

DOLLAR GENERAL PLAZA

55 MAPLE AVENUE
APPLE CREEK, OH 44606

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Property Summary



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 1.067 Acres

Year Built: 1990

Building Size: 15,030 SF

Zoning: B-20

Market: Wooster

PROPERTY OVERVIEW

Retail Plaza located in the heart of Apple Creek Village.

LOCATION OVERVIEW

Located off of Route 250 in the heart of Apple Creek Village, right off of Main Street and Maple Street.

PROPERTY HIGHLIGHTS

- Excellent Location
- Stabilized retail strip
- Ample parking
- Curb appeal with rock and stone landscaping
- 100% occupancy with Dollar General, U.S. Post Office and Aultman Hospital as 3 of the tenants
- Easy access to Route 250

Additional Photos



INCOME STATEMENT

Income Statement Consolidated 1/1/2017 - 12/31/2017, By Year, Cash basis

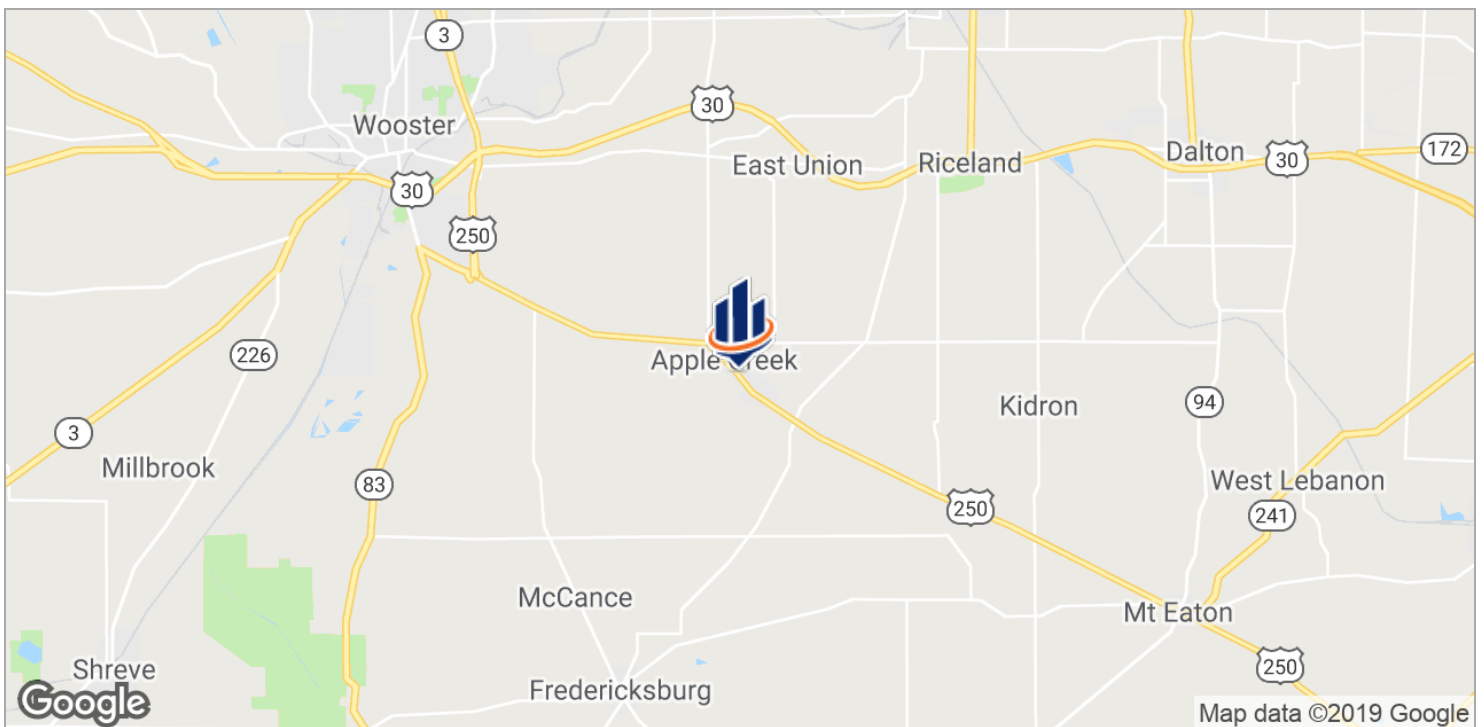
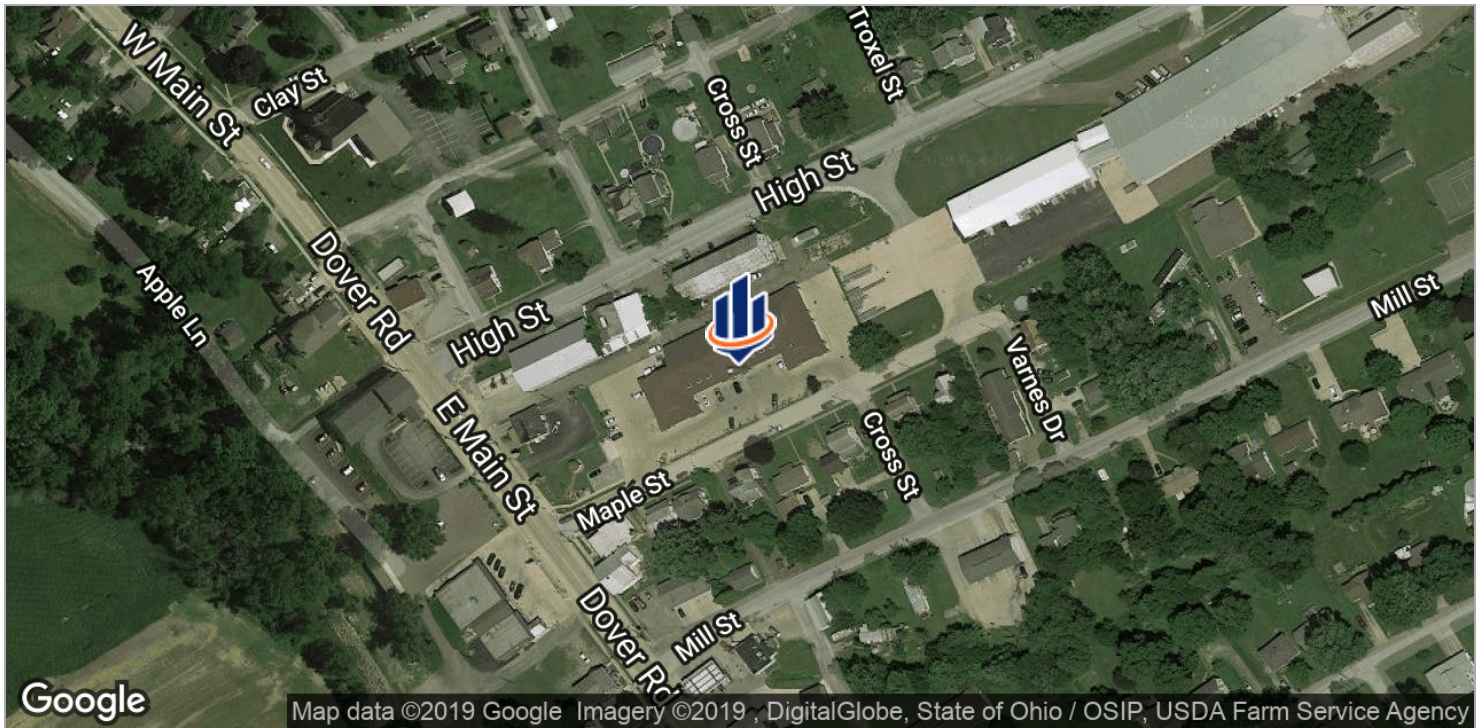
55 Maple Ave

	1/1/2017 - 12/31/2017	Total
Income		
Rent Income	\$85440.00	\$85440.00
Expense		
Cleaning and Maintenance	\$617.53	\$617.53
Depreciation Expense	\$250.00	\$250.00
Insurance	\$3570.00	\$3570.00
Landscaping	\$4611.19	\$4611.19
Other Expenses	\$3817.90	\$3817.90
Postage and Delivery	\$29.40	\$29.40
Repairs	\$2999.57	\$2999.57
Supplies	\$1550.48	\$1550.48
Taxes	\$4739.90	\$4739.90
Utilities	\$1909.22	\$1909.22
Total Expense	\$24095.19	\$24095.19
Net Income	\$61344.81	\$61344.81

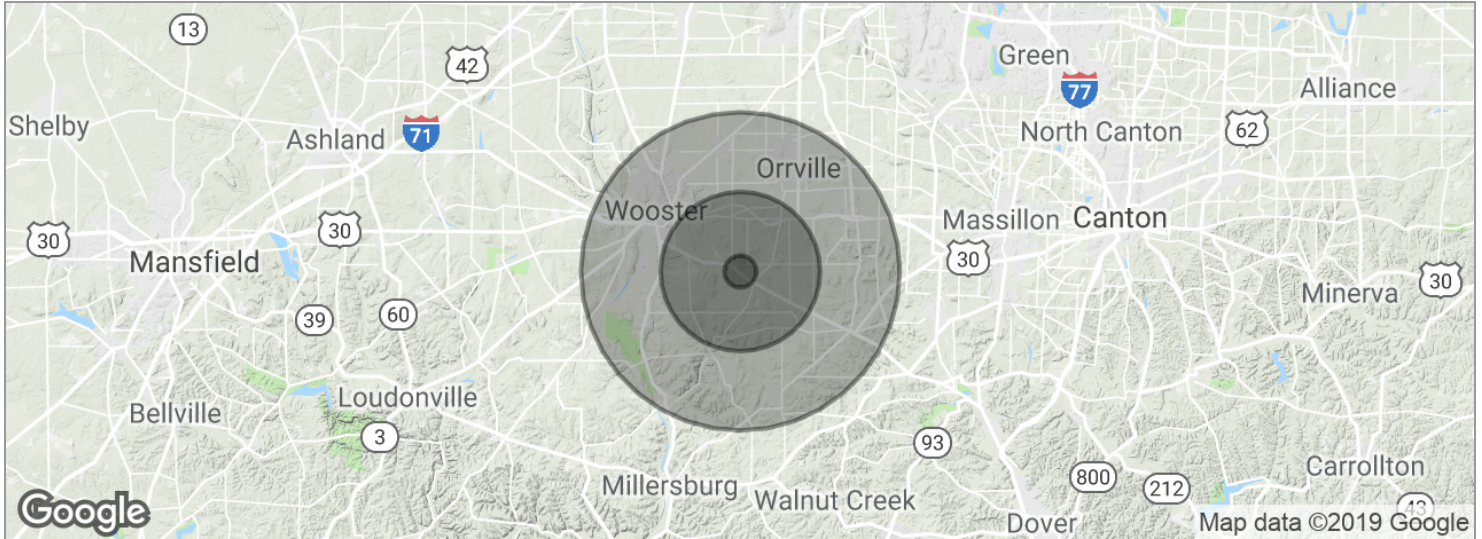
Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL 2018 RENT
US Post Office	33 Maple	2,576	07/31/2027	\$20,000
Dollar General	39 Maple	8,896	01/31/2024	\$37,958
Consolidated Business	40-45 Maple	1,920	10/31/2018	\$12,000
Aultman Hospital/Dunlop Family Physicians	49 Maple	1,800	09/29/2023	\$20,250
Totals/Averages		15,192		\$90,288

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	619	13,779	80,946
Median age	29.3	30.9	35.5
Median age [Male]	30.0	30.8	34.3
Median age [Female]	28.6	30.8	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	205	4,352	28,729
# of persons per HH	3.0	3.2	2.8
Average HH income	\$60,833	\$60,399	\$59,190
Average house value	\$189,113	\$148,569	\$174,487

* Demographic data derived from 2010 US Census