

Investment Opportunity

FOR SALE



Retail Restaurant

City of Kettering

4139 Wilmington Pike, Kettering, OH 45439

Investment Highlights

- 1.633 acre site.
- 6,343 SF occupied by El Rancho Grande.
- Built in 1993, remodeled in 2013.
- Located in a mature commercial sub-market.
- Well-maintained building and grounds.
- Shadow anchored by a 200,000 SF Meijer.
- Strong demographics.
- 28,000 VPD.
- Parcel ID N64 01317 0001

Lease Highlights

- El Rancho Grande lease expires September 2023.
- Tenant pays \$78,623 per year / NNN lease.
- Landlord responsible for roof and structural maintenance/replacement.
- Current lease affords no renewal options.

Sale Price \$1,400,000

Cap Rate 5.6%

The property is currently leased to one of Southern Ohio's premier Mexican restaurant chains, El Rancho Grande. In this location since 2013, El Rancho Grande invested significant capital to remodel the building from the original use as a Grindstone Charley's.



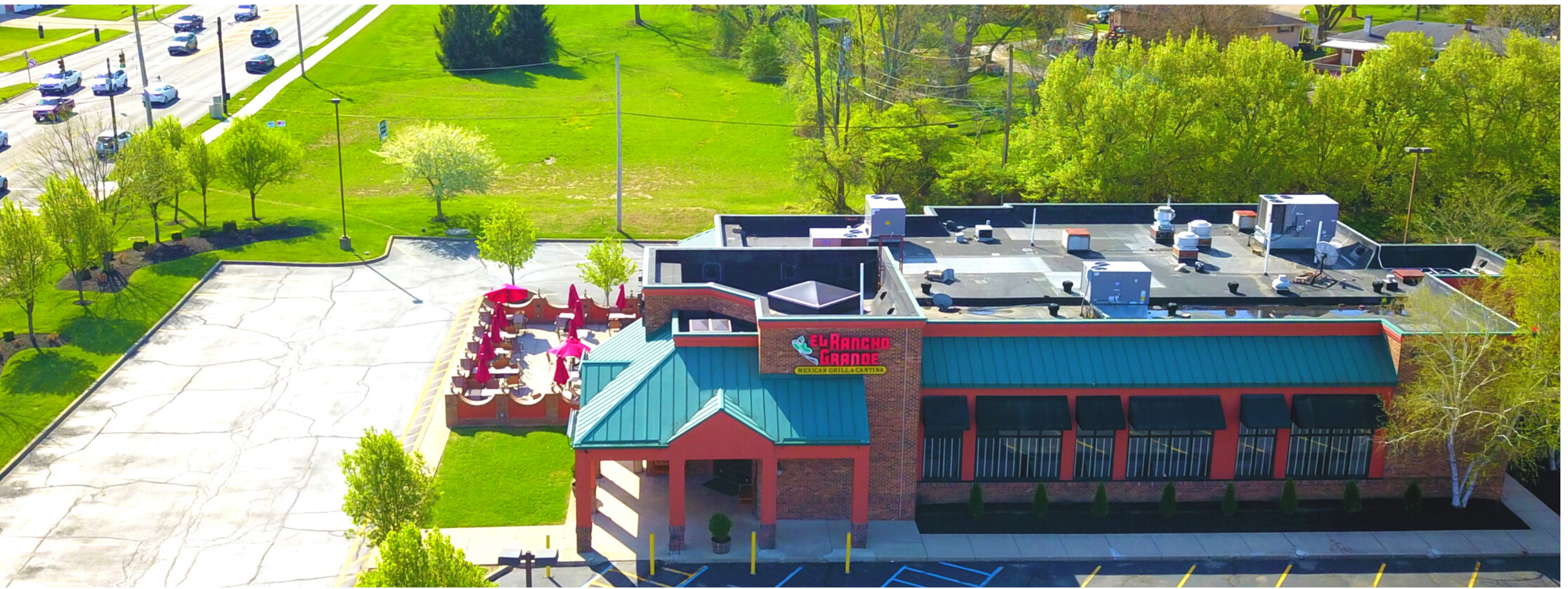
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Demographics

| Population | 2 mile | 5 mile | 10 mile |
|---------------------------|--------|---------|---------|
| 2022 Population | 39,665 | 185,373 | 508,490 |
| 2027 Projected Population | 39,634 | 185,987 | 516,310 |
| Household Income | | | |
| Average HH Income | 78,321 | 88,157 | 79,983 |
| Median HH Income | 65,841 | 68,990 | 58,752 |

*All information is furnished from sources deemed reliable and is subject to error, omissions and changes, Costar 2022.



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