

NO
PARKING
FOR
LANE

NET LEASE INVESTMENT OFFERING



DB Plasma

3909 Salem Ave
Dayton, OH 45406



Table of Contents

Offering	1
Executive Summary	
Investment Highlights	
Property Overview	
Plasma Overview	
Location	5
Photographs	
Aerial	
Site Plan	
Map	
Market	9
Location Overview	
Demographics	
Tenant	10
Tenant Overview	



Executive Summary

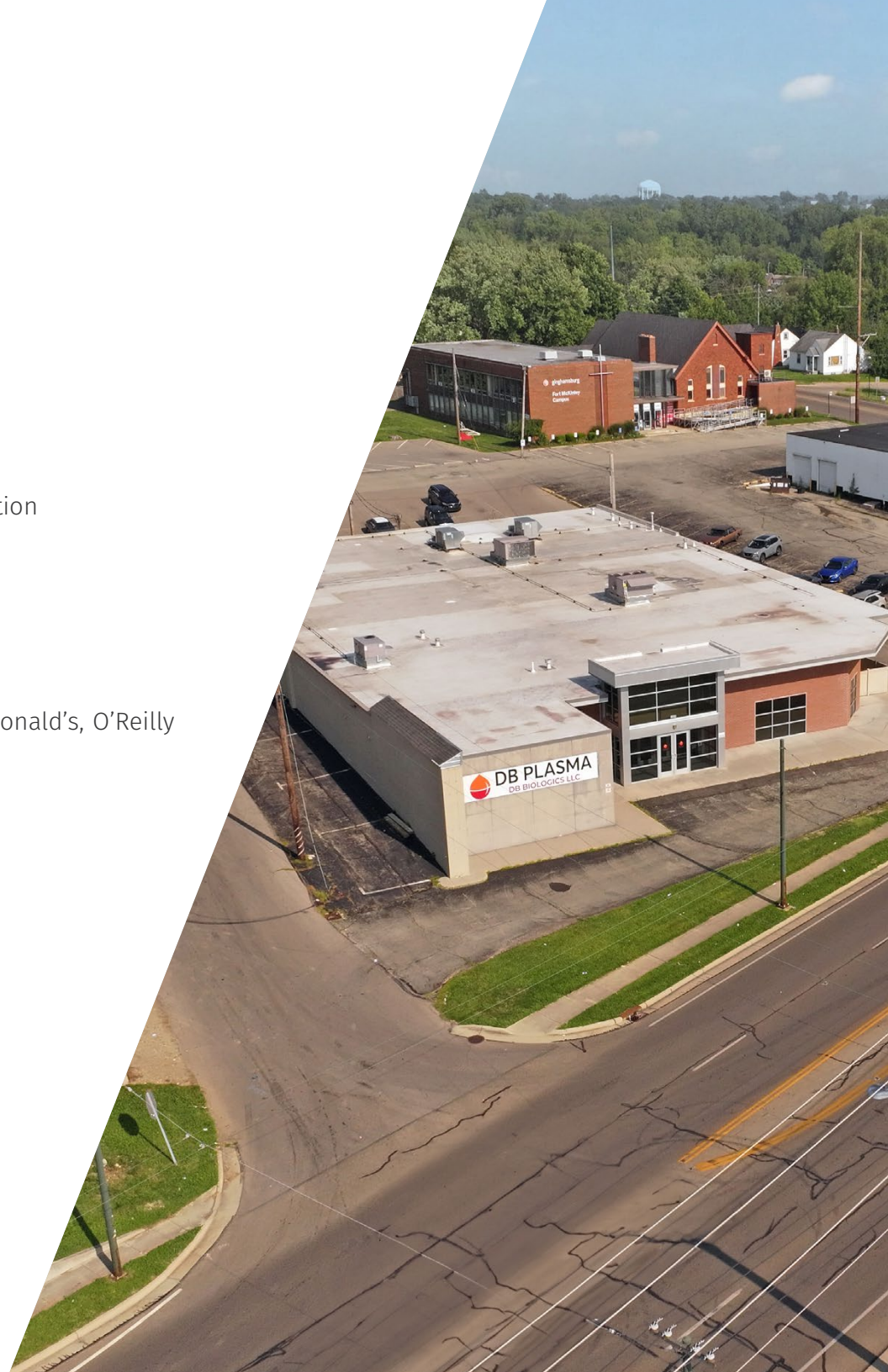
The Boulder Group & Bang Realty are pleased to exclusively market for sale a single tenant net leased DB Plasma property located in Dayton, Ohio. This location has been operating as a plasma donation site since 2006. The tenant has executed numerous extensions at this location demonstrating commitment. The current lease runs through December 2031 and features significant 3% annual rental escalations throughout the primary term and two 5-year options.

The 15,896 square-foot building benefits from its position along Salem Avenue which experiences 13,200 vehicles per day. The corridor is occupied by several notable tenants that draw continual traffic to the area. Those of which include Kroger, Kettering Health Medical Group, McDonald's, O'Reilly Auto Parts, Hibbett Sports, and several others. Other notable area attractions include the Miami Valley Gold Club and The Premier Cardiovascular Institute. Additionally, there are over 138,100 people living within a five-mile radius, earning an average household income of \$65,925.

DB Plasma is a key player in the U.S. plasma donation industry, operating five centers in Akron, Bloomington, Dayton, Harrisburg, and Jackson. The company plays a crucial role in the production of life-saving therapies used to treat conditions such as immune deficiencies, hemophilia, and other serious medical disorders. DB Plasma upholds the highest safety and quality standards, with all centers accredited by the Plasma Protein Therapeutics Association (PPTA) and regulated by the FDA. Committed to donor safety and community engagement, DB Plasma is essential to supporting the healthcare industry and advancing medical research.

Investment Highlights

- » Positioned within the Dayton MSA
- » E-commerce resistant & essential business
- » Significant operating history since 2006
- » Multiple lease extensions demonstrate commitment to the location
- » 7+ year remain on the primary lease term
- » Significant 3% annual rental escalations
- » Located along Salem Ave (13,200 VPD)
- » Proximity to several nationally recognized retailers: Kroger, McDonald's, O'Reilly Auto Parts, Dollar General, AutoZone, and several others
- » Over 138,100 people live within a five-mile radius
- » Average household income within five miles is \$65,925



Property Overview



PRICE
\$2,187,364



CAP RATE
7.85%



NOI
\$171,708
(as of 1/1/2025)

LEASE COMMENCEMENT DATE:	12/7/2006
LEASE EXPIRATION DATE:	12/31/2031
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	3% annual
LEASE TYPE:	NN – Roof, structure, foundation
TENANT:	DB Biologics, LLC
YEAR BUILT:	1955
BUILDING SIZE:	15,896 SF
LAND SIZE:	1.19 AC



Plasma

Overview

WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

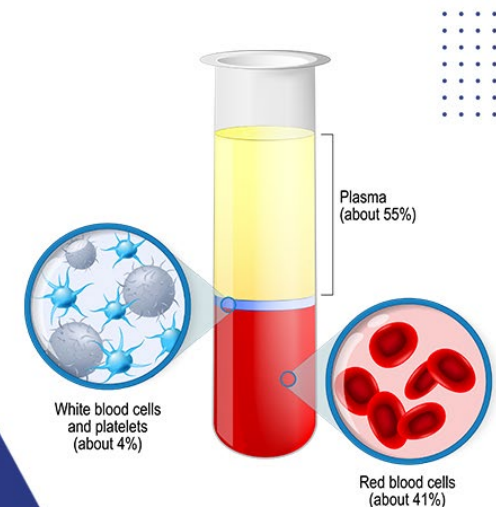
WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

BLOOD PLASMA MARKET OVERVIEW:

The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

PLASMA
The largest part
of the blood



Photographs



Aerial



AutoZone

DOLLAR GENERAL

Reilly AUTO PARTS

SUNOCO

McDonald's

bp

POPEYES

Salem Ave

13,200 VPD

DB PLASMA

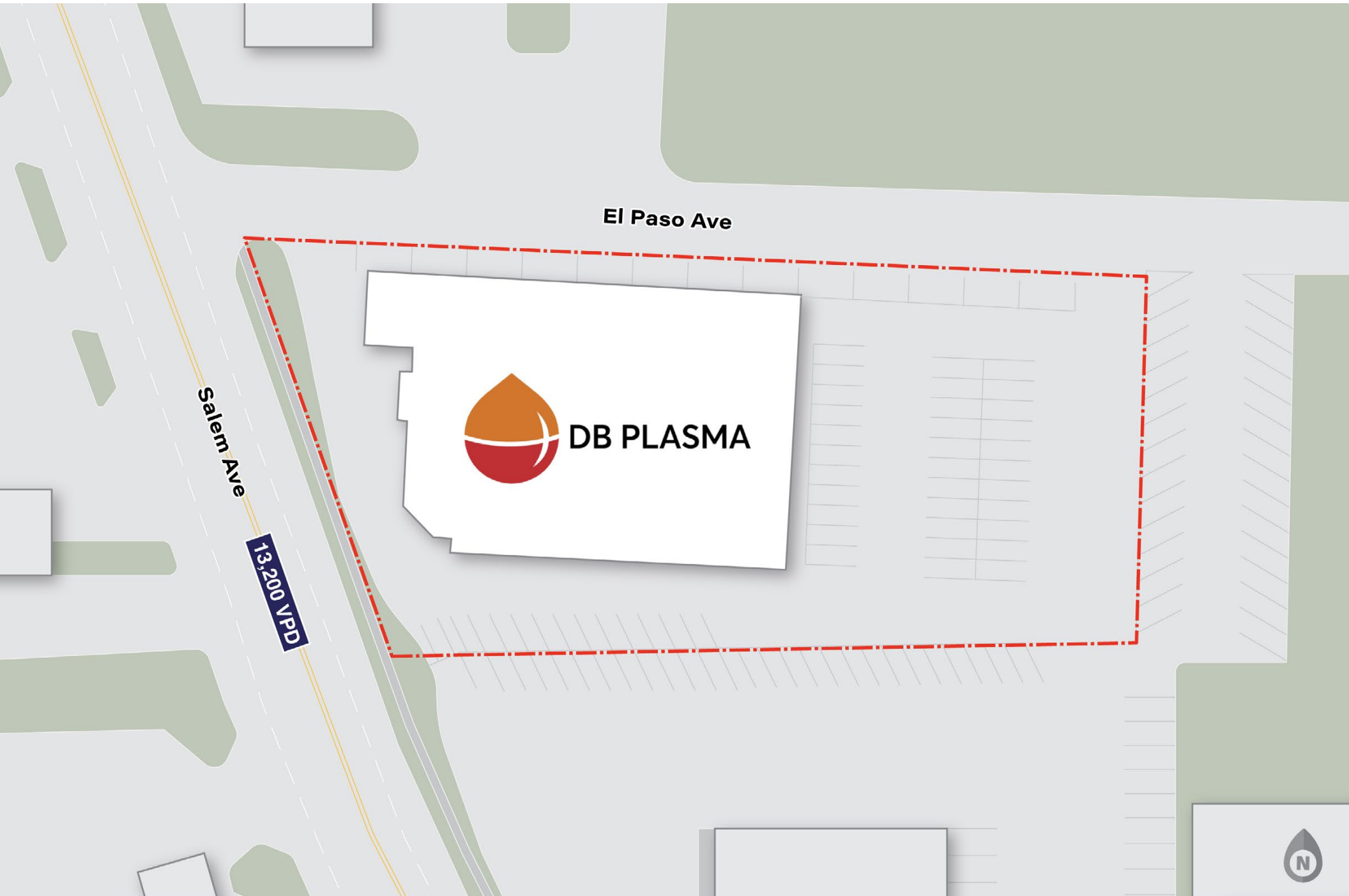
Kroger

CITITRENDS
HIBBETT SPORTS
city G.E.A.R.
FAMILY DOLLAR
Wright-Patt
CREDIT UNION, INC.

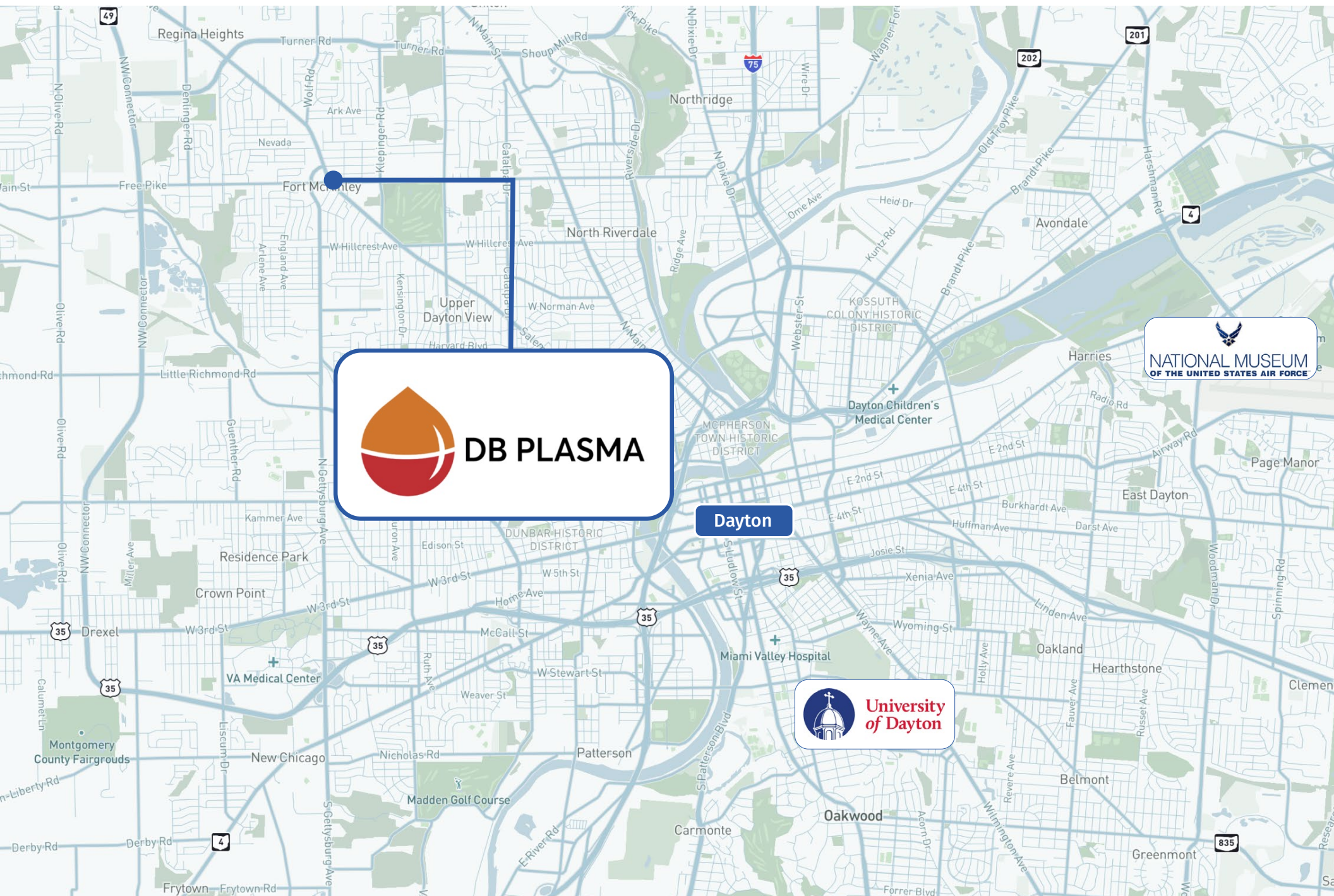
Miami Valley Golf Club

Wendy's

Site Plan



Map



DB PLASMA



**NATIONAL MUSEUM
OF THE UNITED STATES AIR FORCE**

Dayton



**University
of Dayton**

Location Overview




DAYTON, OHIO

Dayton, Ohio, is a mid-sized city with a population of approximately 140,000 residents, situated in the southwestern part of the state. It serves as the county seat of Montgomery County and is a central hub within the Dayton metropolitan area, which has a population exceeding 800,000. The city is renowned for its historical significance in aviation, as the Wright brothers conducted their pioneering work on powered flight here. The local economy benefits from diverse sectors, including aerospace, defense, healthcare, and education, with major employers such as Wright-Patterson Air Force Base, the University of Dayton, and Premier Health Systems.

The economic infrastructure of Dayton is bolstered by a comprehensive transportation network. The city is serviced by major highways, including Interstates 75 and 70, and is connected via railroads and the Dayton International Airport, which handles over 1.5 million passengers annually. Downtown Dayton has experienced significant redevelopment, offering numerous cultural and recreational facilities, including the Dayton Art Institute, the Oregon District, and RiverScape MetroPark. The presence of institutions like the University of Dayton and Wright State University contributes to a vibrant academic and research environment.

Dayton’s cost of living is notably lower than the national average, with housing costs about 20% below the U.S. median, making it an appealing location for both residents and businesses. The city’s median household income is around \$50,000, and the unemployment rate stands at approximately 4%, reflecting a stable job market. With its strategic location, rich historical context, and ongoing efforts in urban renewal, Dayton offers significant opportunities for investment and development.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	10,114	4,456	\$42,859	\$63,739
3-MILE	70,143	31,171	\$42,520	\$60,207
5-MILE	138,161	60,591	\$45,395	\$65,925

Tenant Overview



DB BIOLOGICS

DB Plasma is a key player in the U.S. plasma donation industry, operating five centers in Akron, Bloomington, Dayton, Harrisburg, and Jackson. The company plays a crucial role in the production of life-saving therapies used to treat conditions such as immune deficiencies, hemophilia, and other serious medical disorders. DB Plasma upholds the highest safety and quality standards, with all centers accredited by the Plasma Protein Therapeutics Association (PPTA) and regulated by the FDA. Committed to donor safety and community engagement, DB Plasma is essential to supporting the healthcare industry and advancing medical research.

Website: <https://dbplasma.com>
Number of Locations: 5
Company Type: Private



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Bang Realty have not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor have The Boulder Group and Bang Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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