

# EXCELL FUND BROKERAGE, L.L.C.

a full service commercial real estate company

## NET INVESTMENT 5+ YEAR

140 WEST STREET  
NEW VIENNA, OH 45159



Picture for display purposes only-not actual site



# \$970,588

## SUMMARY

Cross Streets: West St and South Street  
Market: Ohio  
County: Clinton  
List Price: \$970,588  
Rent: \$82,500/Year  
CAP Rate: 8.50%

Building SF: 8,000 SF  
Land SF: 21,780 SF  
Occupied: 100%  
Year Built: 2007  
Zoning: Commercial

## NATIONAL CREDIT

Family Dollar  
8,000 SF  
Primary Lease Term Expires June 30, 2022  
4 - 5 Year Options  
10% Increase every 5 years during option periods  
Current Rent: \$75,00/year  
Rent Increase July 1st 2017: \$82,500  
5+ Years on Lease Term

## Family Dollar Credit Ratings

S&P Credit Rating: BBB-  
S&P Quality Rating: A+

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