

FOR SALE

CROSS POINTE CENTRE - OUTLOTS

Absolute NNN Land Lease Investment

**Centerville,
OHIO**

(Dayton, OH MSA)

• 1.068 +/- acre NNN Land Lease

• 1.252 +/- acre NNN Land Lease

(May be purchased as portfolio or individual sale)

UNDER CONTRACT

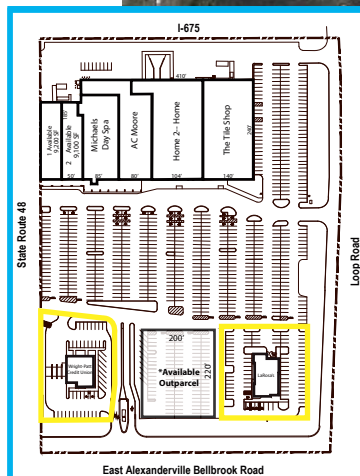
Wright-Patt
CREDIT UNION, INC.



EXECUTIVE SUMMARY

This offering consists of two outlot land leases occupied by Wright Patt Credit Union and La Rosa's Pizzeria. Both outlots sit in front of Cross Pointe Centre, the dominate retail center located in upscale Centerville, OH (Dayton, OH MSA). This larger center (270,000 SF) consists of over 50 retailers including: Marshall's, Home 2 Home and The Tile Shop. Numerous restaurants and service retailers round out the tenant mix.

Cross Pointe Centre is located in Centerville, OH (Dayton MSA) at the intersection of N. Main Street and E. Alex Bell Rd. and bordering I-675.



*This outparcel is not a part of this offering but is available separately for purchase.



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CROSS POINTE CENTRE - OUTLOTS

PROPERTY DESCRIPTION

Property Strengths

- Rental increase for both tenants in 2022
- Both parcels free and clear of debt
- Both Wright Patt Credit Union and LaRosa's Pizzeria are very strong regional brands
- Corporate guaranty on land lease - LaRosa's Pizzeria
- Very low occupancy cost for both tenants
- Very solid sales / deposits for both tenants
- Zero capital expense risk for owner / landlord
- Excellent visibility
- Both tenants have long history in location
- New Mult-Family (672 units) within easy walking distance of outlots (currently under construction)
- Approx. 100,000 SF of office space within easy walking distance of outlots



CROSS POINTE CENTRE ANCHORS



Shape: Rectangular

Topography: Level at street grade

Access: Excellent, including shared signalized access

Visibility: Exceptional

Signage: Monument sign as well as prominate building signage.

DEMOGRAPHICS

(2018 Estimates)

	Population	Households	Average HH Income	Daytime Population
1 Mile	7,059	3,244	\$83,406	8,981
3 Miles	63,158	28,171	\$84,776	45,299
5 Miles	160,265	70,304	\$85,121	96,906
Trade Area	87,492	38,403	\$89,248	49,878



PRICE



CAP RATE



LEASE TERM

UNDER CONTRACT		\$1,286,000	6.25% (yr.1)	exp. 2/27	<ul style="list-style-type: none"> • Rental increase 2022 • 2 - 5 yr options with rental increase • Free and clear of debt
		\$1,367,000	6.50% (yr. 1)	exp. 11/27	<ul style="list-style-type: none"> • Rental increase 2022 • 2 - 5 yr options with rental increase • Free and clear of debt

For Confidentiality Agreement and Offering Memorandum, please contact Shawna Newberry: snewberry@selectstrat.com.