

Kroger - Free-Standing Retail Investment Property for Sale

1555 Wayne Ave | Dayton, OH | 45410



For Sale: \$3,093,554
NOI now \$210,361.68 @ 6.8% Cap rate

COUNTY	PROPERTY TYPE	ZONING	SPACE	TERMS
Montgomery	Retail / Grocery	Retail	+/- 22,973 SF	New 5-year term with six, 5-year automatic renewals

Property & Location Highlights:

- Strong investment opportunity!
- New Roof 2024 with transferable warranty.
- Tenant responsible for all maintenance directly without NNN pass-throughs. Landlord only responsible for roof and exterior walls. Tenant is also self-insured under new extension.
- 67-year operational history at this site: Kroger as continuously occupied the property under the original lease dated June 11, 1957 through nine prior Lease Modification Agreements and the current modification.
- Infill, transit-served site approximately one mile from University of Dayton, and the closest full grocery store to the surrounding neighborhood.

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:

Henkle Schueler
COMMERCIAL REAL ESTATE

Roy G. Meierdiercks

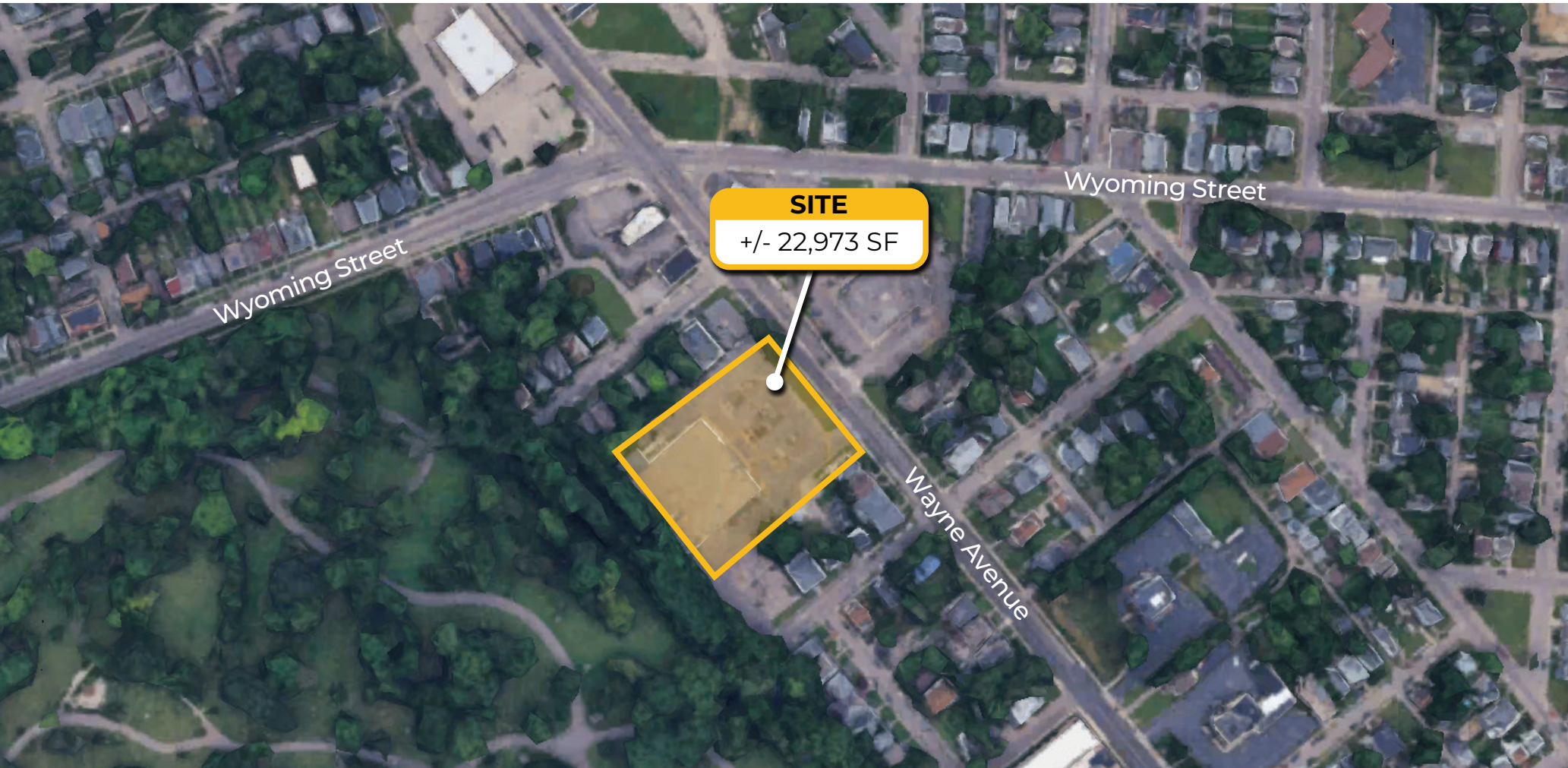
Commercial Sales Agent

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Lease Terms:

- Three parcels - Montgomery Co. Parcel ID numbers - R72 02811 0062, R72 02811 0063, R72 02811 0024
- Newly extended term: current Expiration Date pushed from June 30, 2029 (per LMA #9) to June 30, 2031, followed by (6) additional 5-year Option Periods — providing visibility through June 30, 2061 if fully exercised.
- Lease converted to a cleaner, more bondable structure: percentage rent / sales-based rent has been eliminated entirely, and Tenant now pays full property taxes and all increases directly to Montgomery County rather than reimbursing Landlord — thus removing semi-annual tax pass-through administration for ownership, increasing cash flow.

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