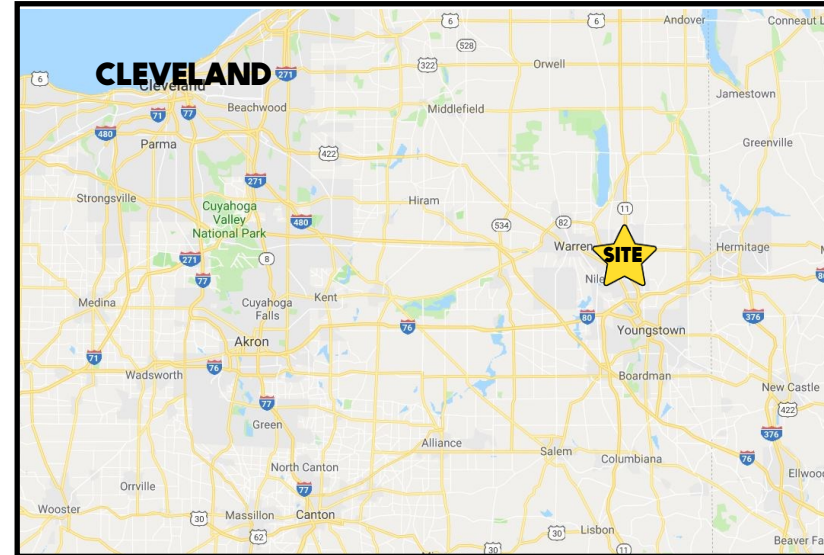


LOCATION

3825 Belmont Ave, Liberty Township, OH



HIGHLIGHTS

- Home Depot (NYSE: HD) backed NNN Lease
- 100% leased investment property - Leased to Temco Logistics, home goods deliverer/installer since 1968, acquired by Home Depot 6/2023
- Lease expires 2028 with 3% rent bumps every year
- 38,500 SF +/- with 3,300 SF office on 2.8 acres with 3 overhead doors & 4 interior dock doors

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TRAFFIC

Belmont Ave = 20,569 VPD

CONTACT

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MATT WILSON

330.347.9677

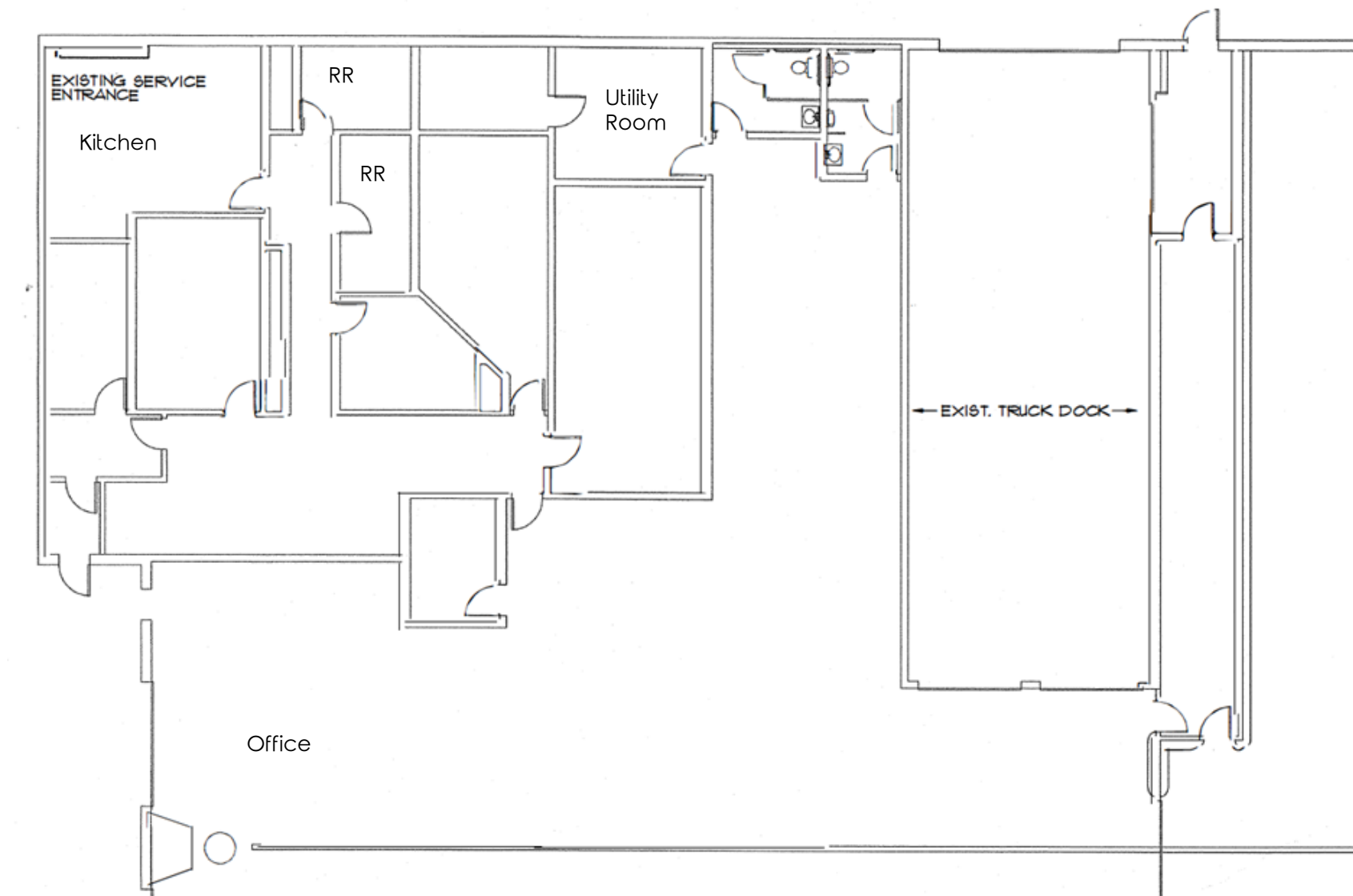
mwilson@platzrealtygroup.com



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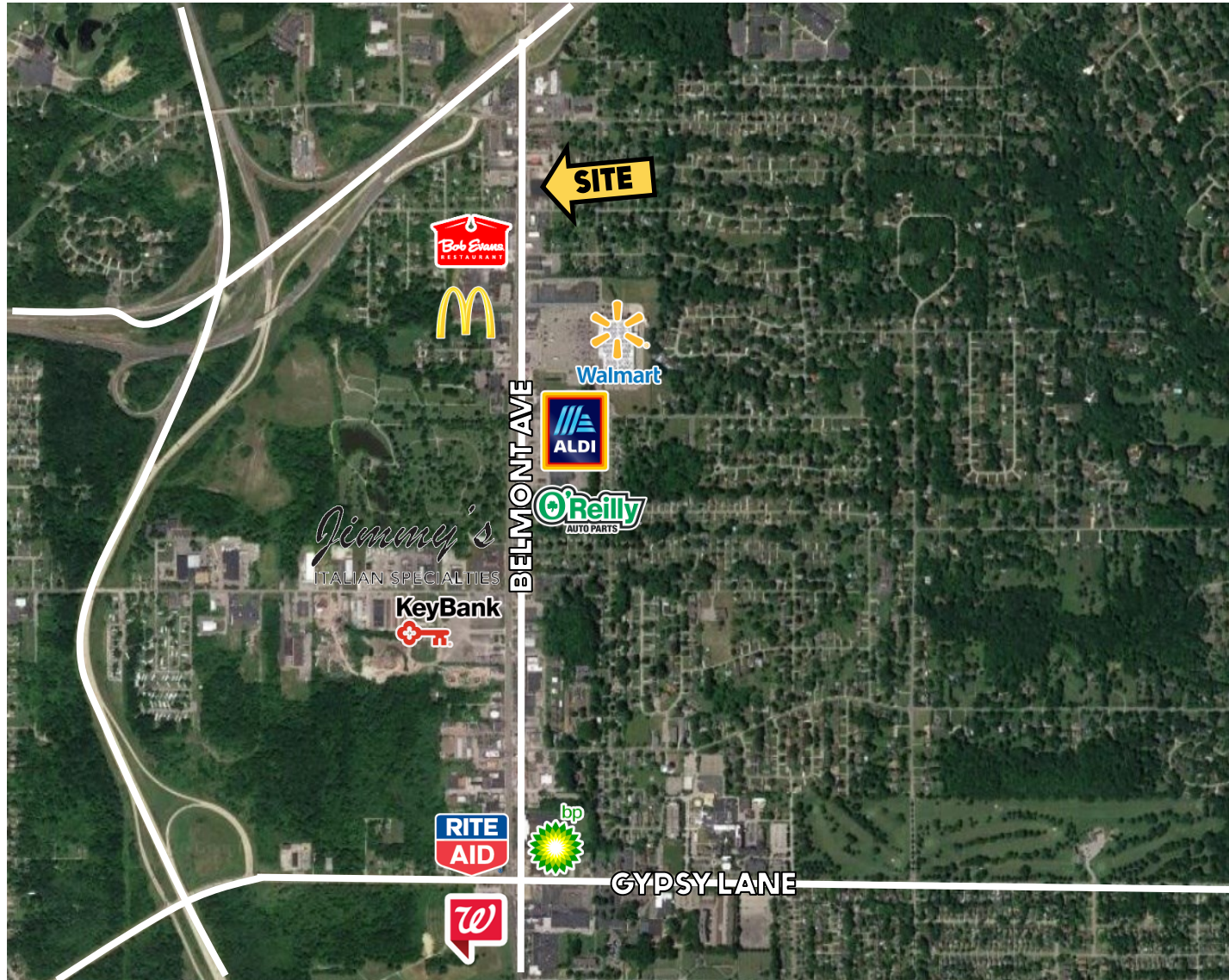
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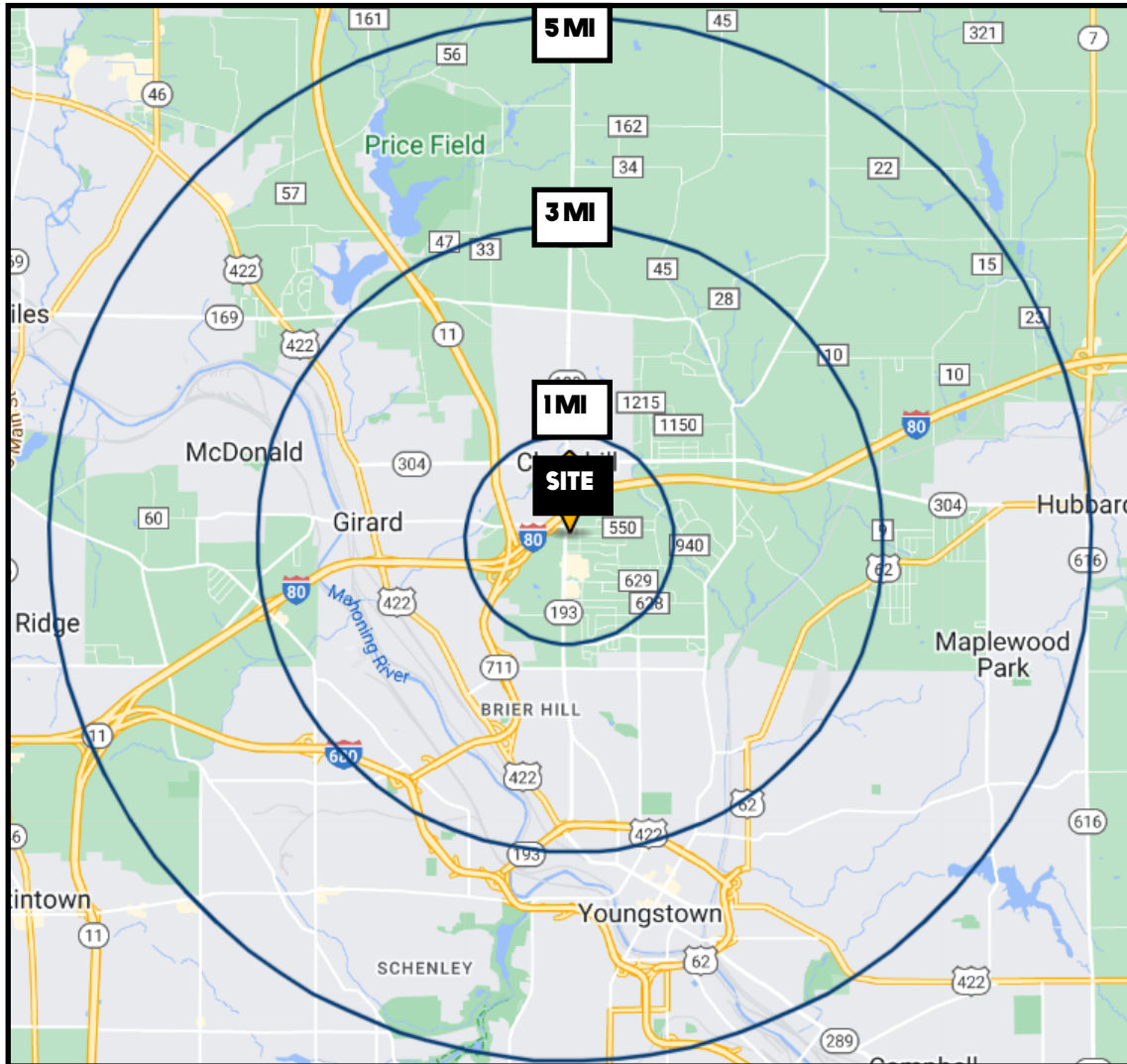
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,724	32,611	86,439
HOUSEHOLDS	1,571	13,257	34,735
MEDIAN AGE	44	41	43
AVERAGE HH INCOME	\$54,587	\$55,218	\$52,229

SITE INFORMATION

LOCATION	Liberty Township Trumbull County
ELECTRIC	1+3 Phase
CEILING HEIGHT	16' clear to eaves
HEAT	Main office: central A/C and Furnace Warehouse: Radiant
ROOF	Rubber membrane, 12/2021
DOORS	3 overhead doors 4 interior dock doors
PRICE	\$3,750,000

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