



SINGLE TENANT ASPEN DENTAL, OUTPARCEL TO A 24-HOUR WALMART SUPERCENTER

100 MALL DRIVE | STEUBENVILLE, OH



AspenDental

\$1,061,442
PRICE

7.35%
CAP RATE

\$78,016
ANNUAL NOI

EXCLUSIVE MARKETING ADVISORS

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PROPERTY VIDEO**



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OFFERING MEMORANDUM**



Aspen Dental recently extended their lease term 5 years, and still has two (2), five (5) year options remaining on their lease



The location benefits from a population of over 41,000 within a 5-mile radius of the Subject Property and an average household income of \$61,000



Steubenville, OH is located on the Ohio / Pennsylvania border and is located approximately 40 miles away from the Pittsburgh CBD



The Property is situated off of Route 43 / Sunset Blvd – a main thoroughfare in the region which features more than 24,150 VPD



Aspen Dental is surrounded by other notable retailers such as Lowe's, ALDI, Texas Roadhouse and WesBanco; it is also adjacent to a 24-hour Walmart Supercenter

