



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR SALE

FAMILY DOLLAR STNL INVESTMENT OPPORTUNITY!

9300 Miles Road, Cleveland, OH 44105

EMMCOREALTYGROUP.COM



Mike McDowell

216.702.3543

mike@emmcorealtygroup.com

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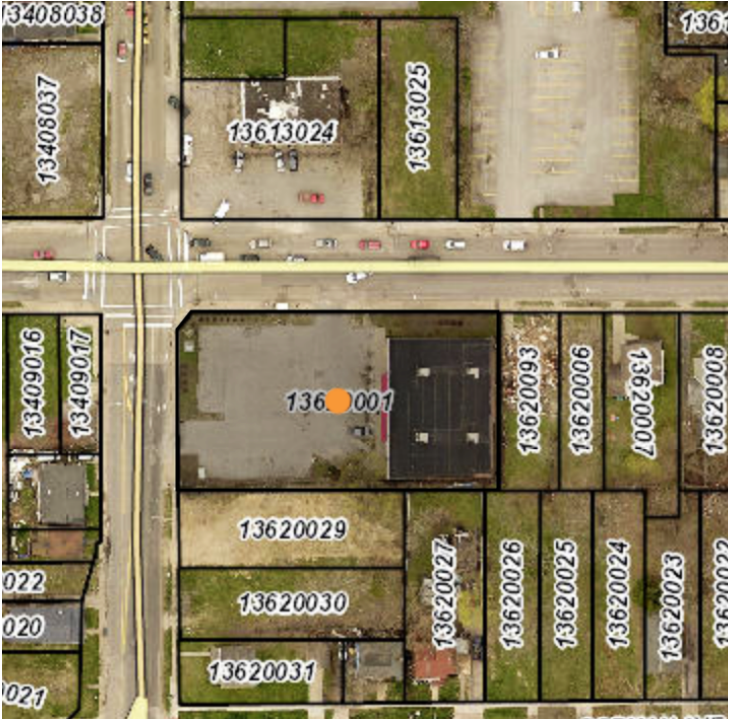
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



FAMILY DOLLAR STNL INVESTMENT OPPORTUNITY

9300 Miles Road, Cleveland, OH 44105

SALE



OFFERING SUMMARY

Sale Price:	\$1,200,000
Price Per Square Foot:	\$150.00 psf
Lot Size:	0.67 Acres
Building Size:	8,000 SF
Market:	Cleveland
APN #'S:	136-20-001, 136-20-002, 136-20-005

PROPERTY OVERVIEW

Family Dollar STNL Investment Opportunity. Priced to sell, this property is listed at a 7% CAP based on a NNN Lease of \$84,000.00/yr in rent.

Three, five (5) year options breakdown:

First Option: \$7,542.34/month (\$90,508.08/ann.)

Second Option: \$8,296.59/month (\$99,559.08/ann.)

Third Option: \$9,126.25/month (\$109,515.00/ann.)

PROPERTY HIGHLIGHTS

- Convenient ingress/egress at signaled intersection.
- 50 free surface parking spaces.
- Four (4) years remaining on Original Term with three, five (5) year options.
- Landlord responsible for roof, structure, and capital expenses.
- Freestanding Family Dollar retail stores provide an attractive combination of a long-term lease and a growing market concept that continues to capture value conscious shoppers, which boosts store productivity.

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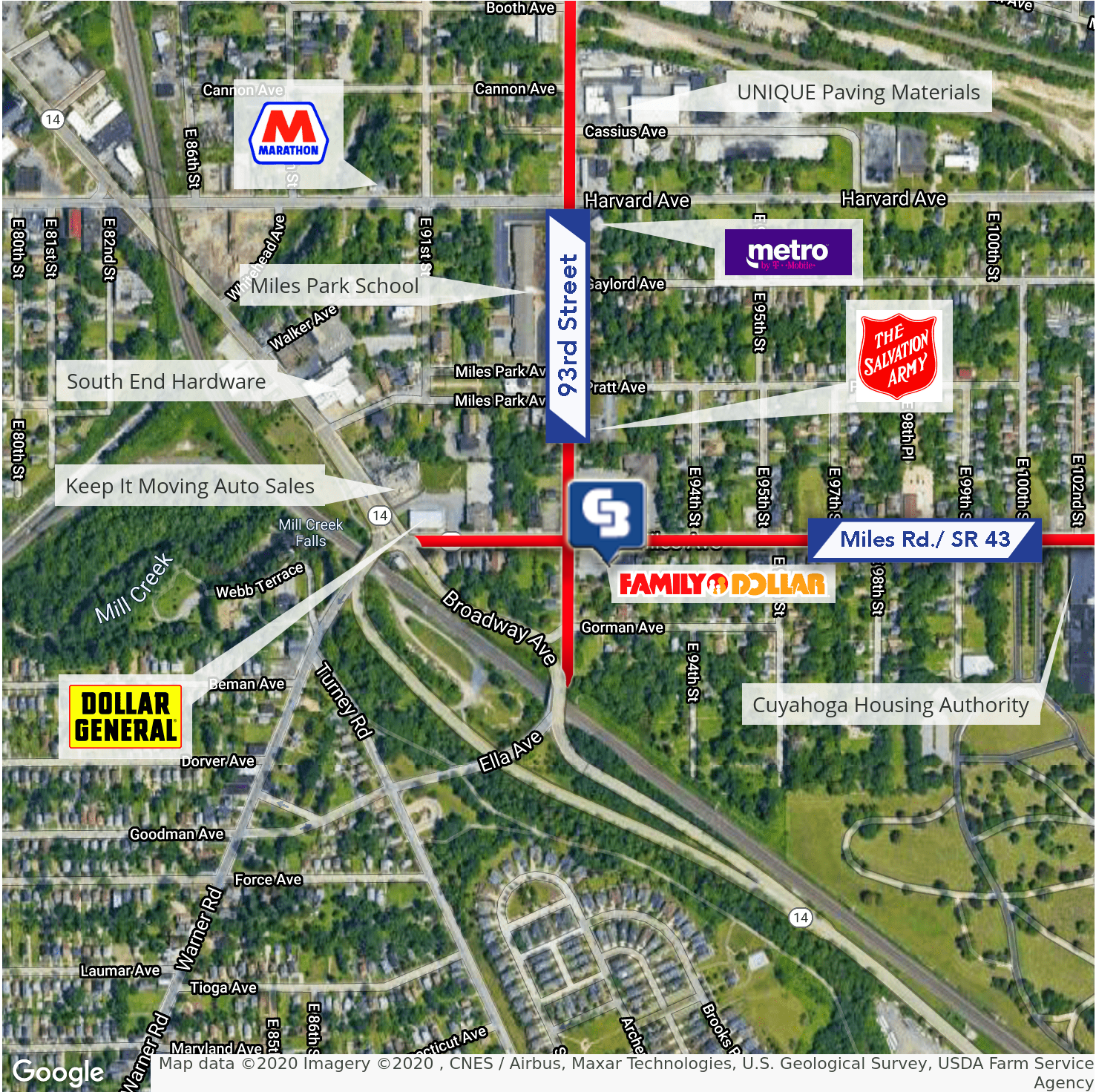
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DEMOGRAPHICS: RADIUS MAP

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RADIUS: 5 MILE REPORT

9300 Miles Road, Cleveland, OH 44105

KEY FACTS

297,085

Population



Average
Household Size

38.3

Median Age

\$35,036

Median Household
Income

EDUCATION

15%

No High
School
Diploma



31%

High School
Graduate



30%

Some College



24%

Bachelor's/Grad/Prof
Degree

BUSINESS



10,181

Total Businesses



278,308

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

19%



Services

18%

10.0%

Unemployment
Rate

INCOME



\$35,036

Median Household
Income



\$23,794

Per Capita Income



\$18,781

Median Net Worth

Households By Income

The largest group: <\$15,000 (24.8%)

The smallest group: \$150,000 - \$199,999 (2.4%)

Indicator	Value	Difference	
<\$15,000	24.8%	+9.1%	
\$15,000 - \$24,999	13.1%	+2.4%	
\$25,000 - \$34,999	12.0%	+1.2%	
\$35,000 - \$49,999	13.5%	+0.1%	
\$50,000 - \$74,999	14.2%	-1.9%	
\$75,000 - \$99,999	9.1%	-2.3%	
\$100,000 - \$149,999	7.7%	-4.5%	
\$150,000 - \$199,999	2.4%	-2.0%	
\$200,000+	3.2%	-2.0%	

Bars show deviation from
Cuyahoga County

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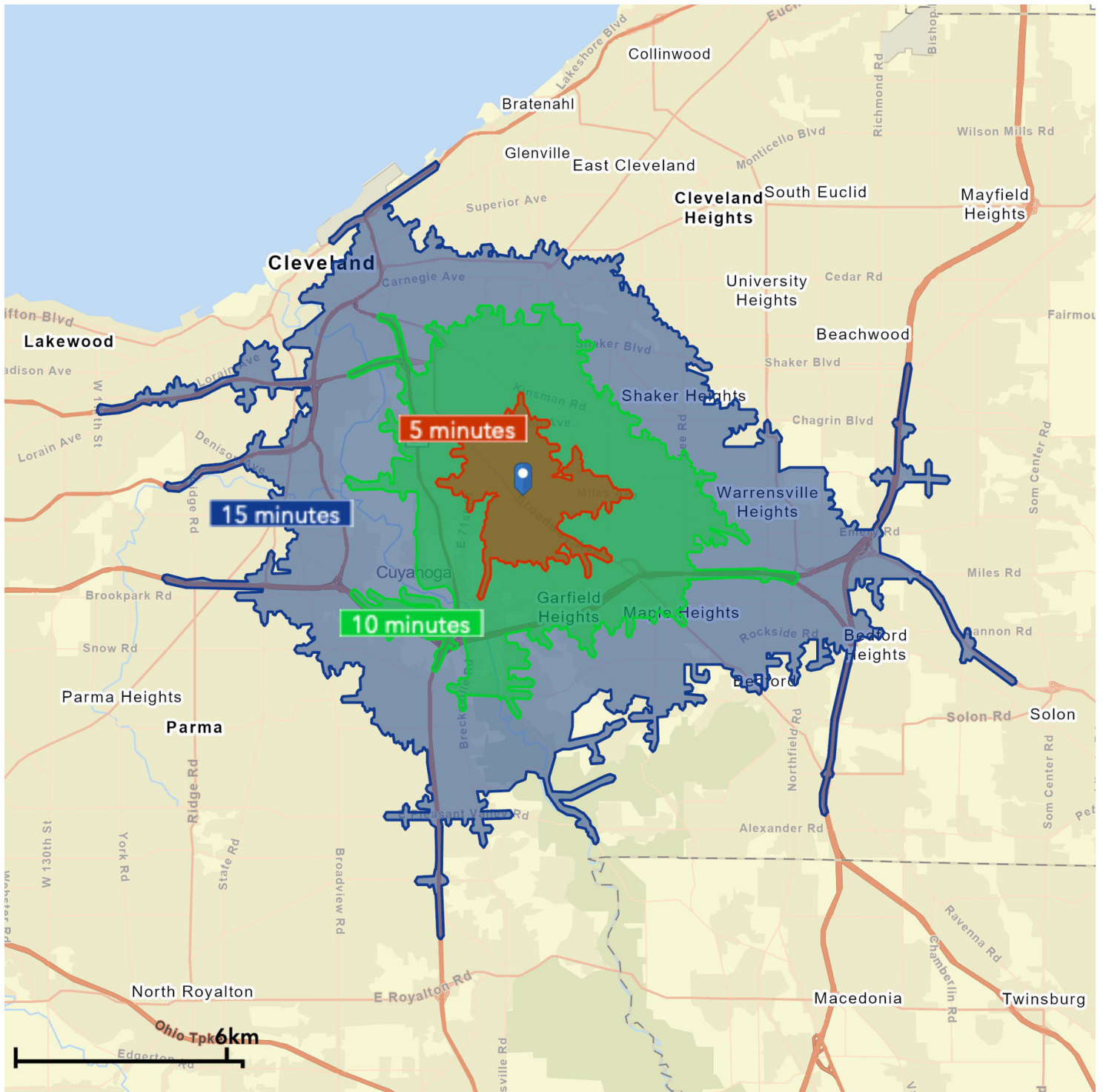
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SALE

DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

9300 Miles Road, Cleveland, OH 44105



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DRIVE TIMES: 10 MINUTE REPORT

9300 Miles Road, Cleveland, OH 44105

KEY FACTS

81,697

Population



Average
Household Size

46.4

Median Age

\$65,521

Median Household
Income

EDUCATION

4%

No High
School
Diploma



21%

High School
Graduate



25%

Some College



49%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,535

Total Businesses



59,246

Total Employees

EMPLOYMENT



White Collar

76%



Blue Collar

11%



Services

13%

3.1%

Unemployment
Rate

INCOME



\$65,521

Median Household
Income



\$42,302

Per Capita Income



\$164,624

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (7.1%)

Indicator	Value	Difference	
<\$15,000	7.9%	-7.8%	
\$15,000 - \$24,999	8.4%	-2.3%	
\$25,000 - \$34,999	9.0%	-1.8%	
\$35,000 - \$49,999	13.0%	-0.4%	
\$50,000 - \$74,999	16.7%	+0.6%	
\$75,000 - \$99,999	13.9%	+2.5%	
\$100,000 - \$149,999	15.9%	+3.7%	
\$150,000 - \$199,999	7.1%	+2.7%	
\$200,000+	8.1%	+2.9%	

Bars show deviation from
Cuyahoga County

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Traffic Count Map - Close Up

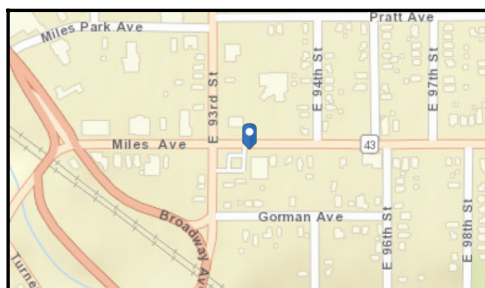
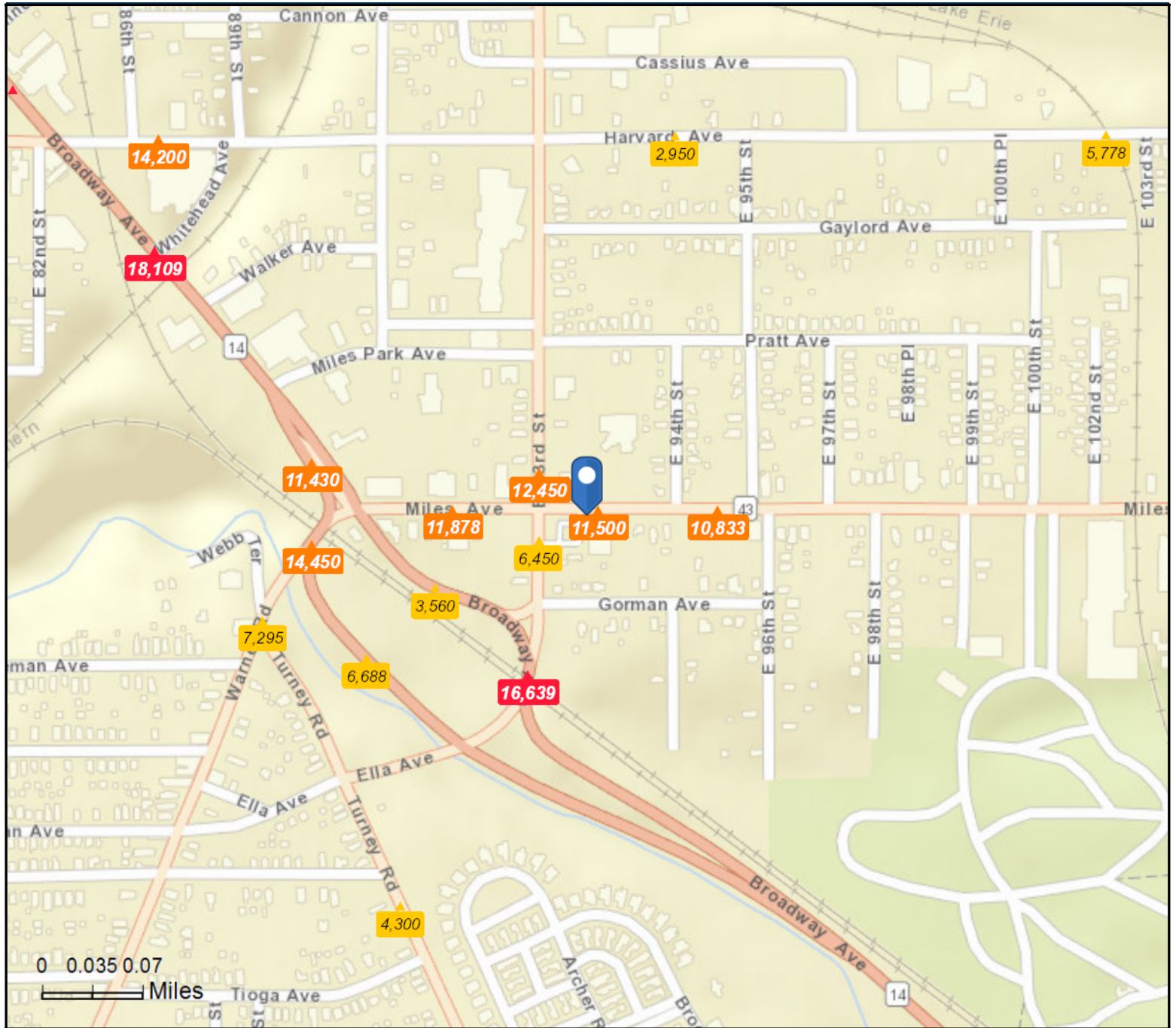
9300 Miles Ave, Cleveland, Ohio, 44105

Rings: 1, 3, 5 mile radii

Prepared by Esri

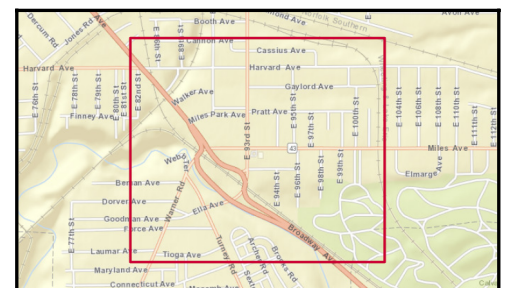
Latitude: 41.44509

Longitude: -81.62073



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

March 10, 2020