

2892 MIAMISBURG CENTERVILLE ROAD, DAYTON, OH



**USER OPPORTUNITY WITH CORPORATE INCOME GUARANTEE  
5878 SQUARE FOOT BUILDING ON 1.028 ACRES, MORE OR LESS**

**Year Built : 2003 \* Occupancy 100% \* Corporate Guarantee \*  
Lease Type NNN\* Years Remaining 8 \* 6 Bays \*  
\* Base Rent + Sales Override \* Major I-75 Intersection \*  
\* \$60,000/2026 \* \$65,720/2031**

An unusual opportunity to open a new location with income flow or negotiated payout support. The current National Corporation's restructure to internet sales makes this opportunity a reality.



All information contained herein while believed to be accurate is not warranted.

***Gail S. Coughlin***

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**COLDWELL BANKER WEST SHELL**

OWNED & OPERATED BY NRT, INC.















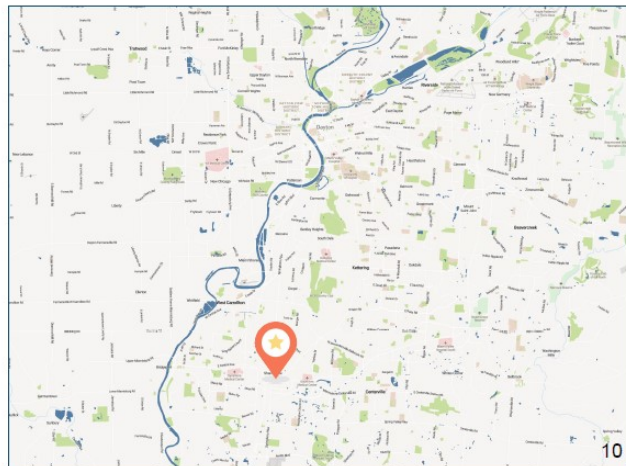
## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	6,065	63,580	160,591
Current Year Estimate	6,199	62,987	157,245
2010 Census	6,497	63,626	152,885
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	3,045	28,249	68,050
Current Year Estimate	3,125	28,070	66,896
2010 Census	3,264	28,221	65,240
Growth Current Year-Five Year	-2.59%	0.64%	1.73%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$89,816	\$101,850	\$103,823

## DAYTON, OH

Dayton is the sixth-largest city in the state of Ohio. Ohio sits very close to roughly 60 percent of the country's population and manufacturing infrastructure, making the Dayton area a logistical centroid for manufacturers, suppliers, and shippers. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors. Along with defense and aerospace, healthcare accounts for much of the Dayton area's economy. Hospitals in the Greater Dayton area have an estimated combined employment of nearly 32,000 and a yearly economic impact of \$6.8 billion.

Dayton's economy is relatively diversified and vital to the overall economy of the state of Ohio. Site Selection magazine ranked Dayton the #1 medium-sized metropolitan area in the U.S. for economic development. Dayton is also among the top 100 metropolitan areas in both exports and export-related jobs, ranked 16 and 14 respectively by the Brookings Institution. Bloomberg Businessweek ranked Dayton in 2010 as one of the best places in the U.S. for college graduates looking for a job. Companies such as Reynolds and Reynolds, CareSource, DPL, LexisNexis, Kettering Health Network, Premier Health Partners, and Standard Register have their headquarters in Dayton.





## THE OFFERING



**LOCATION**  
2892 Miamisburg  
Centerville Road,  
Dayton, Ohio 45459



**GLA**  
±5,878 SF



**LOT SIZE**  
±1.03 ACRES



**PARCEL**  
K45024010067



**YEAR BUILT**  
2003

## TENANT SUMMARY

<b>TENANT NAME</b>	Goodyear Rubber and Tire Company
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Corporate
<b>LEASE TYPE</b>	NNN
<b>ROOF &amp; STRUCTURE</b>	Landlord Responsible
<b>TERM REMAINING</b>	<b>8 Years</b>
<b>ORIGINAL LEASE TERM</b>	10 Years
<b>RENT COMMENCEMENT</b>	2/1/2022
<b>LEASE EXPIRATION DATE</b>	9/31/2021
<b>INCREASES</b>	10% Every 5 Years
<b>OPTIONS</b>	Four, 5-Year Options

## PARCEL MAP



## PARCEL MAP



## FINANCIAL OVERVIEW



**SALES PRICE**  
\$1,850,000

## ANNUALIZED OPERATING DATA

September 1, 2021	BASE	BASE		OVERIDE
LEASE COMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	6% SALES *
2/1/2022 - 9/30/2026	\$5,000.00	\$60,000	\$10.20	
10/1/2026- 9/30/2031	\$5,416.67	\$65,000	\$11.05	
Option 1	\$5,958.33	\$71,500	\$12.16	
Option 2	\$6,554.17	\$78,650	\$13.38	
Option 3	\$7,209.58	\$86,515	\$14.72	
Option 4	\$7,930.54	\$95,166	\$16.19	

\* Over \$1,000,000 and up to \$102,000