

Widmer's NNN Investment Opportunity

Cincinnati, Ohio

Asking Price: \$360,000
11% CAP on existing NOI



23,059 VPD on Madison Road



LOCATION

1635 Madison Road | Cincinnati, Ohio 45206

HIGHLIGHTS

- Tenant: C & C Clean Team Enterprises LLC, dba Widmer's, a strong regional operator
- Founded in 1910, currently operates 15 stores
- Lease expires 2/28/2024
- Rent increases every three years at 2.5%
- Triple Net Lease
- Built: 1969
- Building: 2,432 SF (Retail Store 1,459 SF | Storage Garage 973 SF)
- Land: .26 Acre
- Located in East Walnut Hills
- Signalized intersection
- Across from Purcell Marion High School

DEMOGRAPHICS

2016 Estimates	1 mi	3 mi	5 mi
Population	15,302	149,882	294,028
Households	7,652	68,546	134,484
Average HH Income	\$66,676	\$66,743	\$60,778
Daytime Employees	7,621	241,304	345,514

CONTACT

Amy Holter • aholter@anchor-associates.com
Jason Gibson • jgibson@anchor-associates.com
Office Phone • 513/784-1106
Website • www.anchor-associates.com

ANCHOR ASSOCIATES

3825 Edwards Road, Suite 630
Cincinnati, OH 45209
513/784-1106

