial Investment
Cap Rate

\$3,900,000.00 \$144.13
Down Payment
7.7%

6.00% Interest Rate
25 Year Loan Amortization
7.9% 8.2% 8.4%

Prepared By: Bob Lockett
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Disclaimer: All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors and omissions. Buyer is responsible to verify the information contained herein and Alterra Real Estate Advisors, LLC shall have no responsibility as to the accuracy hereof.

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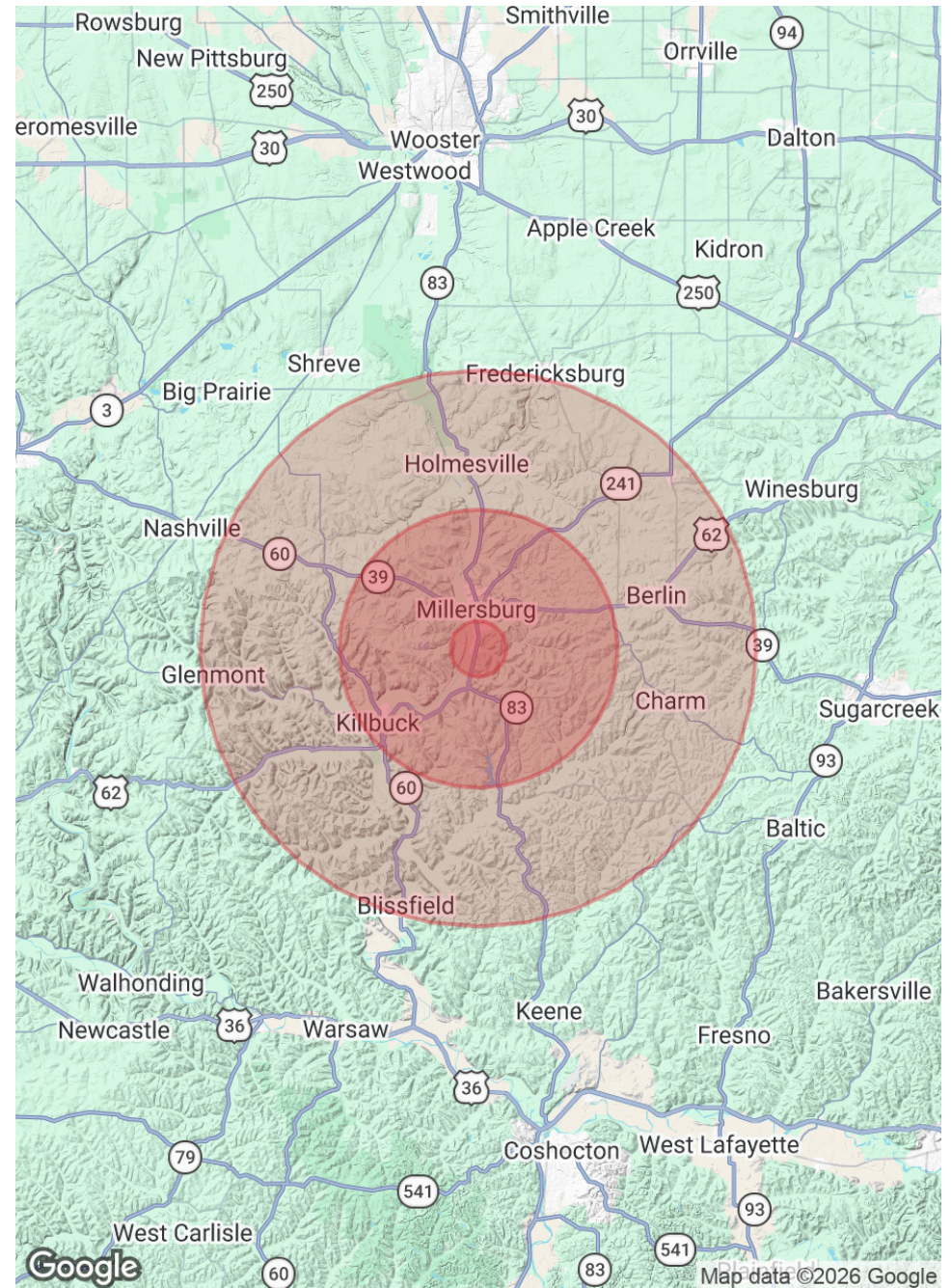
Demographics



Population	1 Mile	5 Miles	10 Miles
Total Population	528	10,548	32,682
Average Age	42	39	36
Average Age (Male)	41	38	35
Average Age (Female)	44	41	37

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	222	3,922	10,337
# of Persons per HH	2.4	2.7	3.2
Average HH Income	\$90,955	\$94,474	\$106,180
Average House Value	\$370,666	\$337,645	\$368,759

2020 American Community Survey (ACS)





Bradford Kitchen, SIOR

President

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Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

Alterra Real Estate Advisors - OH

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