

**9+ YEAR ABSOLUTE NNN GROUND LEASE**

1468 Lexington Ave, Mansfield, OH 44907

OFFERING MEMORANDUM

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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 FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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Fortis Agents Cooperate
Click Here To Meet
The Team



Huntington Bank—Mansfield, Ohio



INVESTMENT SUMMARY

List Price:	\$750,254
Net Operating Income:	\$41,264
Initial Cap Rate:	5.50%
Building Size:	3,688 SF +/-
Year Built:	1986
Lot Size:	0.79 Acres +/-
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	Absolute NNN Ground Lease
Taxes/Insurance:	Tenant Responsibility
Roof/Structure/Lot:	Tenant Responsibility
Term Remaining:	9+ Years
Rent Commencement:	February 5, 1999
Rent Expiration:	July 31, 2026
Options:	Two, Five-Year Options
Rent Increases:	5% Increase Every 5 Yrs. Incl. Option
Guarantee:	Huntington Bancshares, Inc.

INVESTMENT HIGHLIGHTS

- 9+ Years Remain Absolute NNN Lease
- NNN Lease Guarantees Zero Landlord Responsibilities
- Lease Comes Equipped with Two, Five Year Options
- 5% Rental Increase Every 5 Years Including All Options
- Location was Recently Acquired by and Changed Over to Huntington Bank from a First Merit.
- Location is Currently Registering Just Shy of \$43 Million in Deposits

LOCATION HIGHLIGHTS

- 5 Mile Average Household Income of \$54,062+
- Surrounding 5 Mile Population Exceeds 62,052
- Outparcel to Kroger Anchored Center w/ Three Drive Thru Lanes

TENANT OVERVIEW

Huntington Bancshares, Inc. is an American bank holding company head quartered in Columbus, Ohio. As of June 2016, the company had \$74 billion in assets, making it the 32nd largest bank holding company in the country. The company is a component of the S&P 500. It was ranked number 698 on the 2016 Fortune 1000.

The company's banking affiliate, The Huntington National Bank, provides retail and commercial financial services Indiana, Kentucky, Michigan, Ohio, Pennsylvania, and West Virginia; its 2016 acquisition of First Merit Corporation expands its presence into Illinois and Wisconsin. Huntington also provides retail services online.

There also are selected financial service activities in other states, including offices in Florida, Cayman Islands, and Hong Kong. Huntington also maintained retail banking offices in Florida until 2002, when it sold them to SunTrust Banks to focus on its core Midwestern operations. In August of 2016, Huntington Bank completed an acquisition of First Merit Bank valued at over \$3.4 Billion.

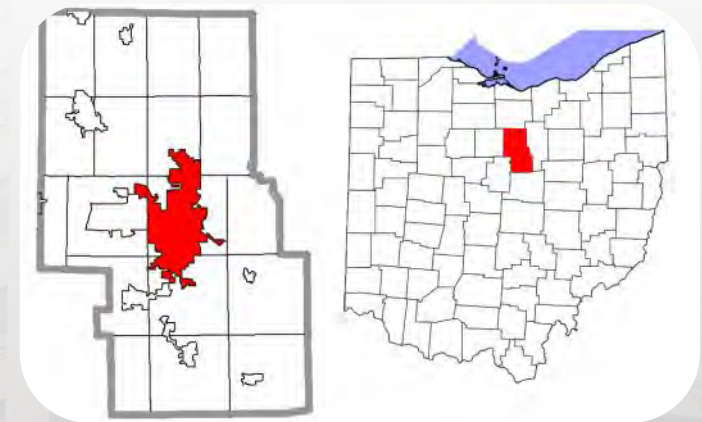


LOCATION OVERVIEW

Mansfield is a city in and the county seat of Richland County, Ohio, United States. Located midway between Columbus and Cleveland via Interstate 71, it is part of Northeast Ohio and North-central Ohio regions in the western foothills of the Allegheny Plateau. The city lies approximately 65 miles northeast of Columbus, 65 miles southwest of Cleveland and 91 miles southeast of Toledo. According to the 2010 Census, the Mansfield, OH Metropolitan Statistical Area (MSA) has a population of 124,475 residents, while the Mansfield-Ashland-Bucyrus, OH Combined Statistical Area (CSA) has 221,398 residents.

Mansfield's official nickname is "The Fun Center of Ohio". It is the largest city in the "Mid-Ohio" region of the state, the north-central region which is generally considered to extend from Marion, Delaware, Knox, Morrow, Crawford, Ashland and Richland counties in the south, to the Firelands area south of Sandusky in the north. Mansfield is also known as the "Carousel Capital of Ohio," "Danger City," and "Racing Capital of Ohio".

Anchored by the Richland Carousel District, downtown Mansfield has experienced growth in the arts and tourism in recent years. Recent concert events in the downtown Brickyard venue have drawn crowds numbering over 5,000 people. Mansfield, in partnership with local and national partners, is addressing blight and economic stagnation in the city center. The Carousel district recently welcomed its first craft brewer, The Phoenix Brewing Company, the first brewer in Mansfield since prohibition. The Renaissance Performing Arts Association at home in the historic Renaissance Theatre annually presents and produces Broadway-style productions, classical music, comedy, arts education programs, concerts, lectures, and family events to more than 50,000 people. The Renaissance Performing Arts is home of The Mansfield Symphony, renowned as one of the finest mid-size orchestras in the United States. Downtown is also home to two ballet companies, NEOS Ballet Theatre and Richland Academy Dance Ensemble who both perform and offer community dance opportunities in downtown. Mid-Ohio Opera offers performances of full opera and smaller concerts for downtown residents.











Great Clips

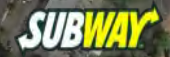
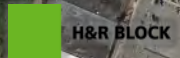
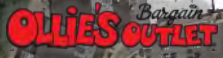
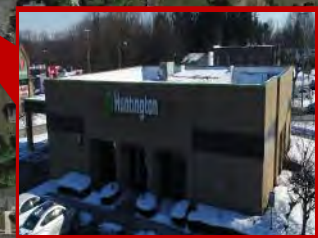
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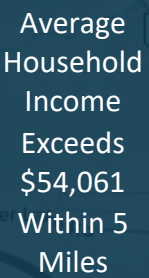
H&R BLOCK

Ollie's Outlet

Bargain







Average Household Income Exceeds \$54,061 Within 5 Miles

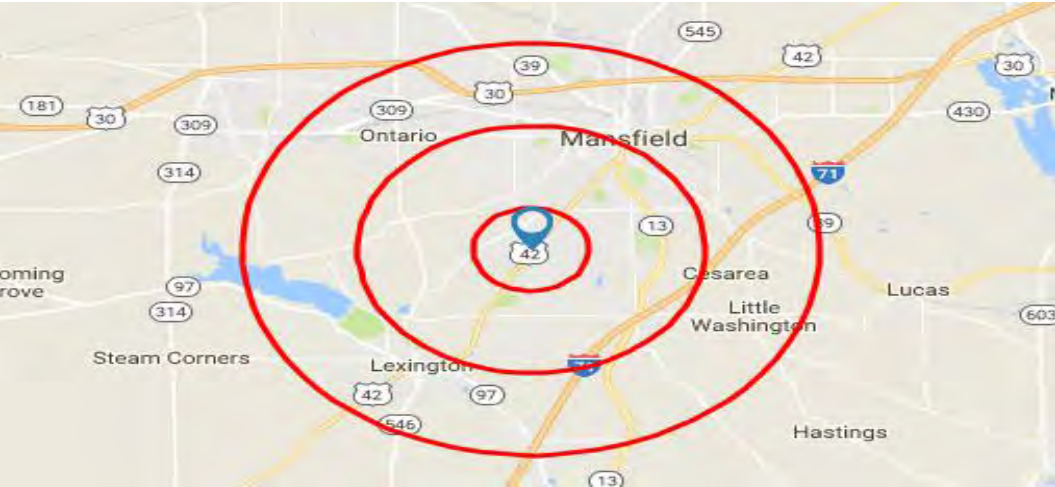




62,052 People Live
Within 5 Miles



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	6,428	33,078	62,567
2022 Population:	6,422	32,850	62,052
Households			
2017 Total Households:	3,061	14,694	26,608
Median Household Inc:	\$53,769	\$45,076	\$42,135
Avg Household Size:	2.10	2.20	2.30
Housing			
Median Home Value:	\$144,815	\$108,972	\$95,864
Median Year Built:	1974	1958	1958



Population:	1 Mile	3 Mile	5 Mile
2022 Projection	6,422	32,850	62,052
2010 Census	6,348	33,625	64,026
2017 Population by Race:			
White	5,866	28,101	52,167
Black	298	3,524	7,827
Am. Indian & Alaskan	5	78	155
Asian	151	408	655
Other	104	956	1,730
Households:			
2022 Projection	3,058	14,595	26,384
2017 Estimate	3,061	14,694	26,608
2010 Census	3,021	14,930	27,252
2017 Avg Household Income	\$66,360	\$57,272	\$54,061
2017 Med Household Income	\$53,769	\$45,076	\$42,135
2017 Households by Household Inc:			
<\$25,000	672	3,752	7,383
\$25,000 - \$50,000	759	4,278	7,974
\$50,000 - \$75,000	589	2,830	4,913
\$75,000 - \$100,000	497	2,002	3,343
\$100,000 - \$125,000	277	917	1,667
\$125,000 - \$150,000	127	475	670
\$150,000 - \$200,000	51	180	301
\$200,000+	89	259	357





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