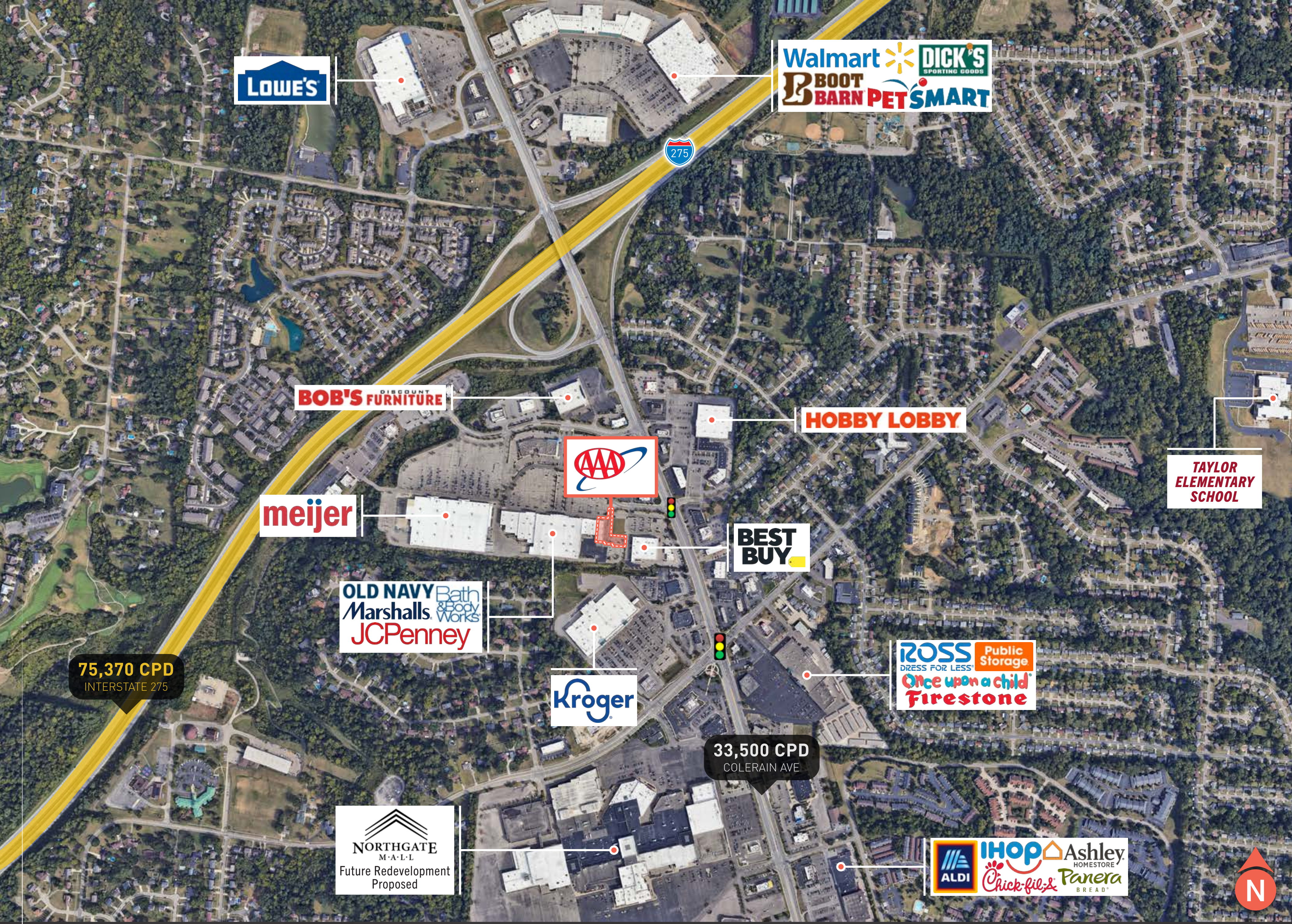
AAA - ABSOLUTE NNN CORPORATE LEASE

3663 STONE CREEK BLVD, CINCINNATI, OH 45251

OFFERING MEMORANDUM

Marcus & Millichap


Walmart
DICK'S SPORTING GOODS
LOWE'S
PETSMART
BEST BUY
DAVE & BUSTER'S
LOWE'S
target
GOLF GALAXY
Ashley HOMESTORE
sam's club
COSTCO WHOLESALE
at home
The Home Décor Superstore
meijer
MENARDS
Sharonville
CONVENTION CENTER
University of CINCINNATI
UC BLUE ASH COLLEGE
±4,560 Students
AAA
meijer
BEST BUY
Kroger
HOBBY LOBBY
Bath & Body Works
BOB'S DISCOUNT FURNITURE
JCPenney
NORTHGATE
M·A·L·L
GE Aerospace
Headquarters
275
75
macy's
Crate&Barrel
Dillard's
The Cheesecake Factory
BARNES & NOBLE
NORDSTROM
The Container Store
KENWOOD TOWNE CENTER
THE HOME DEPOT
target
TOYOTA
HYUNDAI
NISSAN
Ford
Walmart
Hamilton County Fair
74
71
TriHealth
Western Ridge Hospital
FIFTH THIRD BANK
Corporate Office
Kroger
target
THE HOME DEPOT
PETSMART
University of CINCINNATI
±53,000 Students
XAVIER UNIVERSITY
±5,700 Students
DOWNTOWN CINCINNATI
N



LOWE'S
Walmart
DICK'S SPORTING GOODS
BOOT BARN
PETSMART
275
BOB'S DISCOUNT FURNITURE
HOBBY LOBBY
AAA
meijer
BEST BUY
TAYLOR ELEMENTARY SCHOOL
OLD NAVY
Marshalls
JCPenney
Bath & Body Works
Kroger
ROSS DRESS FOR LESS
Public Storage
Once upon a child
Firestone
75,370 CPD
INTERSTATE 275
33,500 CPD
COLERAIN AVE
NORTHGATE M·A·L·L
Future Redevelopment Proposed
ALDI
IHOP
Ashley HOMESTORE
Chick-fil-A
Panera BREAD
N

Executive Summary

3663 Stone Creek Blvd, Cincinnati, OH 45251

FINANCIAL SUMMARY

Price	**$2,523,000**
Cap Rate	6.25%
Building Size	6,890 SF
Net Cash Flow	6.25% $157,708 (1)
Year Built	1984
Lot Size	0.73 Acres (2)

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof and Structure	Tenant Responsible
Tenant	AAA Club Alliance Inc., a Delaware non-stock, not-for-profit corporation
Lease Commencement Date	November 1, 2024
Lease Expiration Date	October 31, 2034
Lease Term Remaining	8 Years
Rental Increases	2% Annually
Renewal Options	2, 5 Year Options
Right of First Refusal	None

FOOTNOTES:
(1) As of November 2026.
(2) 0.7310 acres per Exhibit A legal description.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
11/1/2026 – 10/31/2027	$157,708	6.25%
11/1/2027 – 10/31/2028	$160,862	6.38%
11/1/2028 – 10/31/2029	$164,079	6.50%
11/1/2029 – 10/31/2030	$167,361	6.63%
11/1/2030 – 10/31/2031	$170,708	6.77%
11/1/2031 – 10/31/2032	$174,122	6.90%
11/1/2032 – 10/31/2033	$177,605	7.04%
11/1/2033 – 10/31/2034	$181,157	7.18%

Base Rent	**$157,708**
Net Operating Income	**$157,708**
Total Return	**6.25% $157,708**


target
THE HOME DEPOT
planet fitness
TOYOTA
HYUNDAI
NISSAN
Ford
Walmart
ROSS DRESS FOR LESS
Public Storage
Once upon a child
Firestone
ALDI
IHOP
Ashley HOMESTORE
Chick-fil-A
Panera BREAD
TACO BELL
PANDA EXPRESS CHINESE KITCHEN
McDonald's
BURGER KING
NORTHGATE M·A·L·L
Future Redevelopment Proposed
White Castle
Cheddar's SCRATCH KITCHEN
FIRST WATCH THE DAYTIME CAFE
RED LOBSTER FRESH FISH · LIVE LOBSTER
LOUISIANA KITCHEN
DUNKIN'
POPEYES
Walgreens
BEST BUY
Kroger
33,500 CPD
COLERAIN AVE
AspenDental
JD
JCPenney
MATTRESSFIRM
LENSCRAFTERS
Marshalls
Raising Cane's CHICKEN FINGERS
LA-Z-BOY FURNITURE GALLERIES
AAA
Valvoline.
meijer
N

Walmart
DICK'S SPORTING GOODS
BOOT BARN
PETSMART
LOWE'S
75,370 CPD
INTERSTATE 275
Logan's Roadhouse
BUFFALO WILD WINGS
BOB'S DISCOUNT FURNITURE
STONE CREEK TOWNE CENTER SHOPS
Bob Evans
HOBBY LOBBY
LA-Z-BOY FURNITURE GALLERIES
Domino's Pizza
Raising Cane's
MATTRESSFIRM
Valvoline
meijer
JD
33,500 CPD
COLERAIN AVE
LENSCRAFTERS
OLD NAVY
Marshalls
Bath & Body Works
JCPenney
AAA
BEST BUY
N

Property Description

INVESTMENT HIGHLIGHTS

- **Absolute Triple-Net (NNN) Corporate Lease with Over 8 Years Remaining**
- Annual Rental Increases with Multiple Renewal Options
- **Densely-Populated Cincinnati Trade Area with 146,010 Residents within a 5-Mile Radius**
- Situated within Stone Creek Towne Center, Anchored by Meijer and JCPenney
- **Easy Freeway Access Immediately Off Interstate 275 (±75,370 Cars per Day), a Significant Connector for the Cincinnati MSA**
- High Traffic Location Along Colerain Avenue (±33,500 Cars per Day) Providing a Direct Connection South to Downtown Cincinnati
- **Average Household Income Exceeds $87,000 in the Surrounding Area**

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	8,080	48,866	145,263
2025 Estimate	8,110	49,241	146,010
Households			
2030 Projections	3,523	20,039	61,254
2025 Estimate	3,518	20,062	61,274
Income			
2025 Est. Average Household Income	$80,724	$84,804	$87,695
2025 Est. Median Household Income	$66,951	$70,955	$72,139

Tenant Overview

AAA.COM
Website

HEATHROW, FL
Headquarters

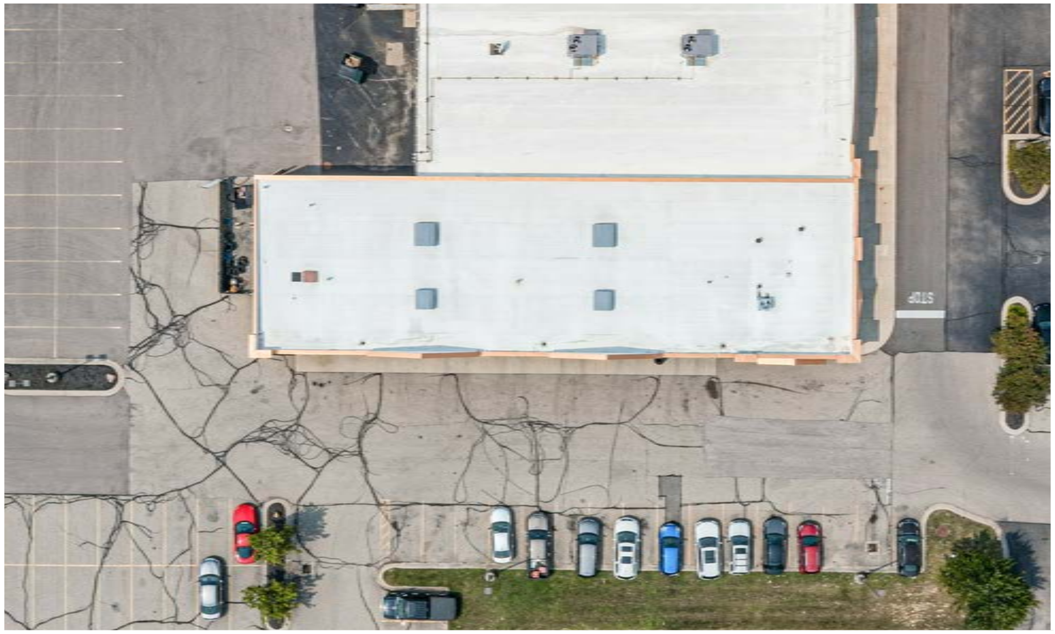
±1,100
Offices

1900
Founded

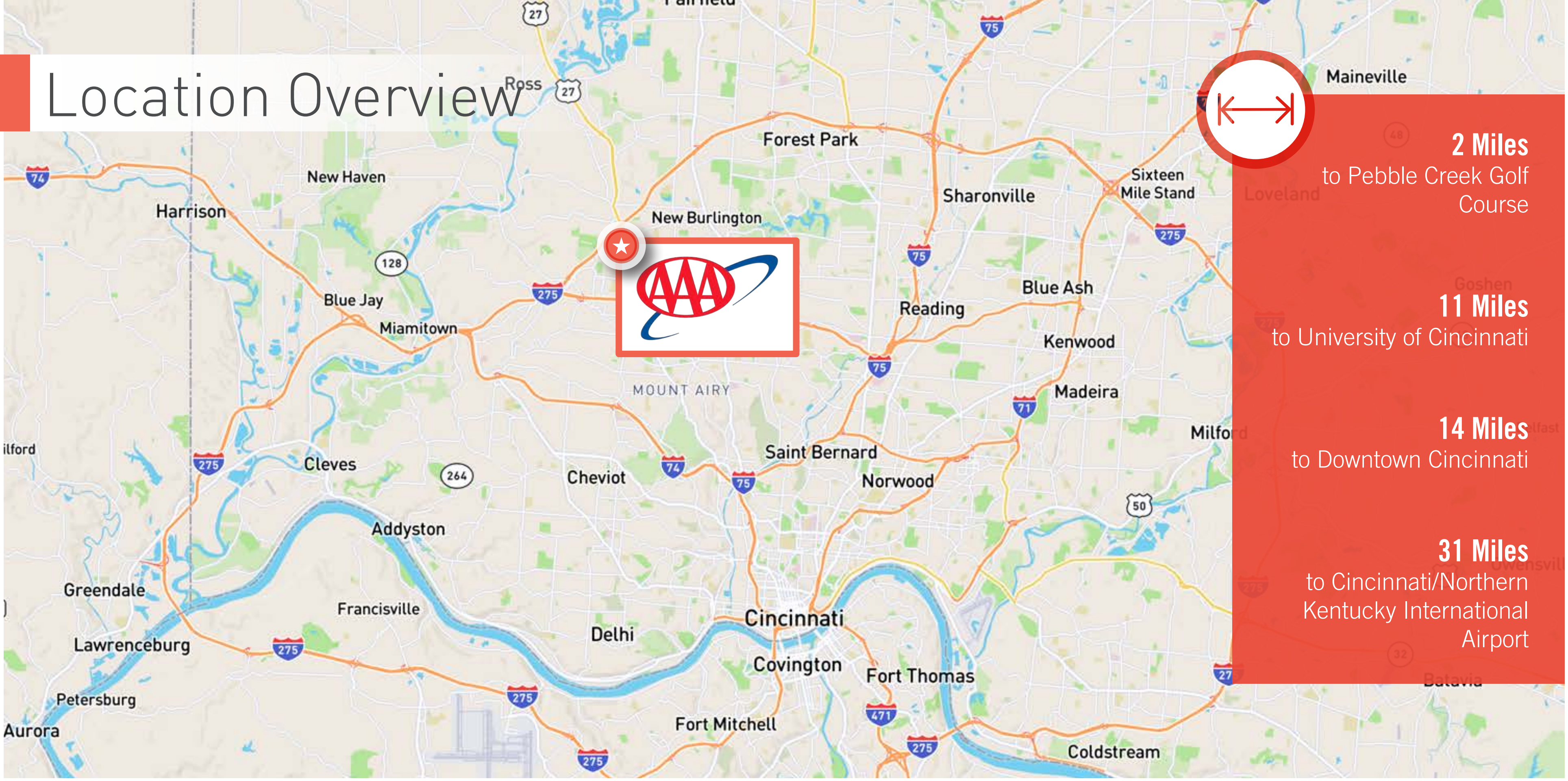
Established in 1900, AAA offers a wide array of automotive, travel, insurance and financial services. In North America, AAA is a not-for-profit, fully tax-paying federation of 44 motor clubs with more than 1,100 offices, serving more than 65 million Members throughout the United States (35 clubs) and Canada (nine clubs).

Members can use their AAA membership to get discounts and deals at places to shop around town from restaurant deals, hotel deals, movie tickets and more. Using AAA's smartphone app, members can find cheap gas nearby and get travel information, AAA Diamond rated hotels, restaurants, attractions, events and more. In times when members need auto repair, roadside service or a new car battery, a AAA tow truck or service vehicle will be on its way to help.

Property Photos



Location Overview



2 Miles
to Pebble Creek Golf Course

11 Miles
to University of Cincinnati

14 Miles
to Downtown Cincinnati

31 Miles
to Cincinnati/Northern Kentucky International Airport

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky, and Indiana that maintains a population of 2.2 million. Over the next few years, the metro is expected to add nearly 20,000 new residents, resulting in the formation of 13,000 households.

Seven Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cintas, Procter & Gamble, Fifth Third Bancorp, American Financial Group, Cincinnati Financial Group, and Western & Southern Financial Group. Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live. State tax credit initiatives, along with lower property, corporate, and state taxes, are major incentives that draw companies to the region. Ohio's state government also began a plan in 2023 to simplify regulations and improve competitiveness.

Revitalization, particularly around Findlay Market and Over-the-Rhine, through the addition of bars, restaurants and river-side parks downtown have drawn residents into the urban core. Downtown is currently being reshaped by the $4.05 billion Brent Spence Bridge Corridor Project and the recent Convention Center renovation, anchoring an $800 million district overhaul with a 700-room Marriott headquarters hotel opening in 2028. Cincinnati Children's Hospital Medical Center ranks No. 1 nationally in several pediatric specialties and made the 2025-26 U.S. News Best Children's Hospitals Honor Roll.

[exclusively listed by]

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