

SALE

2304 TUSCARAWAS STREET W

2304 Tuscarawas Street W Canton, OH 44708

LOCATION DESCRIPTION

The subject property is located at the Southeast Corner of Tuscarawas Street W. and Smith Avenue SW in Canton, OH. Directly adjacent to the subject property is the main campus of the 1,032 bed Aultman Hospital. Aultman Hospital employs over 5,000 people in Stark County. Canton is home of the Pro Football Hall of Fame.

PROPERTY HIGHLIGHTS

- Newer 20-year corporate absolute NNN ground lease commencing 11/23/2019
- Tenant has the option to terminate the lease anytime after the 11th lease year by payment of 2 years rent
- 8% rent increases every 5-years with Four (4) 5-year options
- Population >144,000 within 5-miles
- 1/4 Mile from Interstate 77 (95,000+ VPD)
- Adjacent to main campus for Aultman Hospital (1,032 Beds)
- 20 parking spaces



OFFERING SUMMARY

| | |
|----------------|-----------------------------------|
| Sale Price: | \$1,316,000 |
| Lot Size: | 0.54 Acres |
| Building Size: | 1,805 SF |
| Cap Rate: | 4.75% |
| Zoning: | Commercial (B-3 General Business) |
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| APN: | 10012000 |

PROPERTY WEBSITE

bit.ly/2304TuscarawasStW

Chris Howard
614 341 9800 x104

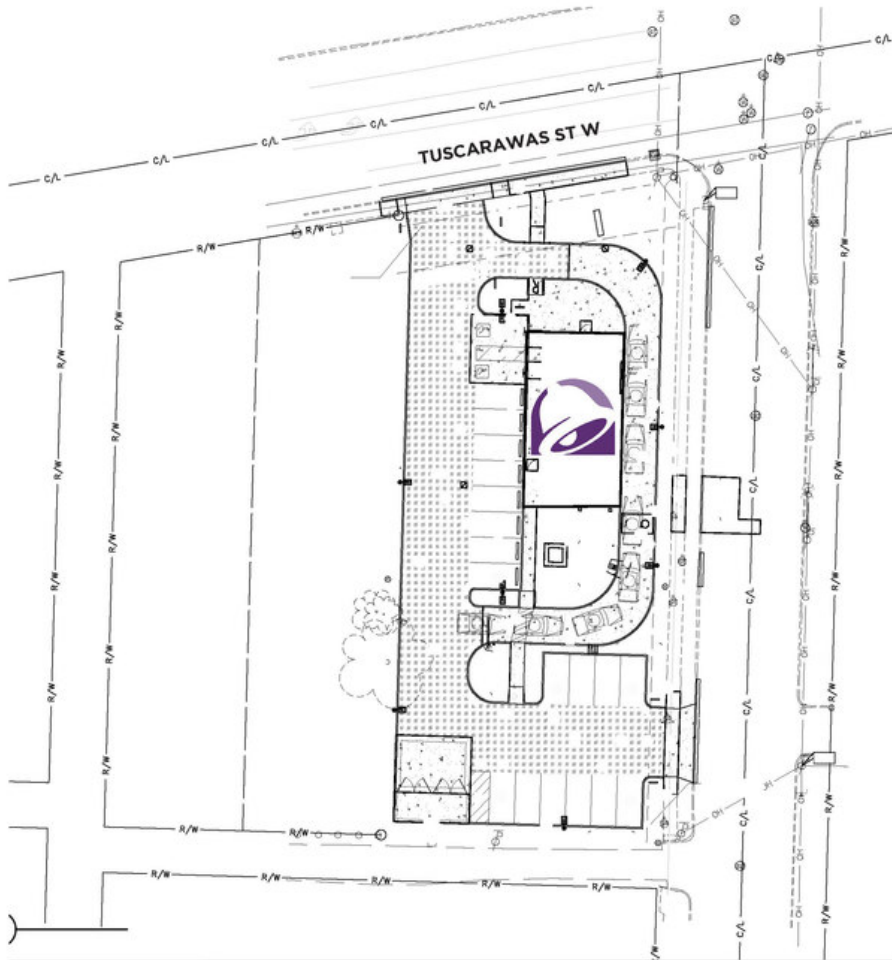
Anthony Maronitis, CCIM, MS
614 341 9800 x103



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CORPORATE TACO BELL

Taco Bell is an American fast food chain based out of Irvine, California and a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican inspired foods that include tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of value menu.

TENANT INFORMATION

| | |
|------------------------|--|
| Tenant Trade Name | Taco Bell |
| Lessee | Taco Bell of America, LLC (Corporate) |
| Annual Revenues | \$1.9M (2018) |
| # of Locations | 7,072 (2018) |
| Taco Bell Headquarters | Irvine, California |
| Website | www.tacobell.com |

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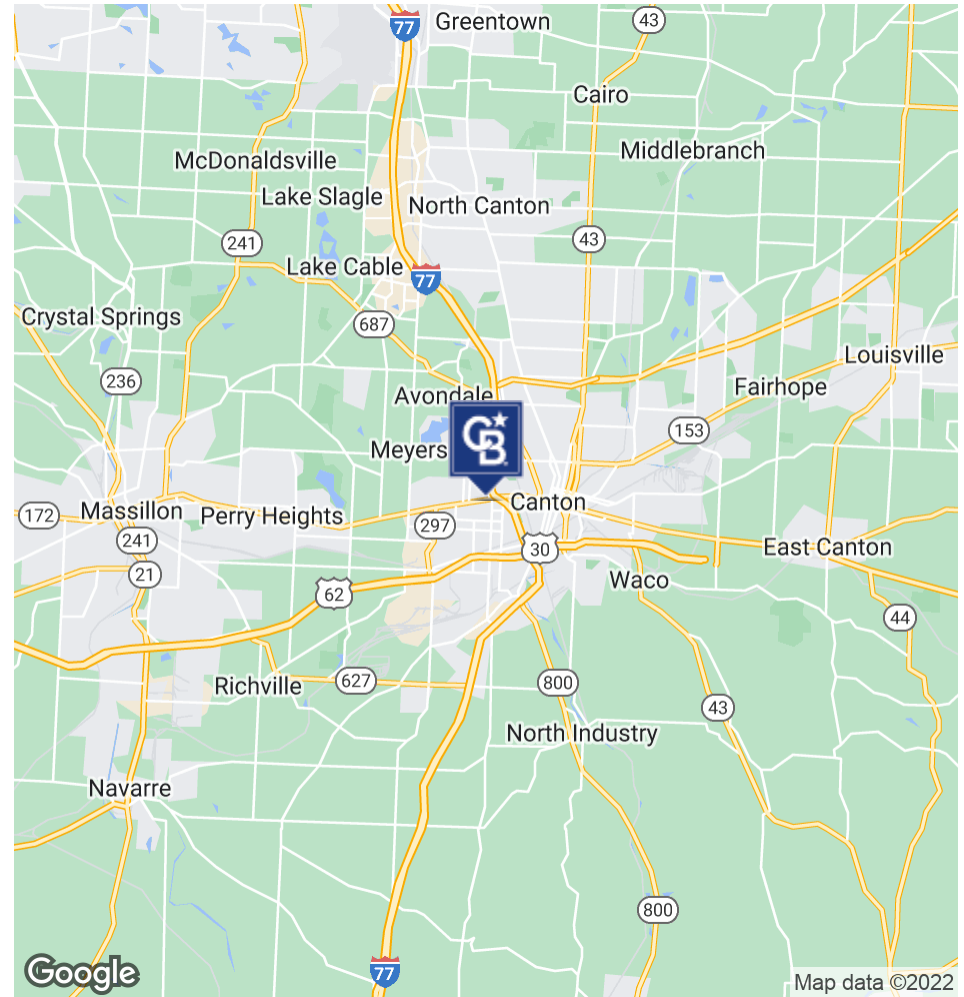
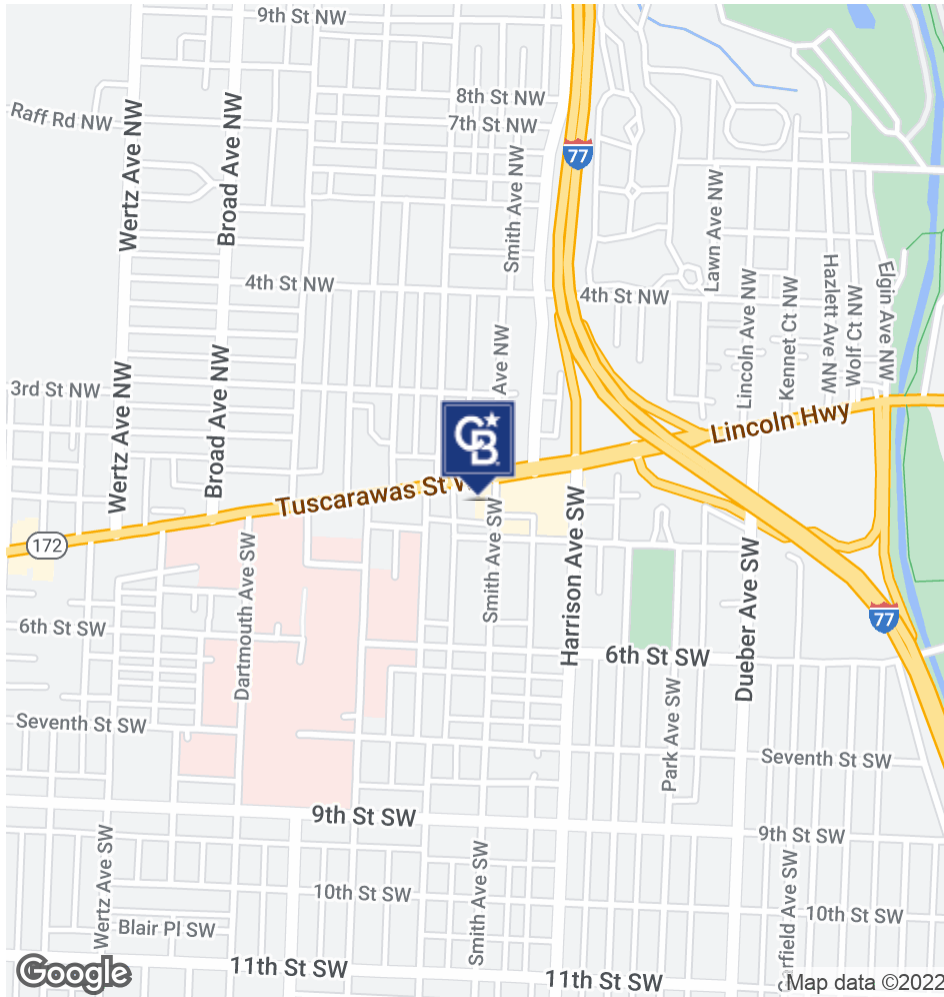
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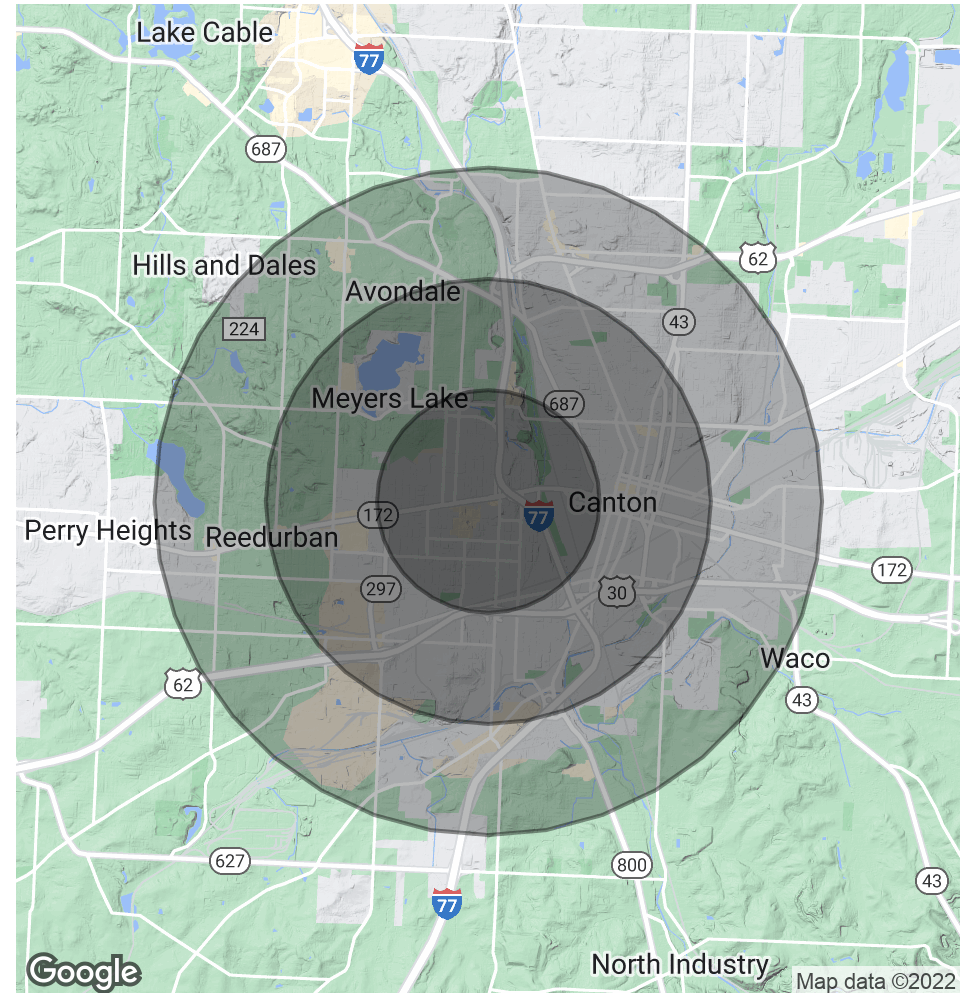
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|------------------|--------|---------|---------|
| Total Population | 11,216 | 45,344 | 118,903 |
| Average Age | 30.4 | 32 | 31.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,520 | 20,715 | 51,498 |
| # of Persons per HH | 2.5 | 2.2 | 2.3 |
| Average HH Income | \$39,321 | \$57,126 | \$51,989 |
| Average House Value | \$239,682 | \$258,374 | \$225,471 |

* Demographic data derived from 2020 ACS - US Census

| TRAFFIC COUNTS CROSS STREETS | DIRECTION | YEAR | COUNTS |
|---------------------------------------|-----------|------|-------------|
| Tuscarawas St W, west of Broad Avenue | 2-way | 2020 | 18,500 AADT |
| Ramp from I-77 to Tuscarawas St | Ramp | 2021 | 8,328 AADT |



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