



INVESTMENT OFFERING

1401-1409 Ety Rd.
Lancaster, OH 43130

Jackson Pulliam
jpulliam@AlterraRE.com
614.545.4097

Alterra Real Estate Advisors
3 Easton Oval, STE 120
Columbus, OH 43219

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OFFERING

Property Description: 1401-1409 Ety Rd., Lancaster, OH 43130
Walmart and Menards Shadow Center - 100% Fully Leased
9,559 SF

Sale Price: \$3,295,000

Current Occupancy: 100%

Cap Rate 7.2%

| | 2024 | 2025 |
|---------------------------------|-----------|-----------|
| Projected Net Operating Income: | \$238,018 | \$245,230 |

| | | | | | |
|--------------------|-----------------------|-----------|-----|-----------|-----|
| Projected Returns: | Annual Cash Flow | \$82,329 | 8% | \$89,541 | 9% |
| | Annual Debt Reduction | \$0 | 0% | \$0 | 0% |
| | Tax Deduction | \$82,188 | 8% | \$81,465 | 8% |
| | Annual Appreciation | \$98,850 | 10% | \$98,850 | 10% |
| | Total Annual Return | \$263,367 | 33% | \$269,856 | 34% |

OFFERING

Investment Highlights:

- Newer building dynamic retail center located off busy N Memorial Drive.
- 100% Fully Leased
- Highly visible signage at a hard corner with traffic light.
- 13,000 vehicles per day.
- Located in front of Walmart, Menard's, and Kohl's.
- AT&T Wireless, Aspen Dental and Penn Station are other tenants in the center.
- Low maintenance / reliable tenants.
- 34 month WALT.
- Minimal Capital Expense needed on the site.

Area Description:

- Lancaster is a city located in Fairfield County, Ohio.
- It is located near the Hocking River, approximately 33 miles southeast of Columbus, Ohio.

PROPERTY PHOTOS



PROPERTY PHOTOS



TENANT PROFILES

AspenDental

Affordable dental care with a team that's in your corner, and on your corner. Over 1000 offices nationwide. Aspen Dental has been a tenant since 2013.



The AT & T Lancaster Store location has got you covered. They are your one-stop shop in Lancaster, OH. AT & T has been a tenant since 2018.



National company brand offering grilled sub sandwiches, fries & fresh-squeezed lemonade star at this counter-serve chain. Penn Station has been a tenant since 2013.



Buckeye Nail Spa is proud to be one of the best nail salons, located in Lancaster, OH 43130. Buckeye Nail has been a tenant since 2020.

DEMOGRAPHICS



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1401-1409 Ety Rd, Lancaster, OH 43130

CITY, STATE
Lancaster, OH

POPULATION
32,872

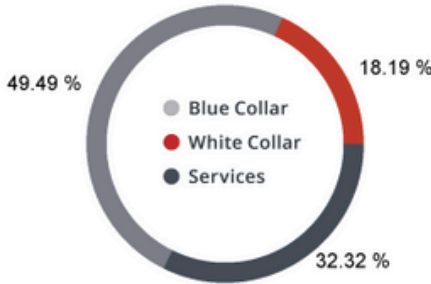
AVG. HHSIZE
2.44

MEDIAN HH INCOME
\$45,257

HOME OWNERSHIP

| | |
|----------|-------|
| Renters: | 4,735 |
| Owners: | 8,544 |

EMPLOYMENT

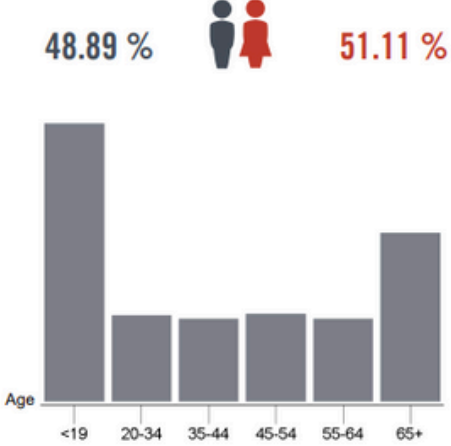


45.07 % **Employed**
2.33 % **Unemployed**

EDUCATION

High School Grad: **44.88 %**
Some College: **19.73 %**
Associates: **5.97 %**
Bachelors: **14.29 %**

GENDER & AGE

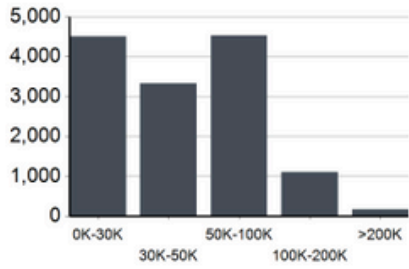


RACE & ETHNICITY

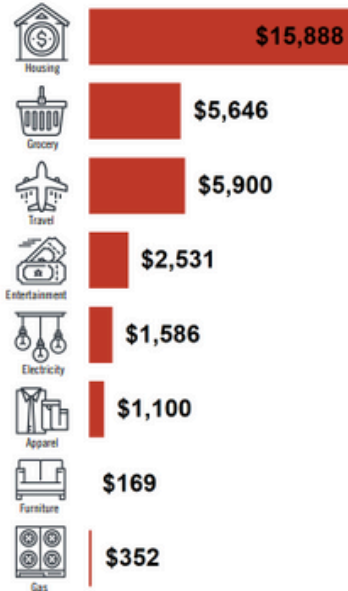
White: **97.51 %**
Asian: **0.09 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.03 %**
Hispanic: **1.00 %**
Two or More Races: **1.38 %**



INCOME BY HOUSEHOLD



HH SPENDING



AERIAL WITH RETAIL

Nearby
Retail

