



BIG LOTS & GOODWILL TWO TENANT CENTER | NEW 10 YR LEASE

Also Offered Individually As Separate Parcels

15709 E US Highway 36, Marysville, OH 43040

Click Image For Online
Property Map



NOTE: The Big Lots & Goodwill asset is also being offered individually as separate parcels as are the two land parcels that have development potential (at \$300,000 each). Additionally, the Monro Muffler & Brake on the corner outlot is also offered for sale. Please contact the listing agent for more details and to discuss further.

If sold separately the Goodwill lot will be responsible for maintaining the REA, common areas and detention pond as well as billing for the common areas.



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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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The Team



GOODWILL

INVESTMENT SUMMARY

List Price:	\$6,120,000
Gross Rent:	\$425,945
Capital Reserves:	-\$7,571 (\$0.15 PSF)
Net Operating Income:	\$418,374
Initial Cap Rate:	6.83%
Land Acreage:	12.03 Acres
Year Built:	2011
Building Size:	50,479 SF

Google Aerial Map: Click [HERE](#)
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type:	15 Year NN
Annual Rent:	\$209,945 \$14.50 PSF
Square Feet:	14,479
Taxes, CAM & Insurance:	Tenant Maintains
Roof, Structure & Parking:	Landlord Maintains
Rent Commencement:	December 22, 2011
Lease Expiration:	December 31, 2026
Term Remaining:	8+ Years
Rent Increases:	3.3% Every 5 Years
Option Periods:	Three, Five Year Options

LEASE SUMMARY

Lease Type:	10 Year NN
Annual Rent:	\$216,000 \$6.00 PSF
Square Feet:	36,000
Taxes, CAM & Insurance:	Tenant Maintains
Roof, Structure & Parking:	Landlord Maintains
Rent Commencement:	August 2018
Lease Expiration:	September 2029
Term Remaining:	10 Years
Rent Increases:	8% Every 5 Years
Option Periods:	Three, Five Year Options

INVESTMENT HIGHLIGHTS

- Big Lots & Goodwill Retail Center (Also Available Separately)
- E-Commerce Resistant Tenant Base
- Rent Escalations In Both Leases Offset Inflation Risk
- Priced At Only \$118 PSF
- Lowe's Home Improvement Outlot (Excellent Traffic Generator)
- Big Lots Has S&P (BBB) Credit Rating
- Goodwill Franchisee Operates 11 Locations Regionally
- Parking Lot Repaved in 2018

LOCATION HIGHLIGHTS

- Marysville is approximately 30 Miles Northwest of Columbus, OH
- Subject Property is Situated on an Outparcel to Lowe's | Located on E US Highway 36 (5,000 VPD) | Just off Highway 33 (32,000 VPD)
- 10 Mile Population Exceeds 48,900 Residents
- 4.21% Projected Population Increase Within 10 Miles by 2022
- Average Household Income Exceeds \$87,000 Within 10 Miles
- Median Home Value Exceeds \$197,000 Within 10 Miles
- Surrounding Retail Tenants Include Lowe's, Home Depot, Tractor Supply Co., Dollar General, Aldi, Wendy's, Walgreens, Advance Auto Parts, Dollar Tree, AutoZone, Taco Bell, Rite Aid and Meijer

NOTE: The two tenants/properties are also being offered individually as separate parcels as are the two land parcels that have development potential (at \$300,000 each). Additionally, the Monro Muffler & Brake on the corner outlot is also offered for sale. Please contact the listing agent for more details and to discuss further.

TENANT OVERVIEW

Goodwill meets the needs of all job seekers, including programs for youth, seniors, veterans, and people with disabilities, criminal backgrounds and other specialized needs. In 2016, Goodwill helped more than 313,000 people train for careers in industries such as banking, IT and health care, to name a few — and get the supporting services they needed to be successful — such as English language training, additional education, or access to transportation and child care. ***The Goodwill franchisee that operates and guarantees the lease at the subject location has a total of 11 locations.***

Goodwill Industries International is committed to inclusion and diversity and respecting the people we serve, our community members, and the people with whom we work. We believe in putting people first, providing a safe space for our employees and creating environments where people have the support they need to build their work skills and care for their families. We are proud that people from diverse backgrounds have come to Goodwill to build their skills and their career goals. We will continue this tradition of serving others and building communities that work.

Big Lots!, Inc. is an American retail company headquartered in Columbus, Ohio. Big Lots has over 1,400 stores in 48 states. Its department stores sell a wide variety of merchandise, including packaged food and beverages, toys, furniture, clothing, housewares, and small electronics, much of which is closed out or overstocked merchandise. A select amount of products are not run on that model, including food and beverage products. In many cases, Big Lots! uses buildings formerly occupied by other stores. When Rite Aid Inc moved many Payless Drugstores into newly designed, stand-alone buildings, Big Lots (Pic 'N' Save) opened many new stores of its own in those newly vacant, open-air plaza storefronts.^[3]



The Goodwill Network

Goodwill's network of 162 independent, local Goodwill's in the United States and Canada offers customized training and services for individuals who want to find a job, pursue a credential or degree, and strengthen their finances. Each Goodwill must be accredited, apply for membership and meet certain criteria established by Goodwill Industries International (GII).

- Total Revenue Generated by Goodwill Organizations:** \$5.71 Billion
- Total Revenue Spent Directly on Programs:** 87 Percent
- Total Number of Donors (Includes Repeat Donations):** 101 Million
- Total Number of Retail Stores:** More Than 3,200 and an Online Auction Site



Marysville, OH

Marysville is a city in and the county seat of Union County, Ohio, United States. The population was 22,094 at the 2010 census. This marks a 38.59% increase from 2000. Marysville's longtime slogan is "Where the Grass is Greener".

Marysville is the headquarters for Scotts Miracle-Gro Company, the largest producer in the world of horticulture products. The company was founded in 1868 by Orlando Scott in Marysville, and has grown to have an \$8 billion market.

Two Honda Motors plants are located in Marysville. The first production facilities opened by Honda in the United States were the Marysville Motorcycle Plant (1979) and the Marysville Auto Plant (1982), located about six miles northwest of the city. The Marysville Auto Plant has been the leading producer of the Honda Accord since 1982.

Marysville is also home to the corporate headquarters of Univenture, which manufactures and markets media packaging and a Parker Hannifin (formerly Denison Hydraulics) manufacturing facility. There is a regional Goodyear manufacturing facility, under the name of Veyance Technologies also located within city limits.

Marysville is home to several research and development operations. Nestlé, located on the west side of the city, has a Product Technology Center dedicated to ready-to-drink mixes. Scotts Miracle Gro also has their R&D operations located on their corporate campus on the eastside. The Transportation Research Center, a state-of-the-art facility dedicated to transportation research, is located a few miles from Marysville in East Liberty near the Honda manufacturing campus. A unit of Univenture, Algae Venture Systems, recently made a breakthrough by developing a process to produce algae as a cost-effective biofuel.

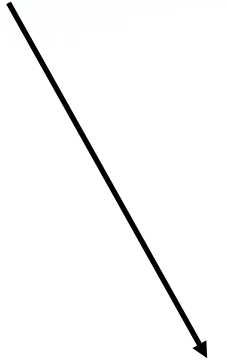
The Marysville area is home to major agricultural operations. Several egg products manufacturers are located in the rural stretches around Marysville. Select Sires is a major biotech firm, specializing in animal reproduction services, which is located a few miles from Marysville. Many local, family operated farms surround the Marysville area. The Ohio State University operates an agricultural extension office in the northern part of the city.







BIGLOTS!



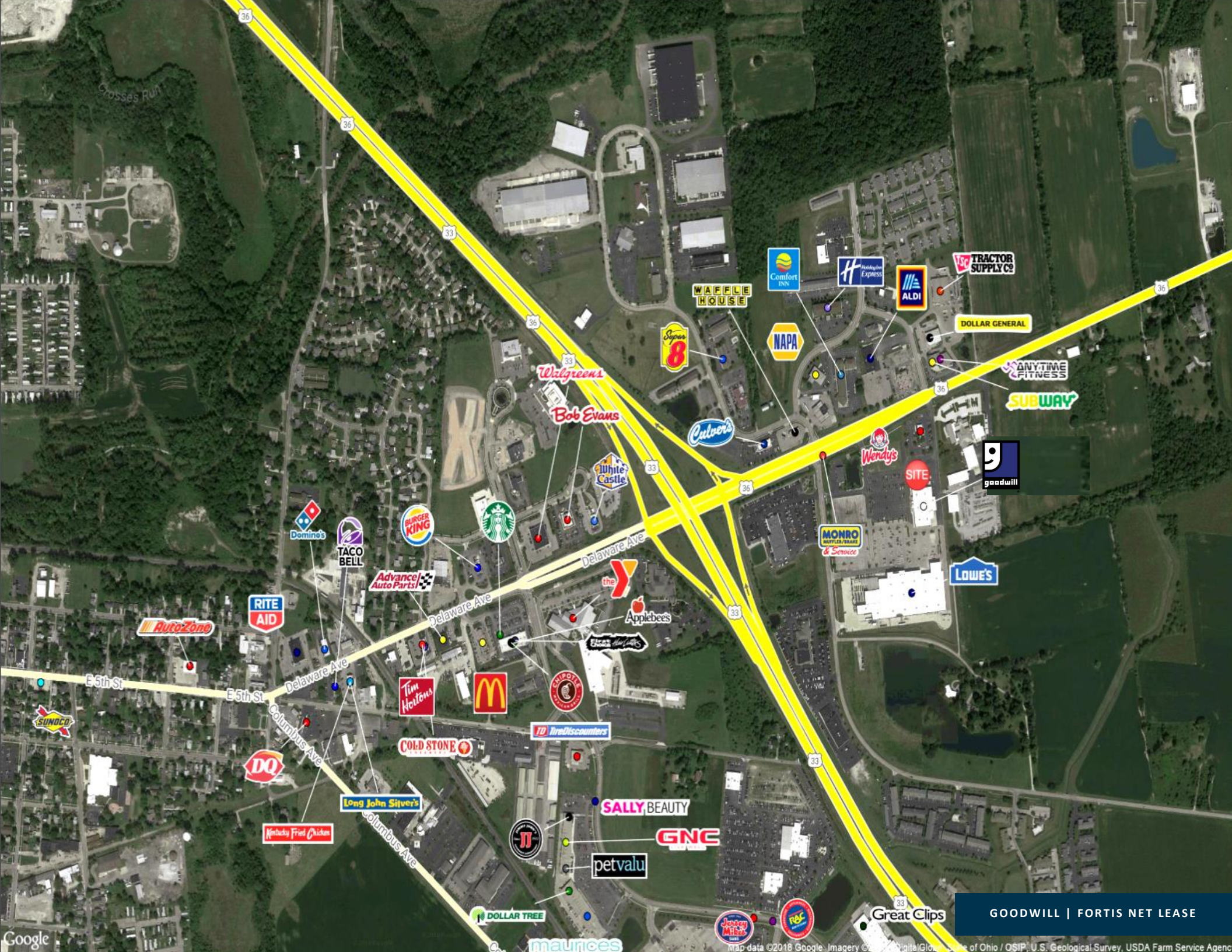


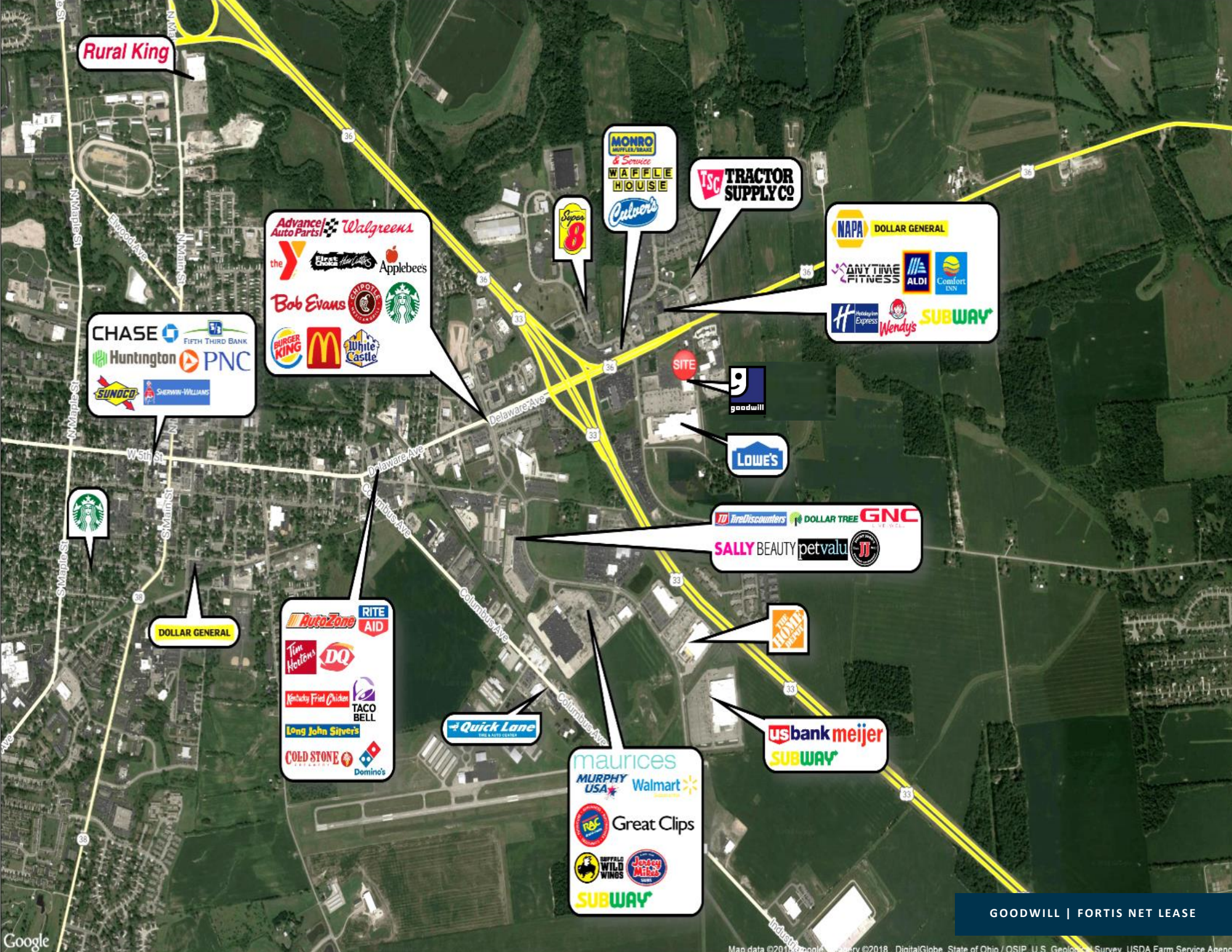


Former Dunham's Space Is Now Big Lots



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Rural King

Advance Auto Parts Walgreens
the Y Black & Tan Applebee's
Bob Evans CUPOLLE Starbucks
BURGER KING McDonald's White Castle

CHASE FIFTH THIRD BANK
Huntington PNC
SUNOCO SHERWIN-WILLIAMS

Starbucks

DOLLAR GENERAL

AutoZone RITE AID
Tim Hortons DQ
Kentucky Fried Chicken TACO BELL
Long John Silver's
COLD STONE Domino's

Quick Lane
TIRE & AUTO CENTER

maurices
MURPHY USA Walmart
R&C Great Clips
BUFFALO WILD WINGS Jersey Mike's
SUBWAY

MONRO
TIRE SERVICE
WAFFLE HOUSE
Culver's

Super 8

TSC TRACTOR SUPPLY CO

NAPA DOLLAR GENERAL
ANYTIME FITNESS ALDI Comfort Inn
Hilton Express Wendy's SUBWAY

SITE

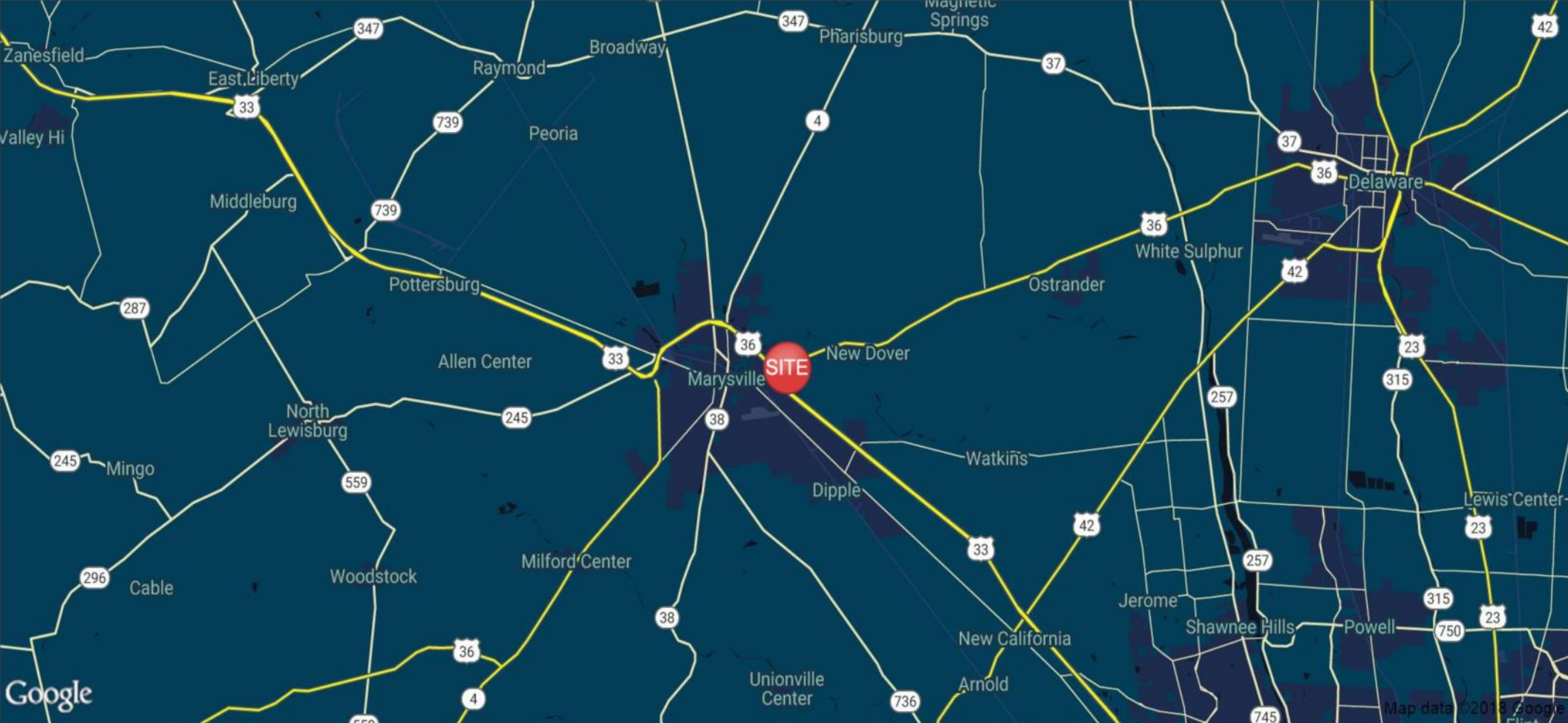
goodwill

Lowe's

TD FireDiscounters DOLLAR TREE GNC
SALLY BEAUTY petvalu

THE HOME DEPOT

usbank meijer
SUBWAY



Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	1,831	21,405	27,890
Households	769	8,505	10,438
Population Median Age	35.5	35.3	35.4
5 Yr Pop Growth (Total%)	12.0%	11.7%	11.1%

5 Mile Information



13,918

Employees



\$69,927

Median HH
Income



1,085

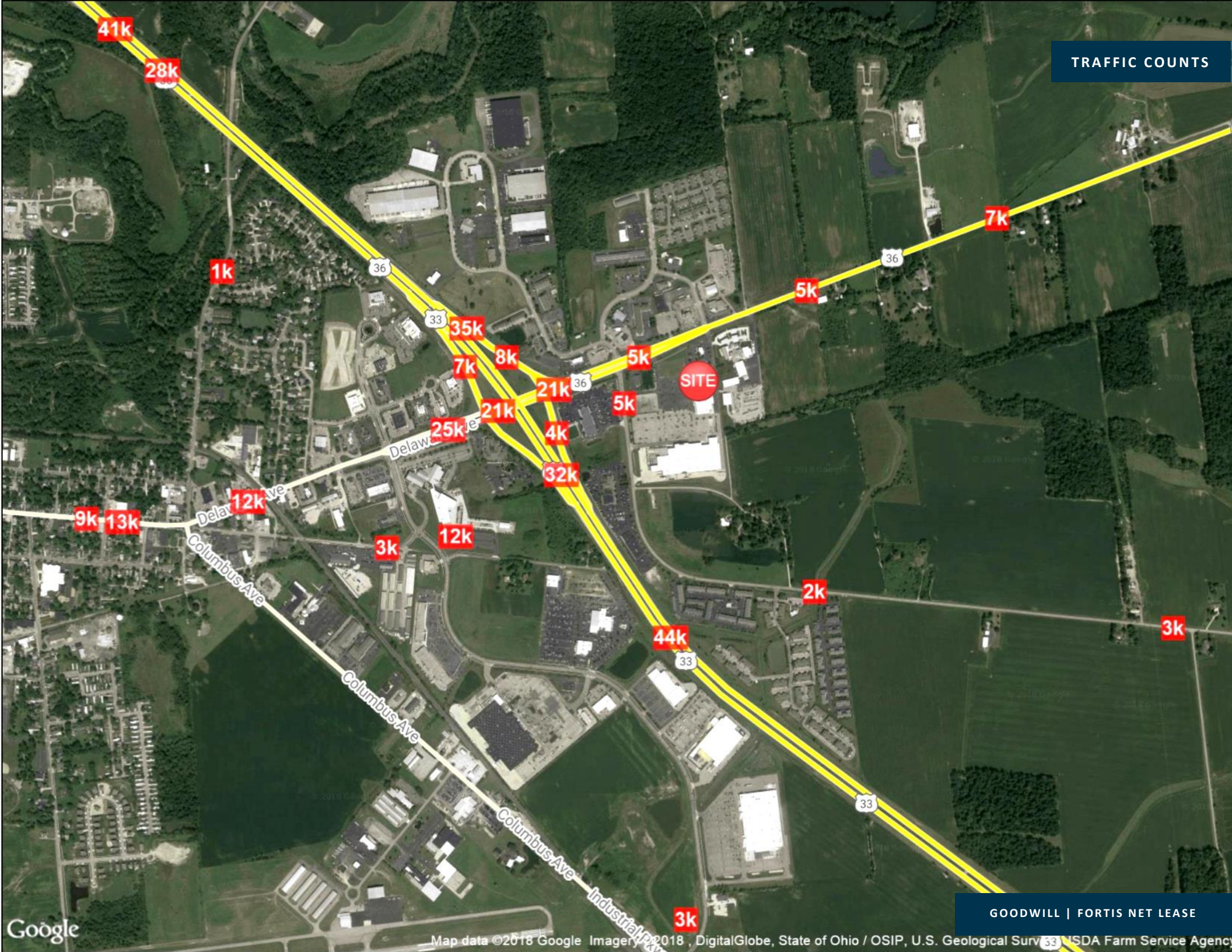
Businesses

Photo



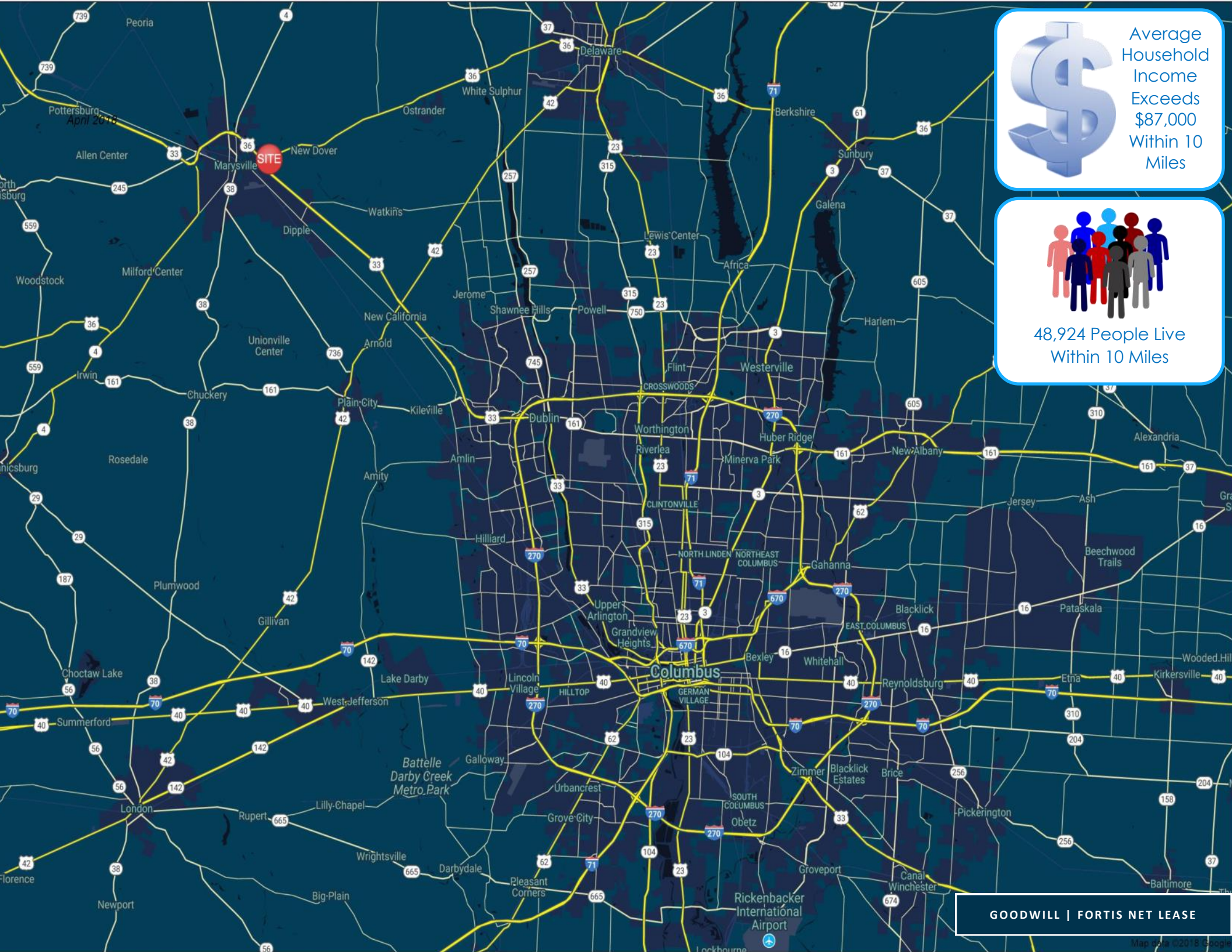
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TRAFFIC COUNTS



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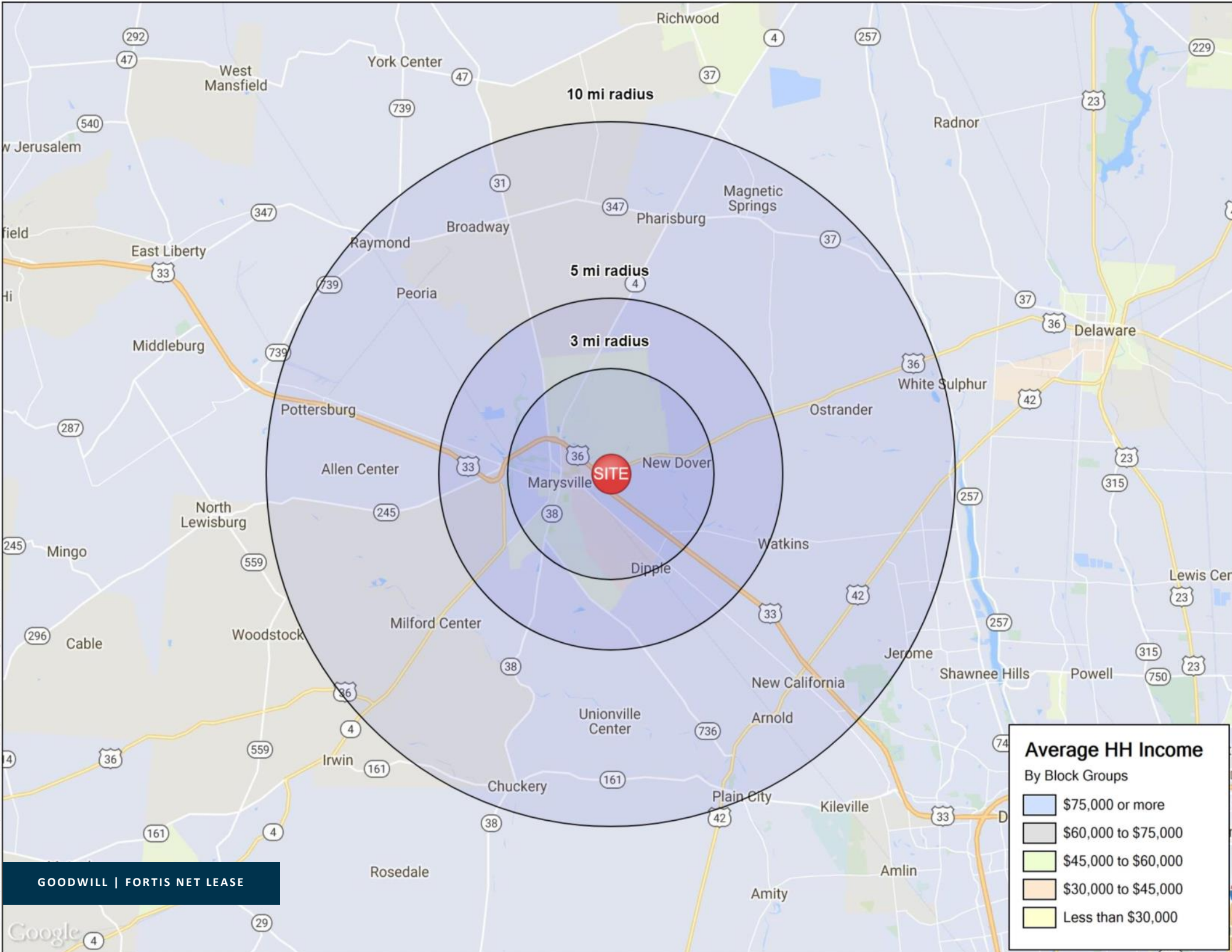
33 USDA Farm Service Agency



Average Household Income Exceeds \$87,000 Within 10 Miles



48,924 People Live Within 10 Miles

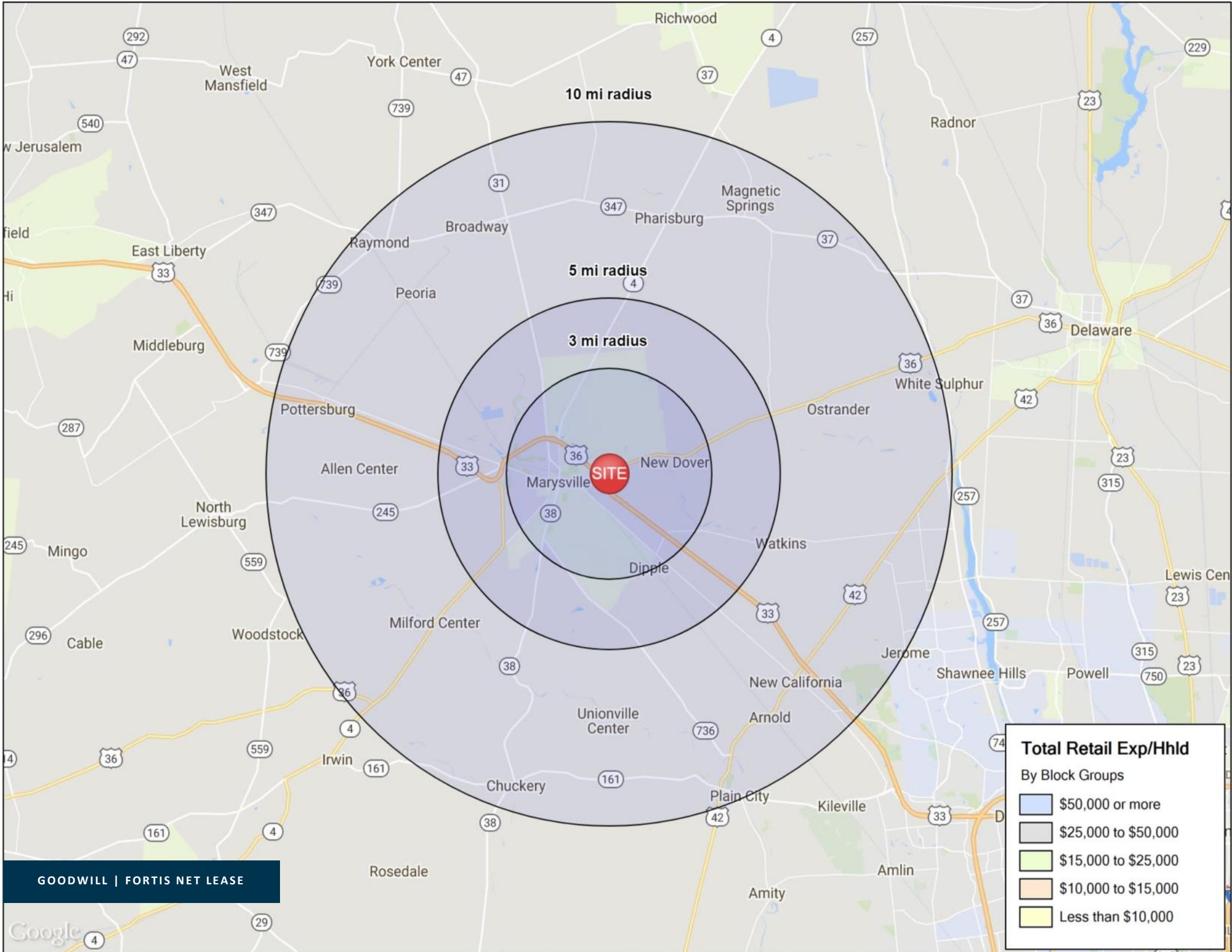


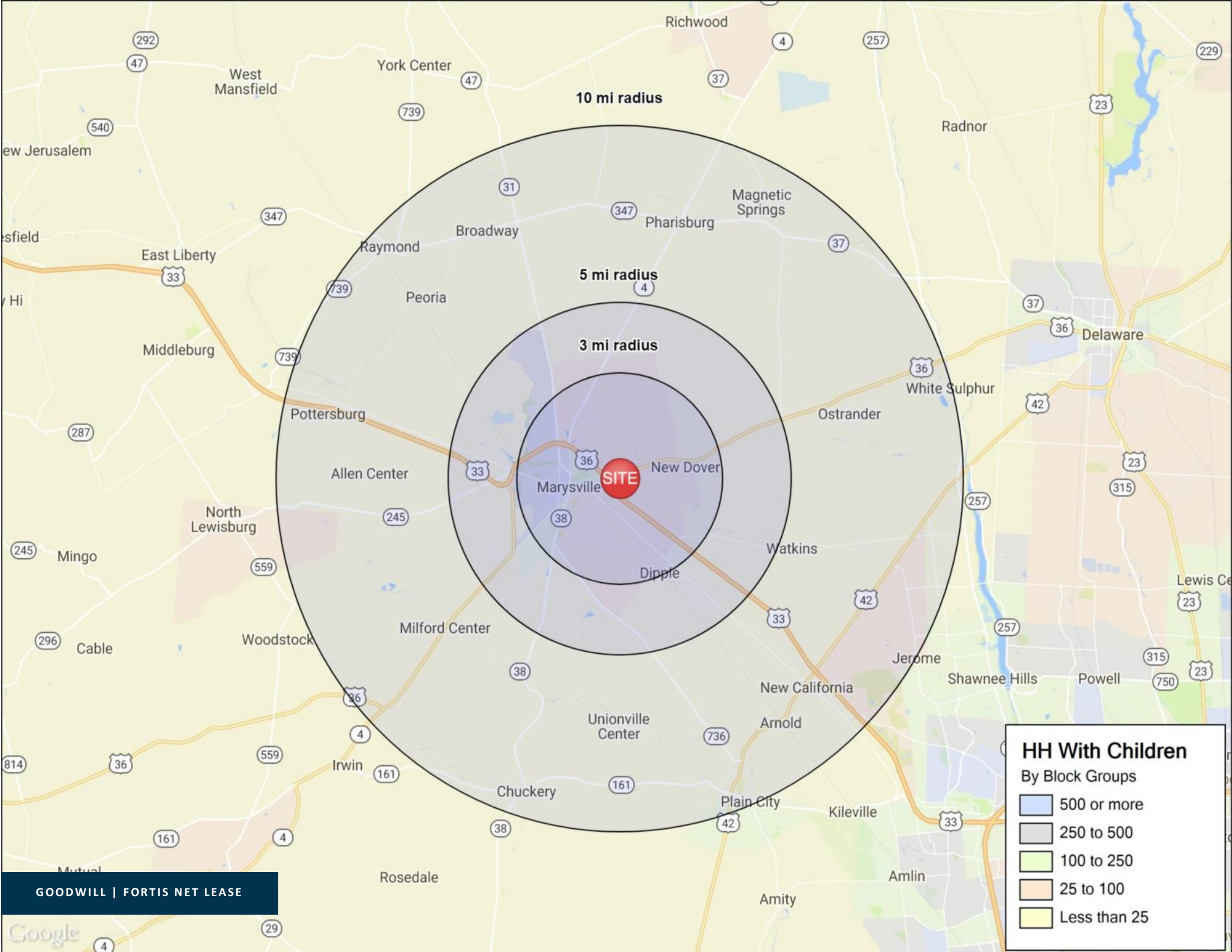
Average HH Income

By Block Groups

-  \$75,000 or more
-  \$60,000 to \$75,000
-  \$45,000 to \$60,000
-  \$30,000 to \$45,000
-  Less than \$30,000

GOODWILL | FORTIS NET LEASE





HH With Children

By Block Groups

- 500 or more
- 250 to 500
- 100 to 250
- 25 to 100
- Less than 25



REAL EXPERIENCE *Real* RESULTS

TOTAL SALES VOLUME

\$5.0 B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

150K

STATES SOLD IN

40

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