



# ADENA HEALTH SYSTEM & ASHLEY FURNITURE

CHILlicoTHE, OHIO

**\*Rural King Shadow Anchor Not Part of Sale**



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## PRESENTED BY **GOODMAN INVESTMENT GROUP**



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Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

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<b>PROPERTY</b>	Adena Health System & Ashley Furniture
<b>ADDRESS</b>	1470 North Bridge St, Chillicothe, Ohio 45601
<b>SHADOW ANCHOR</b>	Rural King (94,000 SF)
<b>PROPERTY TYPE</b>	Regionally Anchored Strip Center
<b>TENANT TYPE</b>	Adena Health System - Medical Urgent Care Ashley HomeStore - Retail Furniture
<b>MARKET</b>	Chillicothe MSA
<b>POPULATION</b>	77,313
<b>BUILDING SIZE</b>	72,010 Square Feet
<b>LAND SIZE</b>	6.2 Acres (to be confirmed with lot split to be completed prior to transfer)
<b>PERCENT LEASED</b>	100%
<b>LEASE TERM REMAINING</b>	Adena Health System: 9 Years Ashley Furniture: 10 Years
<b>NET OPERATING INCOME</b>	\$493,096.66
<b>CAP RATE</b>	8.5%
<b>PRICE</b>	\$5,801,000

# INVESTMENT HIGHLIGHTS



**Two-Tenant Medical/Retail with Adena Health and Ashley HomeStore**

**Regional Draw with Anchor Tenancy and 94,000 SF Rural King Shadow Anchor**

**High Barrier to Entry Market Serving over 77,000 People**

**Average Lease Term Remaining is 9.5 Years**

**Attractive Modern Storefront Design**

**Thriving Area Surrounded by Retail, Manufacturing and Distribution**



## CHILLICOTHE, OHIO

Chillicothe is the county seat of Ross County, Ohio. Located along the Scioto River 45 miles south of Columbus, Chillicothe was the first and third capital of Ohio. It is the only city near its size in Ross County and the commercial and geographical center of the Chillicothe Micropolitan Statistical Area (as defined by the United States Census Bureau in 2003), spreading throughout the county with a population of 77,313. Chillicothe is the county's hub for economic activity. Retail, healthcare, a college campus and major manufacturing are among the largest employers, but the most notable employer in the area is a Pixelle paper mill that has been in operation for over 100 years with 1,180 employees. Additionally, a branch of Ohio University, Ohio University-Chillicothe, is a public four-year institution, that offers 13 associate degree programs and eight bachelor's degree programs. About 2,500 students are enrolled each year.



## PROPERTY DESCRIPTION

For sale to qualified investors is a two-tenant building in Chillicothe, Ohio, adjacent to a 94,000-square-foot Rural King retail store. The offering includes Adena Health System in 49,366 square feet of space with 9 years of guaranteed lease term remaining, and Ashley HomeStore, whose 10 year lease term commences in the fall of 2023. Both tenants along with Rural King (shadow anchor) draw customers from a regional population of approximately 77,000 people. Adena, Ashley HomeStore, and Rural King all selected Chillicothe due to its regional draw throughout Ross County as the county seat and center of commerce for the area. The property is surrounded by other national retailers and restaurants including Walmart, Lowe's, Kohl's, Sam's Club, Menard's, Kroger, Hobby Lobby, Dick's Sporting Goods, TJ Maxx, ALDI, Starbucks, Chipotle, Panera, Five Guys, Olive Garden, McDonald's, Taco Bell, Arby's, and many more.







# ADENA HEALTH SYSTEM & ASHLEY FURNITURE CHILLICOTHE, OHIO

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## 2024 PROFORMA

### INCOME

Occupancy: 100%

#### BASE RENTAL INCOME

Tenant	Size (SF)	Annual Rent	PSF
Adena Health System	49,366	\$370,245.00	\$7.50
Ashley Furniture	22,644	\$187,500.00	\$8.28
<b>Total</b>	<b>72,010</b>	<b>\$557,745.00</b>	<b>\$7.89</b>

#### REIMBURSED EXPENSES

Property Taxes	\$79,623.57
Insurance	\$12,340.71
Common Area Maintenance	\$19,488.77
Management	\$13,762.06
<b>Total</b>	<b>\$125,215.10</b>


<b>GROSS RENT (IN-PLACE)</b>	<b>\$557,745.00</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$682,960.10</b>


#### OPERATING EXPENSES

Common Area Maintenance	
Landscape Maintenance	\$5,630.00
Snow Removal	\$2,500.00
Parking Lot Sweeping	\$4,000.00
Parking Lot Lighting	\$3,500.00
Fire Alarm Testing	\$300.00
Parking Lot Repairs	\$5,000.00
Repairs and Maintenance	\$7,500.00
Insurance (\$0.25 psf)	\$18,002.50
Property Tax	\$116,154.00
Management (3% EGI)	\$20,075.94
Capital Reserves (\$0.10 psf)	\$7,201.00
<b>Total</b>	<b>\$189,863.44</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>\$189,863.44</b>
<b>NET OPERATING INCOME</b>	<b>\$493,096.66</b>
<b>ASKING PRICE AT 8.5% CAP RATE</b>	<b>\$5,801,000</b>



TENANT NAME	SQUARE FEET	PRO RATA	LEASE TERM		RENTAL RATES			RECOVERY TYPE
			BEGIN	END	BEGIN	ANNUALLY	PSF	
 Adena Health System	49,366	68.55%	2-1-2022	10-1-2032	Current	\$370,245.00	\$7.50	NNN
					10-1-2027	\$407,269.50	\$8.25	
					<b>Options:</b>			
					10-1-2032	\$447,996.45	\$9.08	
					10-1-2037	\$492,796.10	\$9.98	
10-1-2042	\$542,075.70	\$10.98						
<b>COMMENTS/OPTIONS</b>								
Tenant reimburses its pro rata share of common area maintenance, insurance, real estate taxes, management, and 10% of CAM as admin.								
<b>Options:</b> Three 5-year options exercised by providing 9 months prior notice.								

TENANT NAME	SQUARE FEET	PRO RATA	LEASE TERM		RENTAL RATES			RECOVERY TYPE
			BEGIN	END	BEGIN	ANNUALLY	PSF	
 Ashley HomeStore	22,644	31.45%	10-1-2023	9-30-2033	10-1-2023	\$187,500.00	\$8.28	Gross
					<b>Options:</b>			
					10-1-2033	\$206,250.00	\$9.11	
10-1-2038	\$226,875.00	\$10.02						
<b>COMMENTS/OPTIONS</b>								
Gross Lease.								
<b>Options:</b> Two 5-year options exercised by providing 9 months prior notice.								





## ADENA HEALTH

Adena Health traces its roots to a small brick house in downtown Chillicothe nearly 120 years ago, and today is a health system that provides state-of-the-art medical services for patients in nine Ohio counties.

Adena Health System has been serving generations in south central and southern Ohio for over 120 years. Since 1895, they have remained focused on their commitment to provide patients with not only the best healthcare, but also personal service. As a non-profit hospital, founded on religious beliefs, Adena treats every patient with respect and compassion.

The majority of the physicians on staff at Adena are employed through the Adena Medical Group (AMG). AMG includes approximately 200 physicians and 150 advanced practice providers, located at 28 practices throughout the nine-county service region. Adena attracts highly skilled and dedicated physicians, nurses, and staff representing many specialties.

Today, Adena Health System includes four hospitals in Chillicothe, Waverly, Greenfield and Washington Court House, as well as and six regional clinics - with a total of 341 beds. They provide quality healthcare for the more than 400,000 people who call south central and southern Ohio home. With more than 4,000 employees, Adena serves as an economic catalyst for the region.

[WWW.ADENA.ORG](http://WWW.ADENA.ORG)





## ASHLEY HOMESTORE

Ashley Home Stores Ltd. is an American furniture store chain that sells Ashley Furniture products. Opened in 1997 with its first store in Anchorage, Alaska, the chain now comprises over 2,000 locations worldwide. Since inception, the company has become the #1 home furniture retailer in North America. It has annual revenues of \$5 billion and over 4,000 global employees. The company has stores located throughout the United States, Canada, Chile, Mexico, Puerto Rico, Egypt, Central America, Japan, India, Turkey, Singapore, Saudi Arabia, Pakistan, Kazakhstan, Armenia, Georgia, Ukraine, Mongolia, Kuwait, Cambodia, Vietnam and Bangladesh. The chain has both corporate and independently licensed and operated furniture stores. The 100th HomeStore store opened in 2003, the 200th in 2005. It became the fastest-growing furniture chain and top-selling furniture brand worldwide in 2006.

[WWW.ASHLEYFURNITURE.COM](http://WWW.ASHLEYFURNITURE.COM)





**BIG SANDY**  
Superstore

EST'D 1960  
**RURAL KING**  
AMERICA'S FARM & HOME STORE

**ASHLEY**  
**ADENA HEALTH**

**MENARDS**

**DOLLAR GENERAL**

**SENEY RD**

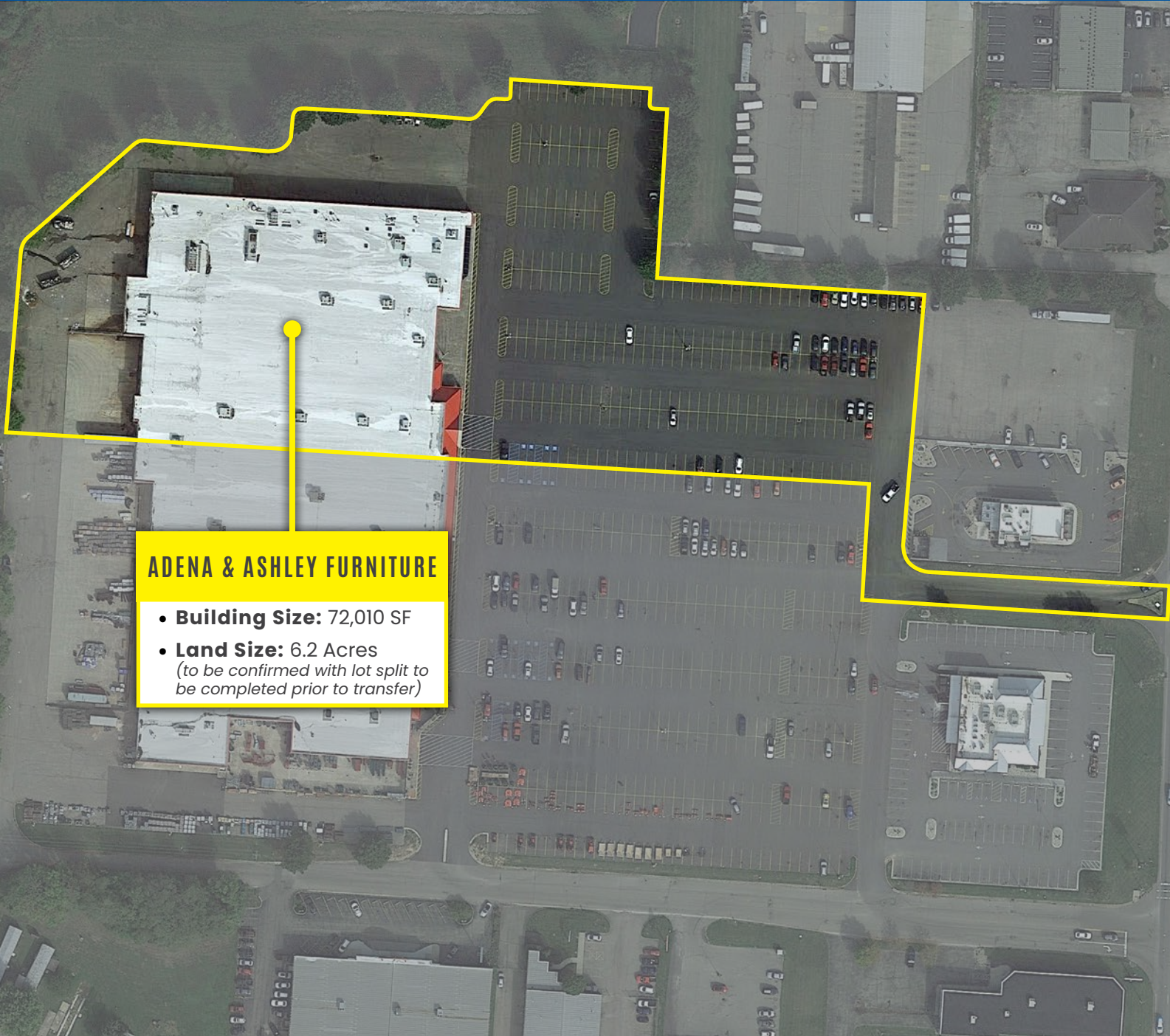
**TEXAS**  
ROADHOUSE

**Wendy's**

**ULTIMATE SHINE**  
CAR WASH

**N BRIDGE ST**

**25,284 VPD (23)**

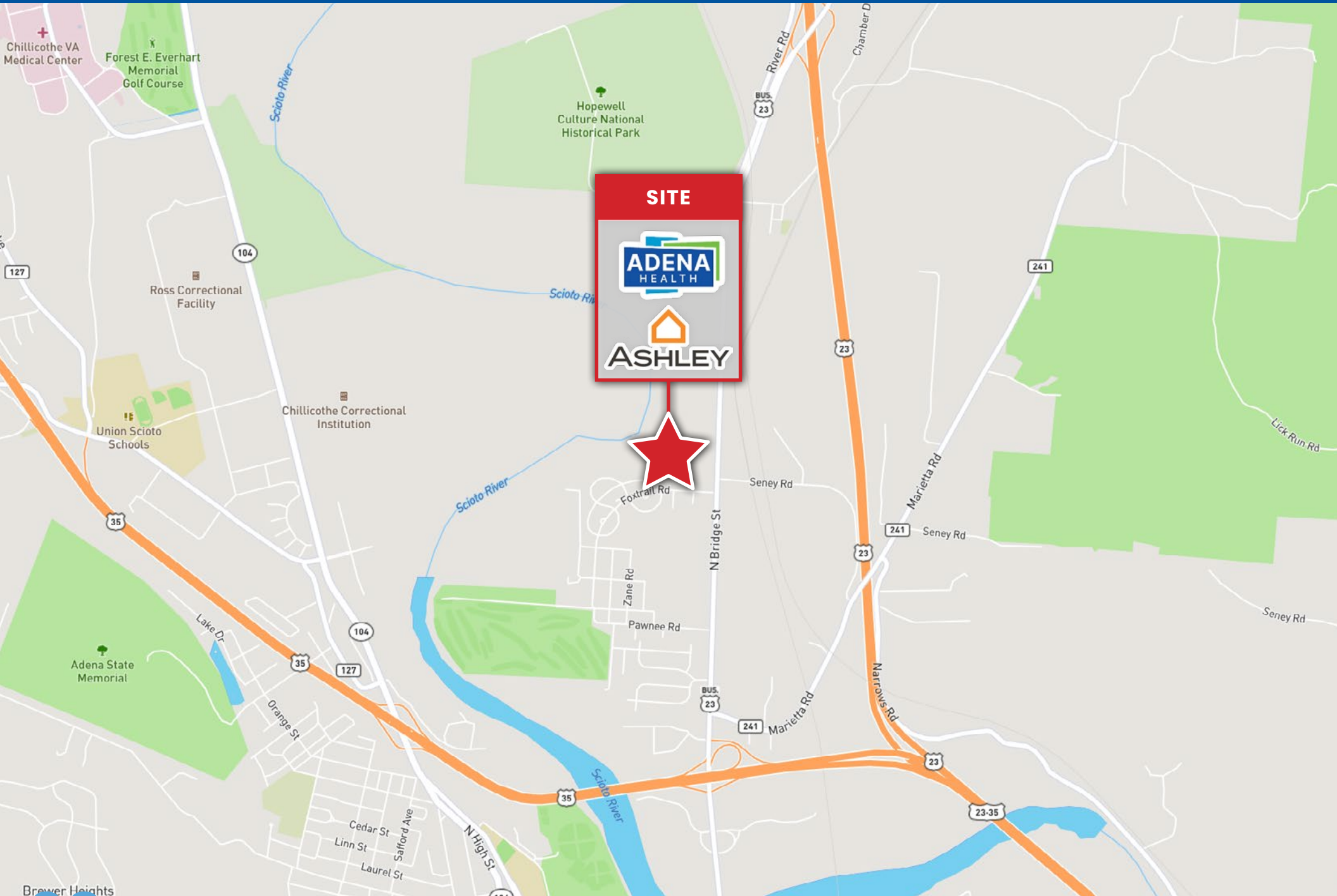


## ADENA & ASHLEY FURNITURE

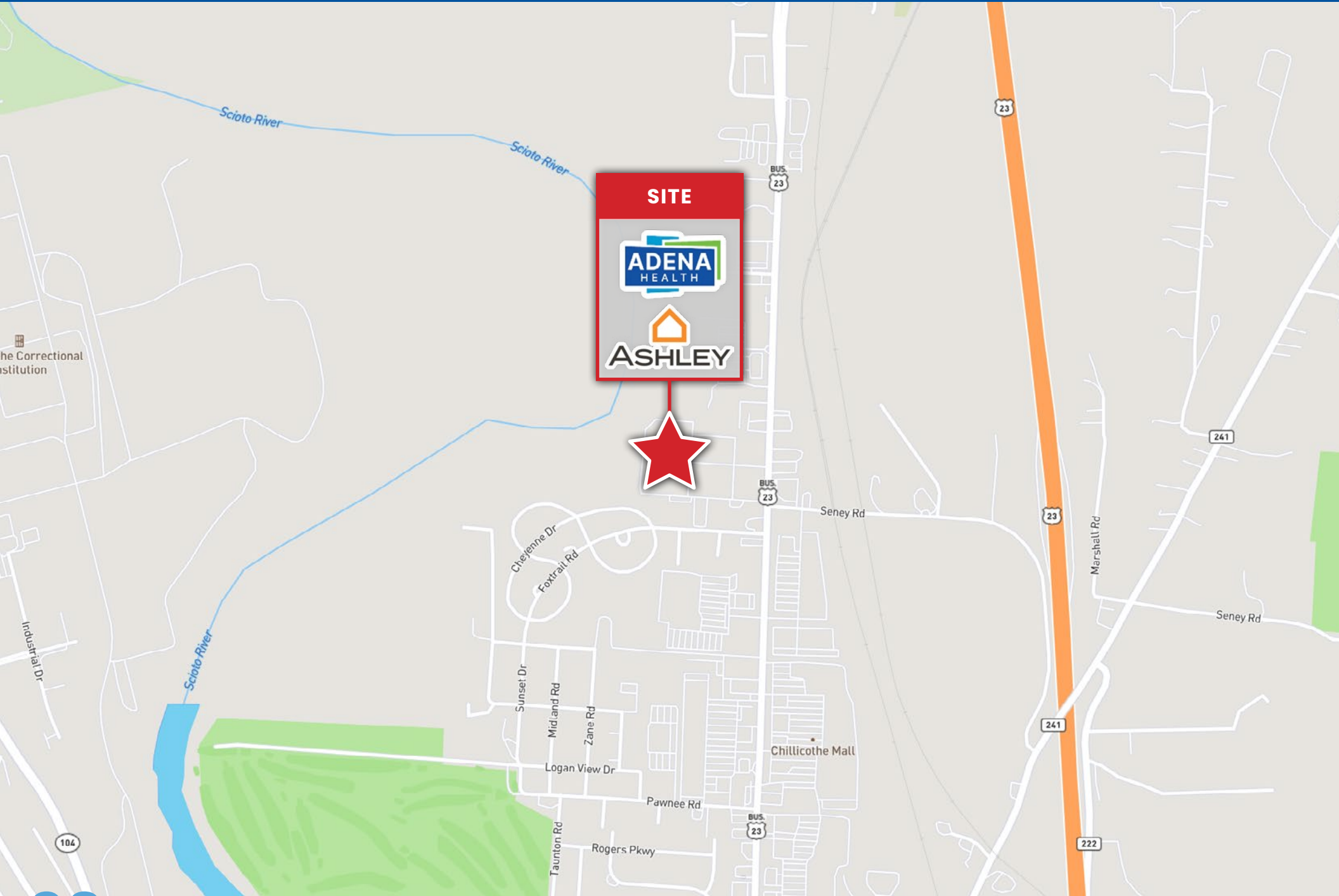
- **Building Size:** 72,010 SF
- **Land Size:** 6.2 Acres  
*(to be confirmed with lot split to be completed prior to transfer)*



# ADENA HEALTH SYSTEM & ASHLEY FURNITURE CHILLICOTHE, OHIO





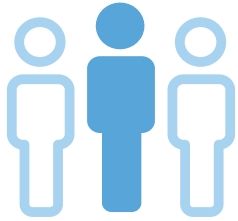


**SITE**





## 5 MILE RADIUS DEMOGRAPHICS



**38,301**

Population



**41**

Median Age



**2.33**

Average Household Size



**AVERAGE**

**HOUSEHOLD INCOME**

**\$44,388**

1 Mile Radius

**\$64,365**

3 Mile Radius

**\$70,837**

5 Mile Radius



	1 MILE	3 MILE	5 MILE	7 MILE
<b>POPULATION</b>				
Current Year Estimated Population	1,228	26,469	38,301	46,137
5 Year Projected Population	1,242	26,672	38,602	46,511
2010 Census Population	1,314	26,479	38,586	46,741
2000 Census Population	1,180	25,738	36,984	44,321
<b>HOUSEHOLDS</b>				
Current Year Estimated Households	577	8,983	13,789	16,736
5 Year Projected Households	585	9,070	13,916	16,891
2010 Census Households	621	8,992	13,941	17,009
2000 Census Households	581	9,229	13,618	16,316
<b>AGE</b>				
Est. Population Under 10 Years	12.5%	9.6%	10.2%	10.2%
Est. Population 10-19	12.0%	10.1%	10.9%	11.2%
Est. Population 20-30	11.0%	13.7%	13.6%	13.6%
Est. Population 30-44	19.3%	23.8%	21.6%	20.6%
Est. Population 45-59	16.8%	20.2%	19.7%	19.8%
Est. Population 60-74	18.4%	15.7%	16.7%	17.3%
Est. Population 75 Years or Over	10.0%	6.9%	7.3%	7.4%
<b>INCOME</b>				
Est. HH Inc \$200,000 or more	0.1%	3.1%	3.6%	3.3%
Est. HH Inc \$150,000 to \$199,999	2.3%	3.1%	4.6%	4.9%
Est. HH Inc \$100,000 to \$149,999	4.1%	12.2%	14.2%	15.7%
Est. HH Inc \$75,000 to \$99,999	8.0%	11.3%	12.2%	12.6%
Est. HH Inc \$50,000 to 74,999	12.1%	16.6%	16.6%	16.6%
Est. HH Inc \$35,000 to \$49,999	24.7%	14.0%	12.9%	12.6%
Est. HH Inc \$25,000 to \$34,999	21.8%	10.6%	10.0%	10.0%
Est. HH Inc \$15,000 to \$24,999	17.4%	13.3%	11.6%	11.3%
Est. HH Inc Under \$15,000	9.5%	15.7%	14.3%	13.0%
Est. Average Household Income	\$44,388	\$64,365	\$70,837	\$71,872
Est. Median Household Income	\$35,539	\$46,210	\$51,319	\$53,565
Est. Per Capita Income	\$20,860	\$21,845	\$25,503	\$26,071