



SALE

939 WOOSTER ROAD N

BARBERTON, OH 44203

Cardinal Rubber Co

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	88,438 SF
LOT SIZE:	2.59 Acres
PRICE / SF:	\$16.96
CAP RATE:	10.03%
NOI:	\$150,396
ZONING:	I-1

PROPERTY OVERVIEW

SVN Summit Commercial Real Estate Advisors is proud to exclusively present 939 Wooster Road North For Sale in Barberton, Ohio. This opportunity is for investors in the form of a Net Leased Single Tenant Industrial Investment. An industrial machining manufacturing facility with tenant Cardinal Rubber Company who specializes in compression molding, transfer molding, and rubber to metal bonding. Tenant is in year three of a five-year lease with one five-year renewal option.

PROPERTY HIGHLIGHTS

- Approx. 88,438 S/F two story industrial machining manufacturing facility.
- Tenant has been at the location since 1946.
- EPDM rubber membrane roof completed in sections beginning in 2004 and extending through 2007.

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LEASE ABSTRACT

TENANT:	939 Wooster Rd North
NOI:	\$150,396
LEASE TYPE:	NNN
LEASE EXPIRATION DATE:	12/2027
TERM REMAINING:	2.7 Years
OPTIONS:	One, 5-Year Extension
RENTAL INCREASES:	None
LEASE RATE PER SQUARE FOOT:	\$1.71
PROPERTY TAXES:	Tenant's Responsibility
INSURANCE:	Tenant's Responsibility
COMMON AREA:	Tenant's Responsibility
REPAIRS & MAINTENANCE:	Tenant's Responsibility
UTILITIES:	Tenant's Responsibility
ROOF & STRUCTURE:	Landlord's Responsibility
SUBSTATION:	Landlord's Responsibility



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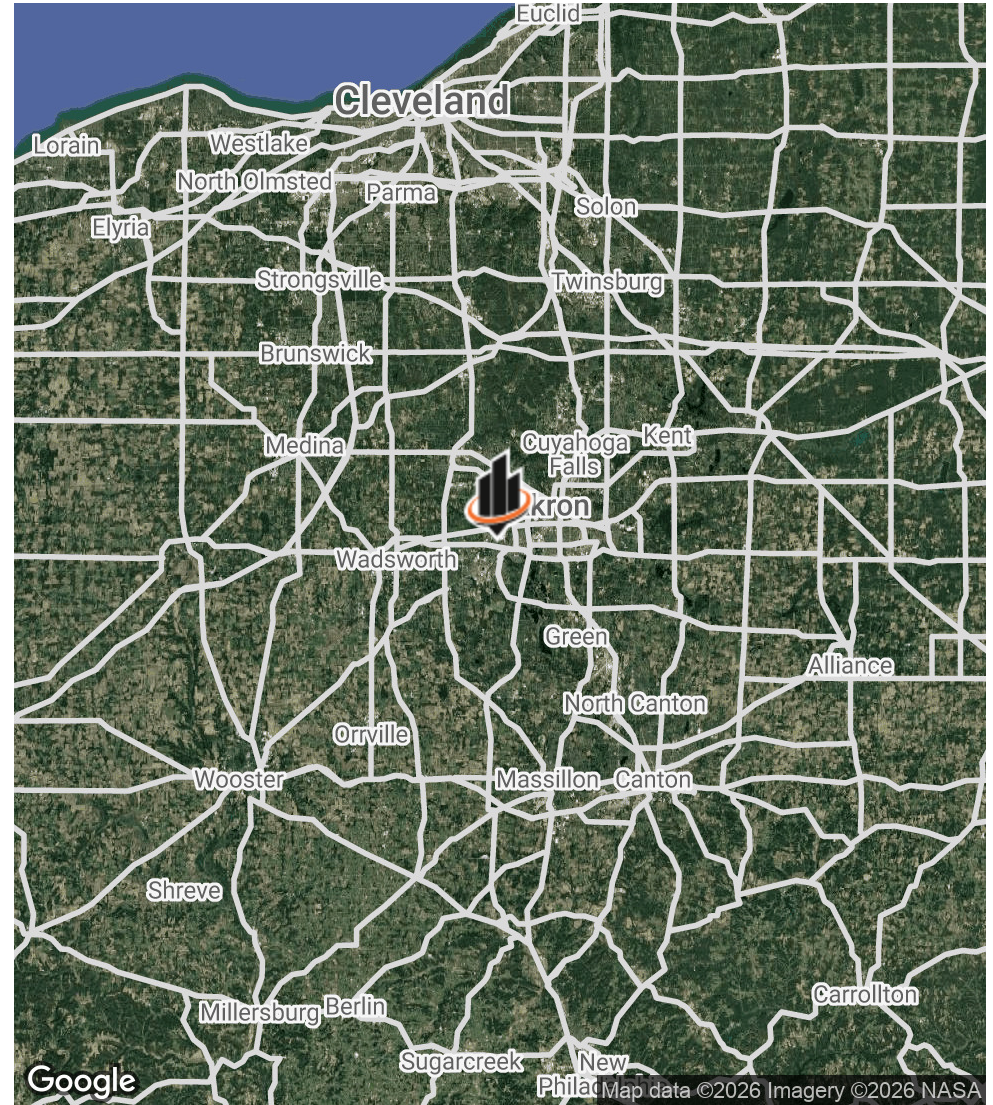
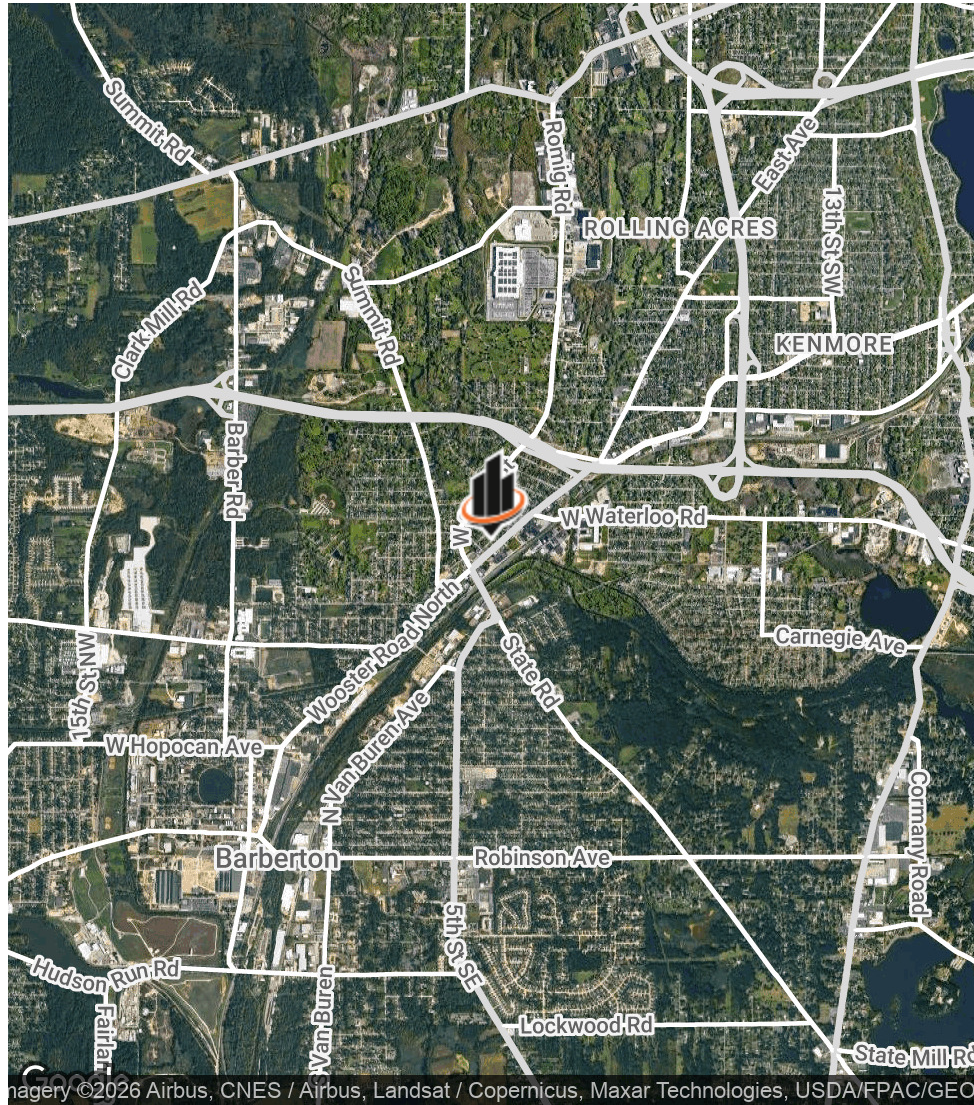
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

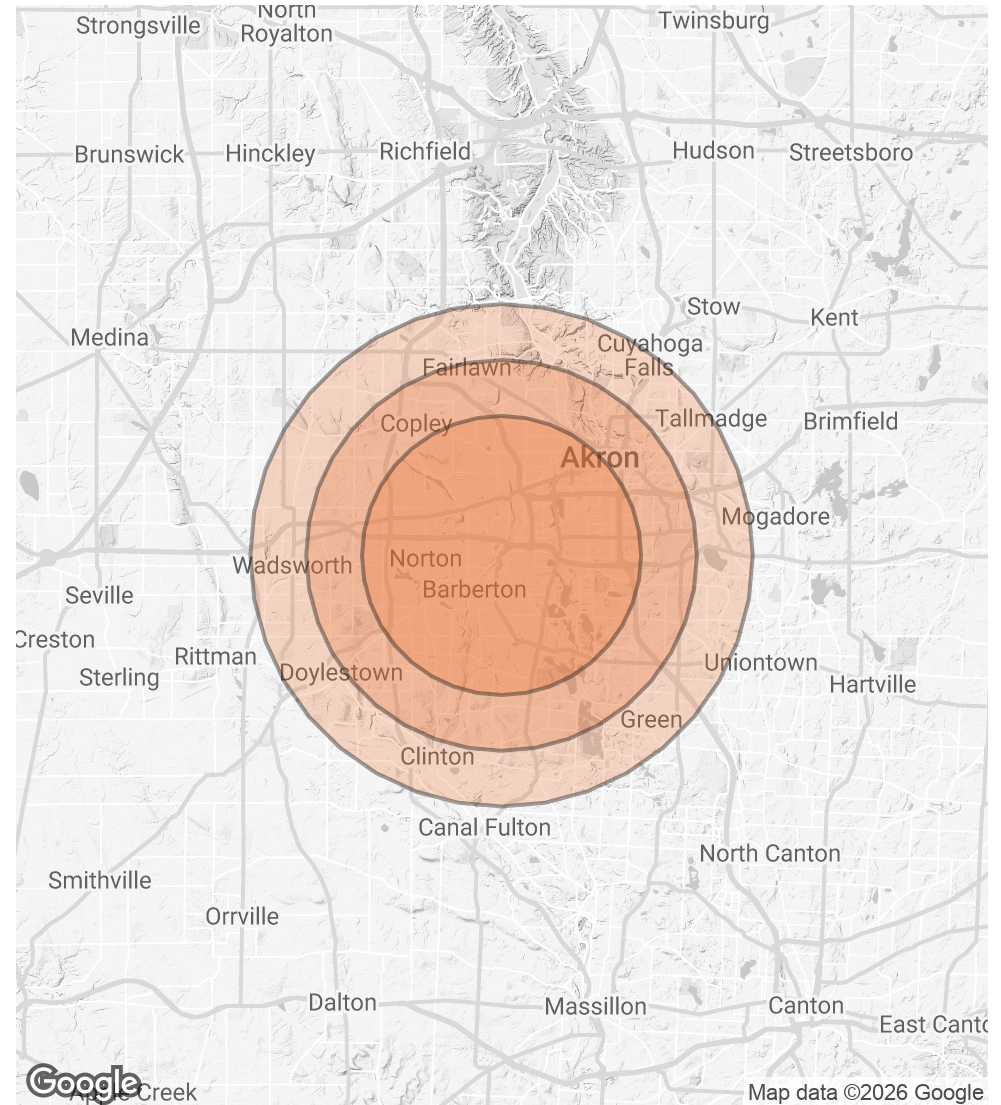
POPULATION

	5 MILES	7 MILES	9 MILES
TOTAL POPULATION	138,958	247,660	378,323
AVERAGE AGE	40.3	40.1	40.8
AVERAGE AGE (MALE)	39.5	38.9	39.5
AVERAGE AGE (FEMALE)	41.4	41.5	42.1

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	9 MILES
TOTAL HOUSEHOLDS	67,842	117,346	177,088
# OF PERSONS PER HH	2.0	2.1	2.1
AVERAGE HH INCOME	\$50,647	\$57,612	\$62,323
AVERAGE HOUSE VALUE	\$92,047	\$110,983	\$124,446

2020 American Community Survey (ACS)



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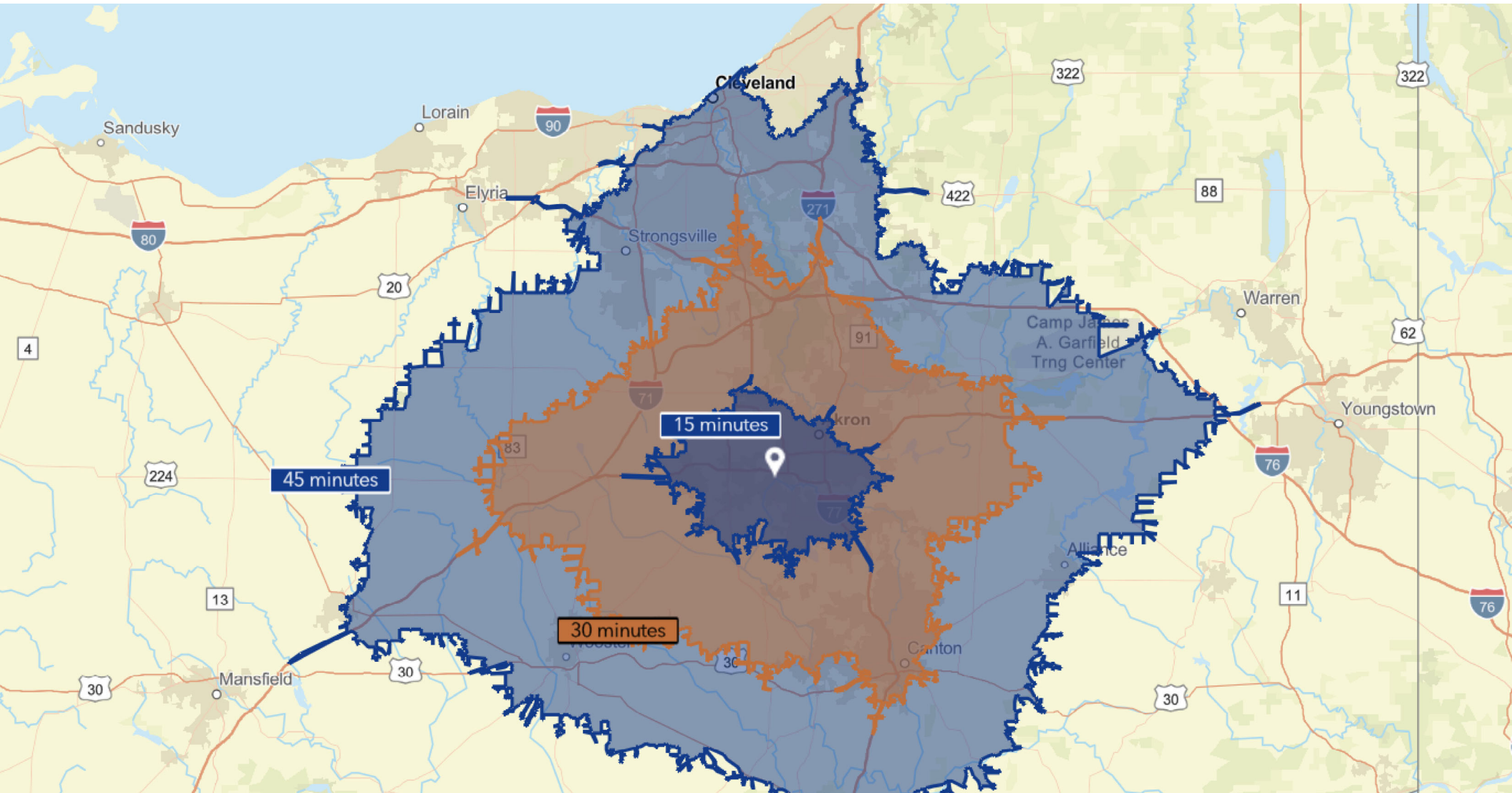
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DRIVE TIME MAP



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