



\$1,315,588

SUMMARY

Cross Streets:	Glenway Ave and First Ave	GLA:	25,651 SF
Market:	Ohio	Land SF	33,541 SF
County:	Hamilton	Occupied:	100%
List Price:	\$1,315,588	Year Built:	2007
Rent:	\$111,825/Year	Zoning:	Commercial
CAP Rate:	8.5%		

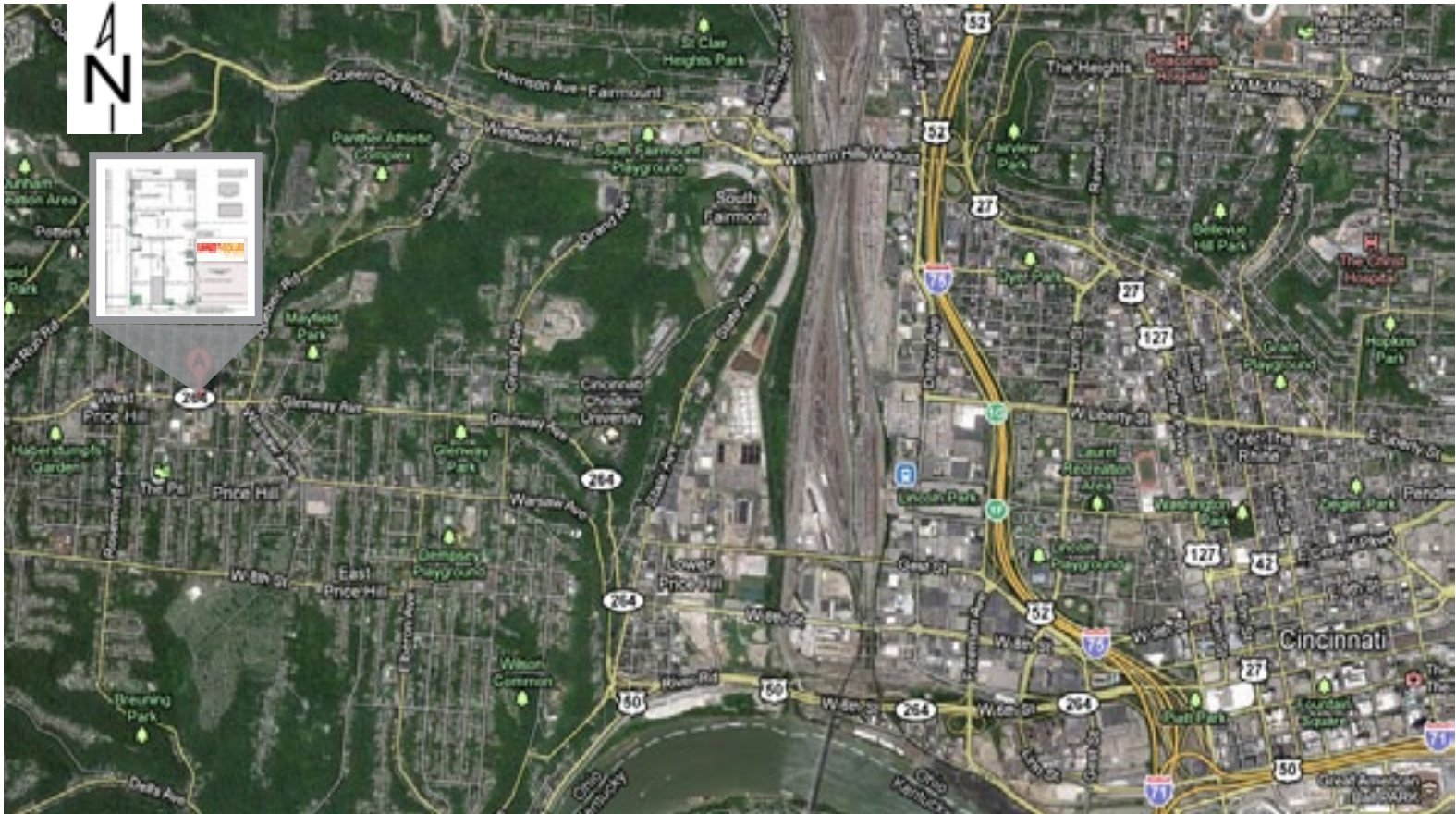
NATIONAL CREDIT

Family Dollar

12,345 SF
10 Year Primary Lease Term
Primary Lease Term Expires
June 30, 2017
5 - 5 Year Options
10% increase every 5 years
Current Rent: \$111,825/year

Family Dollar Credit Rating
S&P Credit Rating BBB-
S&P Quality Rating A+

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DEMOGRAPHICS 2015

	<u>POPULATION</u>	<u>MEDIAN HOUSEHOLD INCOME</u>
1 MILE:	21,962	\$32,120
3 MILE:	113,400	\$35,058
5 MILE:	274,372	\$37,645

EXCELL FUND BROKERAGE, L.L.C.
a full service commercial real estate company



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