

6345 GLENWAY AVE - CINCINNATI, OH



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



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The Firestone logo is displayed in a bold, white, serif font against a solid red rectangular background.

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**BRIDGESTONE**  
**Firestone**

**Firestone**

**BRIDGESTONE**

 **TriHealth**  
Physician Partners  
The Family Medical Group

I. Bort, MD	T. McCarver, MD
W. Donnell, MD	J. Hazen, MD
M. Heale, MD	T. Berberich-Davis, MD
R. Auhls, MD	P. Brant, MD
	S. Braker, MD

ST. DOMINIC FESTIVAL  
MAY 23-25

FOR LEASE  
4000 sq. ft.  
410-487-8888

OUR OIL CHANGE  
GUARANTEE

## INVESTMENT SUMMARY

Offering Price	\$1,750,000
Cap Rate	6.05%
NOI	\$105,837.49
Total Building Area	6,976 SF
Total Land Area	.617 AC / 26,876 SQFT
Years Remaining	1+ Year Remaining
Lease Guarantee	Corporate

### DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	14,091	70,658	207,497
AVERAGE HOUSEHOLD INCOME	\$63,391	\$65,105	\$62,232

# Firestone

## INVESTMENT HIGHLIGHTS

- **Single tenant NNN Lease (Landlord Responsible for Roof & Structure)**
- **Central retail location**
- Lease Offers Corporate Guaranty
- Minimal Management Responsibility
- Landlord Put A New Roof On Building This Year (2014)
- Favorable 10% Increases Every 5 Years
- **Over 70,000 people within a 3 mile radius.**
- *Located on highly traveled street with 24,790 cars daily*

AERIAL MAP

**Firestone**

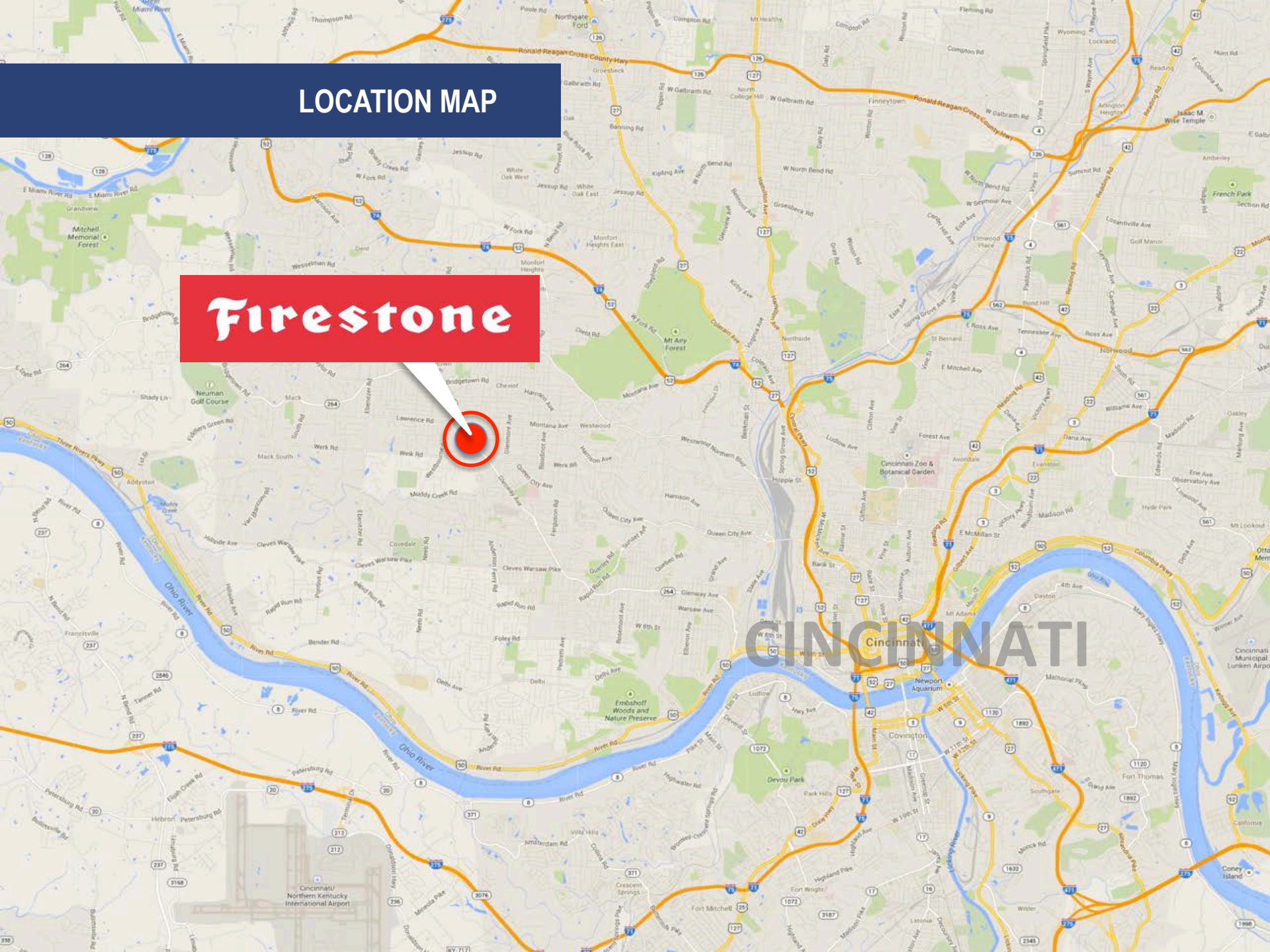


# LOCATION MAP

**Firestone**



**CINCINNATI**



# COMPETITION MAP



**Good Samaritan**  
Medical Center

**Firestone**

**T.J. FRIDAYS**

**Dillard's**  
The Style of Your Life.

**THE HOME DEPOT**

**Bob Evans**  
Discover Farm-Fresh Goodness.

**Arby's**

**Wendy's**

**Popeyes**  
CHICKEN & BISCUITS

**Red Lobster**

**STAPLES**

**TARGET**

**T.J. maxx**

**BIG LOTS!**

**FIVE GUYS**  
BURGERS and FRIES

**PANDA EXPRESS**  
SWEET CHICKEN

**FOURX BEYOND**

**Michaels**  
Where Creativity Happens.

**BALLY**  
TOTAL FITNESS

**TOYS R US**

**verizon**

**Kroger**

**PIZZA PAPA JOHN'S**

**Foot Locker**

**PNC BANK**

**SEARS**

# Firestone

WHEELERS SERVICE

6343

Keep going up to 50 miles after a puncture.





## CINCINNATI, OH

Cincinnati is the third largest city in Ohio and the 25th largest city in the United States by metropolitan population and the county seat of Hamilton County, Ohio, United States. Settled in 1788, the city is located on the border between Ohio and Kentucky at the confluence of the Ohio River and the Licking River. According to the 2010 census, the population of the metropolitan area was 2,214,954 - the 28th largest Metropolitan Statistical Area (MSA) in the United States and the largest based in Ohio.

Cincinnati is home to two major sports teams, the Cincinnati Reds and the Cincinnati Bengals, an important tennis tournament, the Cincinnati Masters, and home to large events such as the Flying Pig Marathon, the Macy's Music Festival, and the Thanksgiving Day race.

Many major and diverse corporations have their head offices in Cincinnati, for example: Procter & Gamble, The Kroger Company, Macy's, Inc. (owner of Macy's and Bloomingdale's), Benziger Brothers, American Financial Group, First Group, Convergys, Omnicare, Great American Insurance Company, Fifth Third Bank, Western & Southern Financial Group, The E. W. Scripps Company, Cincom Systems, Cincinnati Bell, Dunhumby USA, and Kao Corporation's United States division. Altogether, nine Fortune 500 companies and fifteen Fortune 1000 companies have headquarters in the Cincinnati area. With nine Fortune 500 company headquarters in Cincinnati, the region ranks in the United States Top 10 markets for number of Fortune 500 headquarters per million residents, higher than New York, Boston, Chicago or Los Angeles. In addition to Fortune 500 headquarters, 400 Fortune 500 companies have a presence in Cincinnati. Cincinnati has three Fortune Global 500 companies; three of the five Global 500 companies in the state of Ohio.



## TENANT PROFILE

# Firestone

### COMPANY PROFILE

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FOUNDED	1900
HEADQUARTERS	Nashville, TN
# OF LOCATIONS	2,200

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The Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900. In 1988, the company was sold to the Japanese Bridgestone Corporation. Today, Bridgestone Retail Operations, LLC and its subsidiaries employ approximately 22,000 teammates in North America. Bridgestone Retail Operations, LLC consists of more than 2,200 company-owned consumer and commercial stores in the United States as well as the company's own credit card operations.



# LEASE ABSTRACT

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TENANT	Firestone
PREMISES	A building of approximately 6,976 SF and a land area of 26,876 SF in Cincinnati, OH.
LEASE COMMENCEMENT	Nov 31, 2010
LEASE EXPIRATION	Nov 30, 2015
LEASE TERM	<b>1+ Years Remaining</b>
RENEWAL OPTIONS	Two (2) – Five (5) Year Options To Extend
LEASE TYPE	<b>Triple Net</b> Fee Simple Lease
RENT INCREASES	10% Every 5 Years
USE	Tire
PROPERTY TAXES	Tenant
INSURANCE	Tenant
REPAIRS & MAINTENANCE	Tenant
ROOF & STRUCTURE	Landlord
UTILITIES	Tenant

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# RENT ROLL



TENANT NAME	SQUARE FOOTAGE	% OF PROPERTY	LEASE TERM		RENTAL RATES			OPTIONS
			BEGIN	END	MONTHLY	ANNUALLY	INCREASES	
Firestone	6,976 SF	100%	NA	2018	\$8,819.79	\$105,837.49	10% Every 5 Years	2 x 5 Year
<b>TOTALS / AVERAGES</b>	<b>6,976</b>	<b>100%</b>			<b>\$8,819.79</b>	<b>\$105,837.49</b>		
OCCUPIED SF	6,976	100%						
VACANT SF	0	0.00%						
<b>TOTAL SF</b>	<b>6,976</b>	<b>100%</b>						

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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