

EXCLUSIVE OFFERING

# ALDI-Anchored Retail Center



## OFFERING MEMORANDUM

430 Oberlin Road, Elyria, OH 44035

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# INVESTMENT HIGHLIGHTS

PRICE: \$4,275,000 | CAP: 7.00% | NOI: \$300,847



## About The Investment

- ✓ Corporate Guarantee from ALDI, Inc.
- ✓ Low Price Per Square Foot - \$30.58
- ✓ Covid-19 Proof Tenant Mix
- ✓ Freestanding Gas Station Included

## About The Location

- ✓ Cleveland-Elyria MSA Population of 2.06M
- ✓ Oberlin Road Daily Traffic Count of 15,450
- ✓ 1.6 Miles from the Elyria Airport
- ✓ Only Grocery Store In a Three Mile Radius

## About The Tenants

- ✓ Current ALDI Expansion Plans will Slot Them as the 3<sup>rd</sup> Largest Grocer in The Nation by 2022
- ✓ Essential Retail Rural King has Over 120 Locations in 13 States – Est. 1960
- ✓ Chapin Provides Custom Molding to the Automotive, Food and Drink, Consumer Goods, Safety Equipment, Toys, Sporting Goods, Agricultural, Power Equipment, Lawn and Garden, and Storage Industries.



# FINANCIAL OVERVIEW

PRICE: \$4,275,000 | CAP: 7.00% | NOI: \$300,847



## Property Description

Property	ALDI-Anchored Retail Center
Property Address	430 Oberlin Road
City, State, ZIP	Elyria, Ohio, 44035
Year Built	ALDI 1950 - Rural King/Chapin 1970
Building Size	ALDI 12,500 - Rural King/Chapin 127,300
Lot Size	30.7 Acres
Type Of Ownership	Fee Simple

## The Offering

NOI	\$300,847
CAP Rate	7.00%
Purchase Price	\$4,275,000
Price/SF	\$30.58

## Investment Summary

Marcus & Millichap is pleased to present the exclusive listing for an ALDI-Anchored Retail Center located at 430 Oberlin Rd, Elyria, Ohio 44035. The subject property consists of three buildings with roughly 139,800 in rentable square feet of building space on an estimated 30.7-acre parcel of land and features a gas station that can be leased for more income.

## Lease Summary

### ALDI

Lease Type	NNN	
Lease Commencement	10-07-1987	
Lease Expiration	05-11-2023	
Options To Renew	One (1), Five (5)-Year Option	
Scheduled Rent	\$5,510 /Mo.	\$0.44 Per SF

### Rural King

Lease Type	NNN	
Lease Commencement	09-01-2011	
Lease Expiration	09-01-2021	
Options To Renew	Three (3), Five (5)-Year Options	
Scheduled Rent	\$11,918 /Mo.	\$0.15 Per SF

### Chapin

Lease Type	Gross	
Lease Commencement	01-01-2019	
Lease Expiration	01-01-2024	
Options To Renew	TBD	
Scheduled Rent	\$11,802 /Mo.	\$0.24 Per SF

# FINANCIAL OVERVIEW

PRICE: \$4,275,000 | CAP: 7.00% | NOI: \$300,847



Expenses	
Scheduled Base Rent	\$350,879
Property Taxes	\$81,000
Insurance	\$15,600
Property Management	\$9,300 (3%)
Maintenance & Repair Reserves	\$5000
Reimbursements	\$61,015
NOI	\$300,847

MMCC Debt Quote	
Interest Rate	3.89%
Term Length	10 Years
Amortization	25 Years

Year 1 Returns		Pro Forma Returns	
Cap Rate	7.04%	Cap Rate	7.74%
Cash on Cash	8.33%	Cash on Cash	10.31%
Debt Coverage Ratio	1.73	Debt Coverage Ratio	1.90



The property will be delivered free and clear of any financing. The above is from a quote from MMCC and is subject to approval of Buyer's financial strength. Contact agent for more information.

# TENANT OVERVIEW



National ‘Grocery Value Leader’ Expands into New Markets and Plans to Open 70 More New Stores in 2020 [Read Full Article](#)

For over 40 years, ALDI US has stuck to the same guiding principle: Great quality shouldn’t come at a high price; rather, great quality should come with everyday low prices.

Founded by the Albrecht family, the first ALDI store opened in 1961 in Germany, making ALDI the first discounter in the world. Headquartered in Batavia, Illinois, ALDI now has more than 2,000 stores across 36 states, employs over 25,000 people and has been steadily growing since opening its first US store in Iowa in 1976.

The no-frills grocery shopping experience focuses on customers first - delivering high quality food they’re proud to serve their family, responsive customer service, everyday low prices and a quick-and-easy shopping experience with only four to five aisles and all the essentials. We carry the weekly must-haves and display them in their designed shipping boxes to help save time and resources to restock shelves. Shoppers will find more than 90 percent of the groceries we offer are under our ALDI exclusive brands, hand-selected by ALDI to ensure that our products meet or exceed the national brands on taste, quality and, of course, price. That means you don’t have to worry about which ketchup brand or Greek yogurt brand is best, because we’ve specially curated the best product for you and your family. We can’t promise you’ll find ten choices of the same item, but we can promise you’ll find the best one.

Additionally, we partner with a wide variety of growers – including some local farmers – to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten-free and organic foods, we are committed to bringing our shoppers the highest quality products at the lowest possible prices.



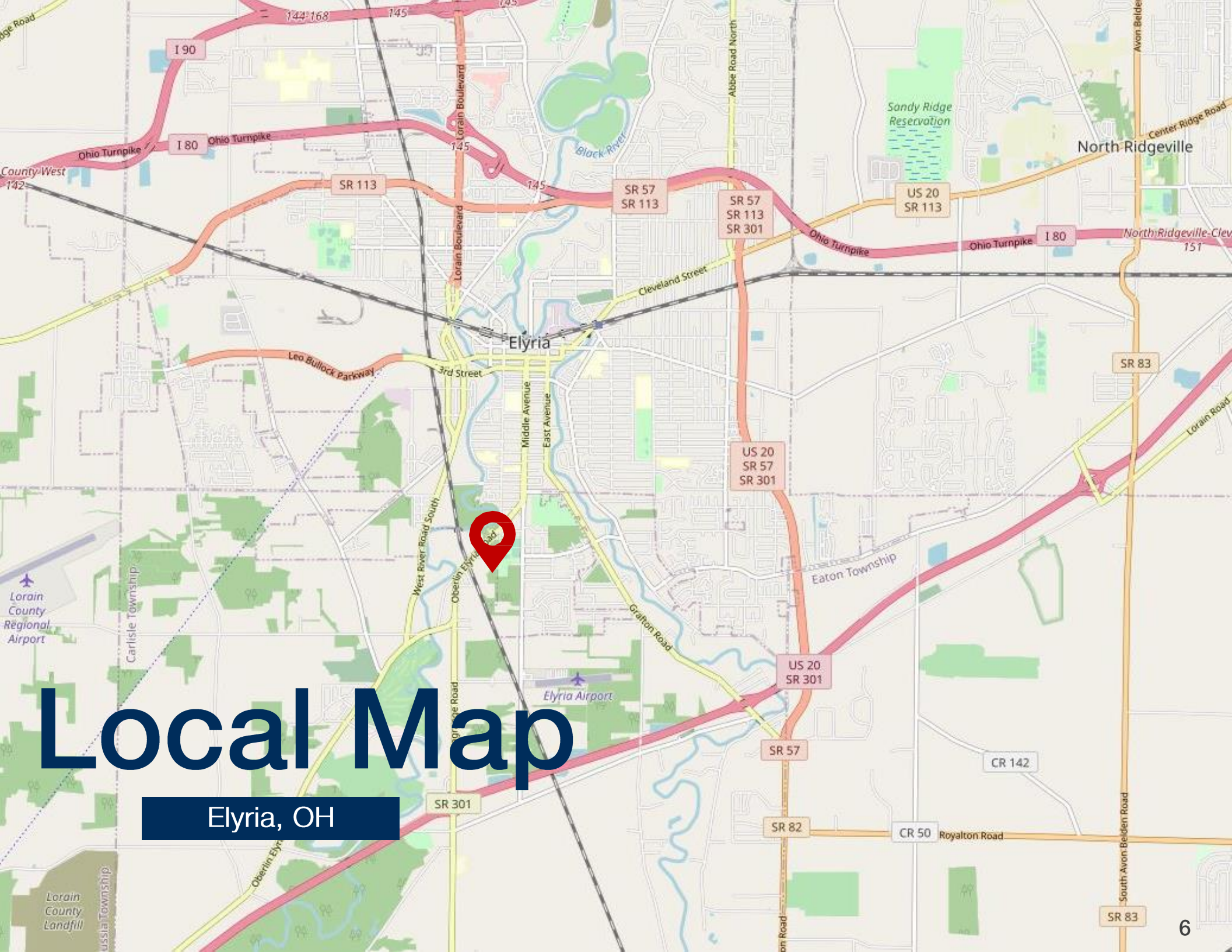
Rural King Continues To Expand Opening New Stores In Multiple States This Fall 2020

Rural King, also known as RK Holdings, LLP, is America’s Farm and Home Store, a General Merchandise Store, providing essentials to the communities we serve. More specifically, we provide a broad range of necessities, essential goods, food, feed, seed and other farm and home products. Rural King planted its roots in Mattoon, Illinois in 1960. Since that time, Rural King has added over 120 stores in a thirteen-state area (Alabama, Illinois, Indiana, Kentucky, Tennessee, Ohio, Michigan, Missouri, Pennsylvania, Florida, North Carolina, West Virginia and Virginia). The heart of Rural King is the corporate office, distribution center and flagship store, located in its city of origin, Mattoon IL.



Chapin International Inc. expanded their blow molding success by opening a subsidiary in Elyria, Ohio on June 29, 2018. The company celebrated by having a cookout to meet-and-greet each new employee. Chapin Custom Molding covers 80,000 square feet. This expansion provides new products and capabilities that channel multiple industries such as toys, automotive, pool supplies, pet supplies, and much more. The facility offers design services, blow molding production, assembly, and onsite warehousing.

[More Info](#)



# Local Map

Elyria, OH

# SURROUNDING AREA

430 Oberlin Rd. Elyria, OH 44035

## Growth

130 New Homes Being Developed  
1.4 Miles From Subject Property

[Read Full Article](#)



© aerial agents

## Economy

The economy of Cleveland-Elyria, OH employs 1.01M people. The largest industries in Cleveland-Elyria, OH are Health Care & Social Assistance (166,253 people), Manufacturing (144,312 people), and Retail Trade (104,236 people), and the highest paying industries are Management of Companies & Enterprises (\$66,571), Utilities (\$62,083), and Professional, Scientific, & Technical Services (\$58,873).

Median household income in Cleveland-Elyria, OH is \$56,203. Males in Cleveland-Elyria, OH have an average income that is 1.34 times higher than the average income of females, which is \$48,520. The income inequality in Cleveland-Elyria, OH (measured using the Gini index) is 0.46, which is lower than the national average.



# SURROUNDING AREA

430 Oberlin Rd. Elyria, OH 44035

## Town of Elyria

By 1945, the Brown-Lipe-Chapin Division of General Motors had become the largest industry in Elyria. The Ternstedt Manufacturing Company, which had been founded in 1917 to make a window crank assembly for automobiles, would merge with Brown-Lipe-Chapin in 1962 under the purview of GM, producing more than 85,000 pieces of automotive hardware every day. By 1971, the company had become the Fisher Body Division of General Motors and had expanded to cover 225 acres and produced enough automobile parts to fill 250 rail cars each month. The Fisher Guide Plant continued to employ more than 2,000 workers until July of 1988 when it closed.

As Elyria moves through the 21st Century, industry continues to grow and evolve. BASF, which had acquired the century-old, stalwart Elyria company Hershaw Chemical Company twenty-five years prior, opened a state-of-the-art cathode materials production facility in Elyria to produce the lithium-ion batteries that power electric vehicles in 2012.

Lorain County Community College continues to entice companies on the cutting-edge of technology into the City. In addition to future-proofing our workforce through educational programs specializing in alternative energy and advanced manufacturing, the college continues to embrace and support the technology industry by creating more advanced facilities on campus. In 2001, a collaboration between local government and education created the Great Lakes Innovation and Development Enterprise (GLIDE) program designed to empower local entrepreneurs to bring their ideas to reality, and in 2013, SMART Microsystems created a facility in the Desich Smart Center specializing in microelectronic package assembly. As industry evolves, the City of Elyria evolves with it and continues to reinvent itself.

<https://www.cityofelyria.org/history-of-elyria/>



# Demographics

430 Oberlin Rd. Elyria, OH 44035

 71k

Total Population Within Elyria

 47.9K

Total Households Within Elyria

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	5,162	44,368	72,221
■ 2019 Estimate			
Total Population	5,187	44,840	71,886
■ 2010 Census			
Total Population	5,213	44,858	70,507
■ 2000 Census			
Total Population	5,196	45,175	70,002
■ Current Daytime Population			
2019 Estimate	3,810	44,105	71,457
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	1,847	17,958	29,608
■ 2019 Estimate			
Total Households	1,857	18,004	29,244
Average (Mean) Household Size	2.74	2.45	2.43
■ 2010 Census			
Total Households	1,868	18,025	28,726
■ 2000 Census			
Total Households	1,866	17,725	27,504
■ Occupied Units			
2024 Projection	1,847	17,958	29,608
2019 Estimate	2,127	20,130	32,462
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$150,000 or More	2.03%	3.40%	4.53%
\$100,000 - \$149,000	5.45%	8.73%	10.65%
\$75,000 - \$99,999	8.95%	12.96%	13.78%
\$50,000 - \$74,999	20.73%	20.31%	20.90%
\$35,000 - \$49,999	13.38%	14.74%	14.44%
Under \$35,000	49.45%	39.86%	35.71%
Average Household Income	\$45,910	\$56,253	\$62,055
Median Household Income	\$35,637	\$44,232	\$49,791
Per Capita Income	\$16,627	\$22,856	\$25,421

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$47,553	\$57,264	\$61,311
■ Consumer Expenditure Top 10 Categories			
Housing	\$12,568	\$14,284	\$14,970
Shelter	\$6,976	\$7,830	\$8,145
Transportation	\$6,767	\$9,647	\$10,558
Food	\$6,103	\$6,607	\$6,934
Personal Insurance and Pensions	\$4,143	\$5,341	\$5,859
Health Care	\$3,239	\$4,052	\$4,375
Utilities	\$2,734	\$3,146	\$3,298
Entertainment	\$2,189	\$2,702	\$2,900
Household Furnishings and Equipment	\$1,402	\$1,550	\$1,643
Apparel	\$1,121	\$1,311	\$1,412
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	5,187	44,840	71,886
Under 20	37.29%	26.50%	24.68%
20 to 34 Years	20.21%	19.22%	18.40%
35 to 39 Years	5.82%	6.01%	6.02%
40 to 49 Years	10.41%	12.04%	12.12%
50 to 64 Years	14.90%	19.64%	20.47%
Age 65+	11.38%	16.61%	18.32%
Median Age	29.32	38.55	40.79
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	2,911	30,152	49,895
Elementary (0-8)	3.28%	1.64%	1.45%
Some High School (9-11)	13.65%	10.56%	9.57%
High School Graduate (12)	37.01%	35.43%	35.58%
Some College (13-15)	24.13%	25.58%	25.22%
Associate Degree Only	9.16%	10.65%	10.44%
Bachelors Degree Only	7.42%	9.93%	10.86%
Graduate Degree	3.12%	5.05%	5.88%

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