



7701

Hoke Rd

ENGLEWOOD, OH

CBRE



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



7701

Hoke Rd

One

EXECUTIVE
SUMMARY

Two

FINANCIAL
OVERVIEW

Three

TENANT
OVERVIEWS

Four

MARKET
OVERVIEW

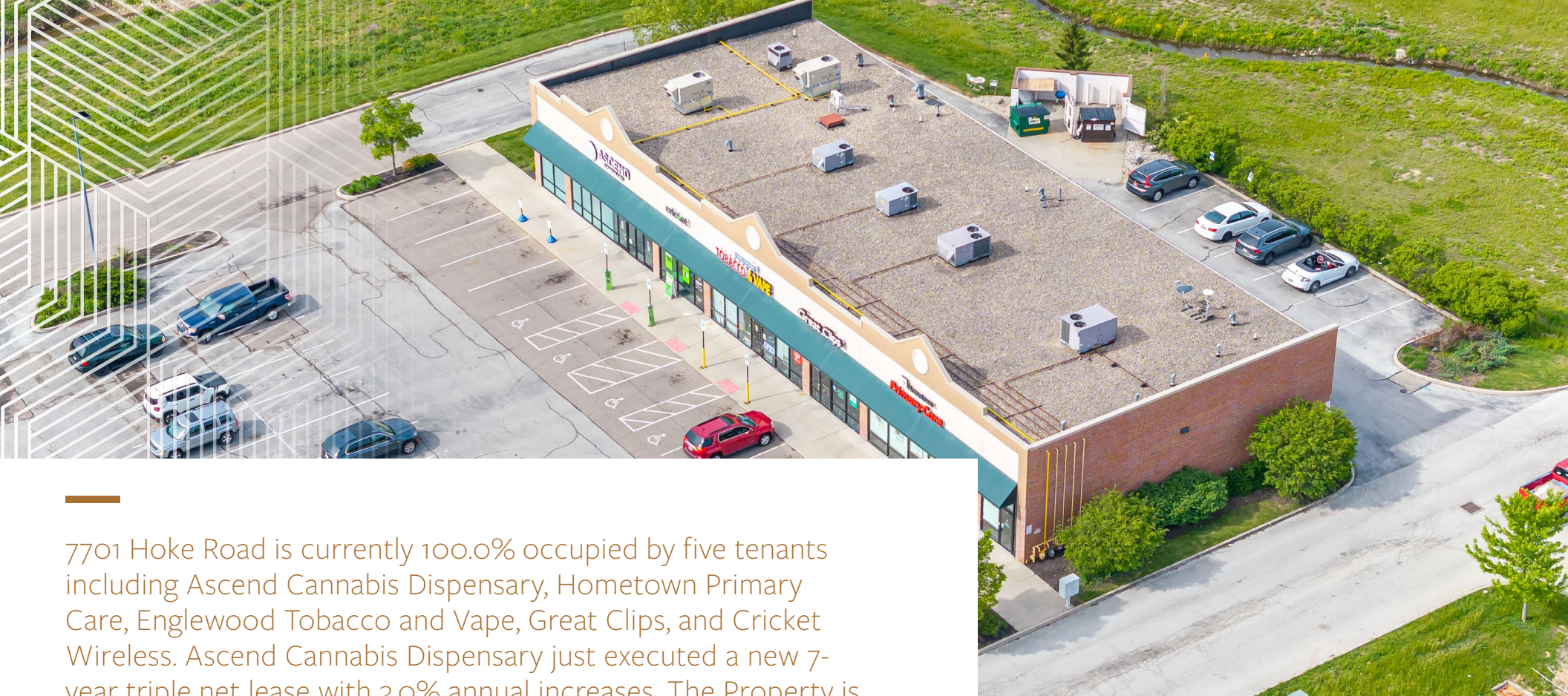


7701

Hoke Rd

One

EXECUTIVE
SUMMARY



7701 Hoke Road is currently 100.0% occupied by five tenants including Ascend Cannabis Dispensary, Hometown Primary Care, Englewood Tobacco and Vape, Great Clips, and Cricket Wireless. Ascend Cannabis Dispensary just executed a new 7-year triple net lease with 3.0% annual increases. The Property is 8,600 SF and has an average in-place rental rate of \$23.21/SF with a remaining weighted average lease term of 3.2 years.

CBRE, as exclusive agent, is proud to present the opportunity to purchase 7701 Hoke Road (the "Property"), a multi-tenant retail center shadow anchored by a well performing Walmart Supercenter with strong grocery store sales. Being located just off I-70, the Hoke Road trade area services the residents of Englewood, employees in the nearby distribution centers, and I-70 commuters across the Midwest.



\$2,106,000
OFFERING PRICE



LOCATED JUST
OFF OF I-70



STABILIZED OPPORTUNITY
WITH UPSIDE THROUGH
CONTRACTURAL RENT INCREASES



SHADOW ANCHORED BY A
WELL-PERFORMING
WALMART



OFFERED BELOW
REPLACEMENT COST



PROPERTY HIGHLIGHTS



\$2,106,000
PURCHASE PRICE



\$245
PRICE PER SF



8.40%
CAP RATE



8,600
SQUARE FEET



100%
OCCUPANCY



3.2 Years
WALT



2006
YEAR BUILT



M57-00720-0007
PARCEL NUMBER



1.34 Acres
PARCEL SIZE

PARCEL MAP

Parcel Number: M57-00720-0007
Land Acres: 1.34



HOKE ROAD RETAIL CORRIDOR





7701

Hoke Rd

Two

FINANCIAL
OVERVIEW

RENT ROLL

Tenant	SF	PRS	Start	End	Annual	Monthly	PSF	Lease Structure	Remaining Term
Hometown Primary Care	2500	29.1%	4/4/2016	3/31/2028	\$45,000	\$3,750	\$18.00	Fixed Reimbursements for NNN Expenses	22.9 Mos
Great Clips	1200	14.0%	11/1/2006	4/30/2027	\$27,600	\$2,300	\$23.00	NNN	11.9 Mos.
Cricket Wireless	960	11.2%	5/1/2025	4/30/2028	\$25,200	\$2,100	\$26.25	Fixed Cam Reimbursements	23.9 Mos.
Englewood Tobacco	1440	16.7%	1/1/2023	1/31/2028	\$39,338.16	\$3,278.18	\$27.32	NNN	20.9 Mos.
Ascend Cannabis Dispensary	2500	29.1%	8/1/2025	7/31/2032	\$62,499.96	\$5,208.33	\$25.00	NNN	84.0 Mos.
Total /Avg	8600				\$199,638.12	\$16,636.51	\$23.21		Avg 38.9 Mos.



CASH FLOW

	2023		2024		2025		In-Place	
	Annual	PSF	Annual	PSF	Annual	PSF	Annual	PSF
Rental Income	\$126,482	\$14.71	\$151,944	\$17.67	\$197,538	\$22.97	\$199,638	\$23.21
Reimbursements	\$51,681	\$6.01	\$52,129	\$6.06	\$52,390	\$6.09	\$59,976	\$6.97
Potential Gross Income	\$178,162	\$20.72	\$204,073	\$23.73	\$249,928	\$29.06	\$259,615	\$30.19
General Vacancy & Credit Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$12,981)	(\$1.51)
Effective Gross Revenue	\$178,162	\$20.72	\$204,073	\$23.73	\$249,928	\$29.06	\$246,634	\$28.68
EXPENSES								
Trash	\$4,703	\$0.55	\$5,173	\$0.60	\$3,104	\$0.36	\$3,104	\$0.36
HVAC Expenses	\$800	\$0.09	\$1,066	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Payroll & Labor	\$1,157	\$0.14	\$4,451	\$0.53	\$2,392	\$0.28	\$2,392	\$0.28
General Repairs	\$(1,756)	(\$0.20)	\$1,338	\$0.16	\$19,35	\$0.00	\$19,35	\$0.00
Roof Repairs	\$0	\$0.00	\$2,130	\$0.25	\$0	\$0.00	\$0	\$0.00
Security Services	\$161	\$0.02	\$77.00	\$0.01	\$0	\$0.00	\$0	\$0.00
Landscaping	\$11,976	\$1.39	\$7,675	\$0.89	\$6,350	\$0.74	\$6,350	\$0.74
Electric	\$2,474	\$0.29	\$2,249	\$0.26	\$5,597	\$0.65	\$5,597	\$0.65
Water & Sewer	\$1,734	\$0.20	\$443	\$0.05	\$155	\$0.02	\$155	\$0.02
Snow Removal	\$3,200	\$0.37	\$2,175	\$0.25	\$7,100	\$0.83	\$7,100	\$0.83
Fire Prevention	\$0	\$0.00	\$572	\$0.07	\$2,383	\$0.28	\$2,383	\$0.28
Signage	\$0	\$0.00	\$229	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
Management	\$7,228	\$0.84	\$7,886	\$0.92	\$10,287	\$1.20	\$10,097	\$1.18
Water & Sewer – Non-CAM	\$447	\$0.05	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Real Estate Taxes	\$39,295	\$4.57	\$25,566	\$2.97	\$26,669	\$3.10	\$26,669	\$3.10
Insurance	\$4,240	\$0.49	\$4,261	\$0.50	\$4,998	\$0.58	\$4,998	\$0.58
Total Expenses	\$75,660	\$8.80	\$66,301	\$7.71	\$69,881	\$8.13	\$69,691	\$8.10
NET OPERATING INCOME	\$102,502	\$11.92	\$137,772	\$16.02	\$180,047	\$20.94	\$176,943	\$20.57



7701

Hoke Rd

Three

TENANT
OVERVIEWS

Major Tenant Profiles



Company Overview	
Number of Locations	Headquarters
48	44 Whippany Rd, Ste 101 Morristown, NJ
Industry	Website
Cannabis	https://letsascend.com/

Ascend Wellness Holdings, Inc. is a publicly traded, vertically integrated multi-state operator in the U.S. cannabis industry, founded in 2018. The company operates across cultivation, manufacturing, wholesale distribution, and branded retail dispensaries, with a strategic focus on limited-license and Eastern U.S. markets including Pennsylvania, New Jersey, Illinois, and Ohio. Ascend’s in-house brands span flower, vapes, edibles, and pre-rolls and are distributed both through Ascend stores and third-party retailers.

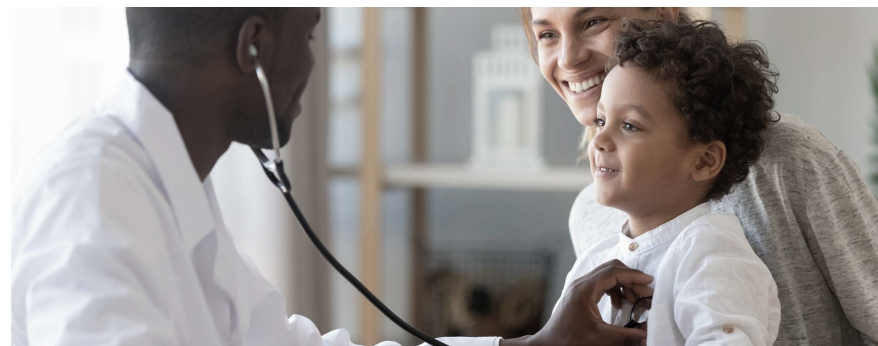
In 2025, Ascend executed a “densification” strategy, opening eight new dispensaries and closing underperforming locations, bringing its retail footprint to 48 stores while prioritizing profitability and cash flow discipline. The company reported full-year 2025 revenue of approximately \$500.6 million and highlighted expanded EBITDA margins alongside strong liquidity, with no major debt maturities until 2029. Recent 2026 activity includes the opening of the East Coasting branded dispensary in Eatontown, New Jersey, a major relaunch of the Ozone brand, and continued expansion through social-equity partnerships and selective new-store development in core markets.



Company Overview	
Number of Locations	Headquarters
6	1430 Oak Ct, Ste 100 Beavercreek, OH 45315
Industry	Website
Healthcare	https://www.greatclips.com/

Hometown Primary Care is a community-focused primary care platform headquartered in Ohio and operated as part of the larger Hometown Health family, including Hometown Urgent Care, Occupational Health, Clinical Research, and wellness services. The practice provides comprehensive primary care services for patients of all ages, including preventive care, chronic disease management, diagnostics, lab services, and telehealth, while accepting most major commercial and government insurance plans. A key differentiator is its integration with Hometown Urgent Care’s 30+ Ohio locations, enabling patients to receive coordinated after-hours and same-day care without fragmentation.

Over the past 12–18 months, Hometown Primary Care has expanded its Ohio footprint with new clinics in suburban and secondary markets such as Milford, Streetsboro, and Berea, directly aligning with population growth and outpatient demand trends. Recent activity has centered on scaling primary care access, recruiting providers to underserved communities, and leveraging its urgent-care referral base to drive patient growth and long-term relationships, positioning the platform as a lower-cost, community-anchored alternative to hospital-owned primary care networks.





7701

Hoke Rd

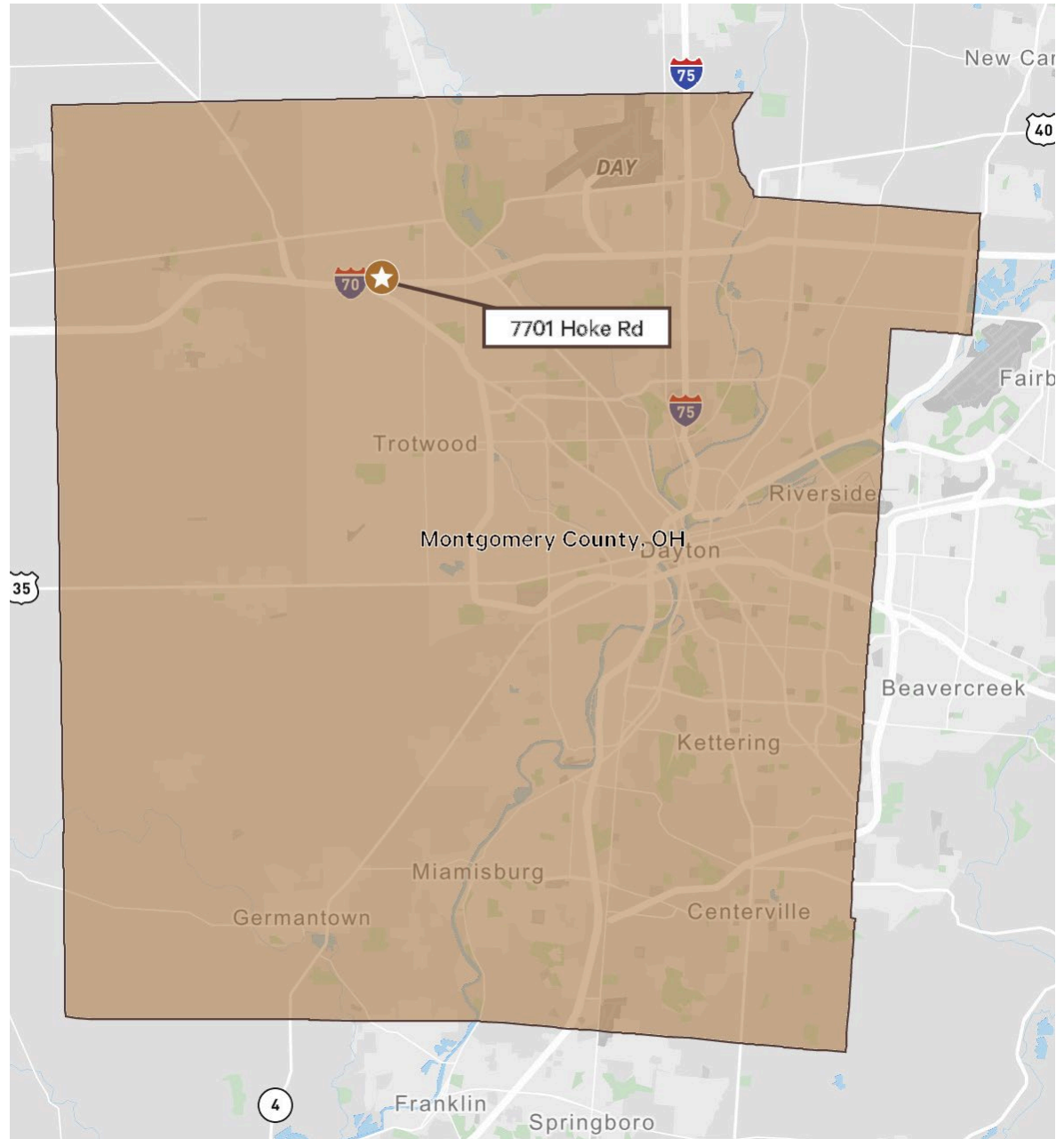
Four

MARKET
OVERVIEW

MONTGOMERY COUNTY DEMOGRAPHICS

Montgomery County is located in the southwestern portion of the U.S. state of Ohio. As of the census of 2020, there were 559,062 people, 229,229 households, and 146,935 families living in the county, making it the fifth-most populous county in Ohio. The population density was 1,211 people per square mile (468/km²). There were 248,443 housing units at an average density of 538 per square mile (208/km²). The county seat is Dayton.

The median income for a household in the county was \$40,156, and the median income for a family was \$50,071.





DAYTON, OH

Dayton is the sixth-largest city in the U.S. state of Ohio and the county seat of Montgomery County. A small part of the city extends into Greene County. The 2020 U.S. census estimate put the city population at 137,644, while Greater Dayton was estimated to be at 814,049 residents.

Dayton hosts significant research and development in fields like industrial, aeronautical, and astronautical engineering that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors.

Dayton's economy is relatively diversified and vital to the overall economy of the state of Ohio. In 2008 and 2009, Site Selection magazine ranked Dayton the #1 medium-sized metropolitan area in the U.S. for economic development. Dayton is also among the top 100 metropolitan areas in both exports and export-related jobs, ranked 16 and 14 respectively by the Brookings Institution. The 2010 report placed the value of exports at \$4.7 billion and the number of export-related jobs at 44,133. The Dayton Metropolitan Statistical Area ranks 4th in Ohio's Gross Domestic Product with a 2008 industry total of \$33.78 billion. Additionally, Dayton ranks third among 11 major metropolitan areas in Ohio for exports to foreign countries. The Dayton Development Coalition is attempting to leverage the region's large water capacity, estimated to be 1.5 trillion gallons of renewable water aquifers, to attract new businesses. Moody's Investment Services revised Dayton's bond rating from A1 to the stronger rating of Aa2 as part of its global recalibration process. Standard & Poor's upgraded Dayton's rating from A+ to AA- in the summer of 2009.

WITHIN 5 HOURS



WITHIN 10 MILES:

\$77,853

Average Household Income

214,336

Daytime Population

206,394

2025 Population

88,898

Households

±82,000

Vehicles per Day

(I-70, Hoke Rd, Salem Ave)



7701

Hoke Rd

CONTACT US

ERIC GREENFIELD
Vice President
Investment Properties
T: +1 412 394 9804
eric.greenfield@cbre.com

ALEX CARO
Associate
Investment Properties
T: +1 412 592 1129
alex.caro@cbre.com

OH Licensee
CHRIS PROSSER
Senior Vice President
Investment Properties
T: +1 513 369 1607
chris.prosser@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

