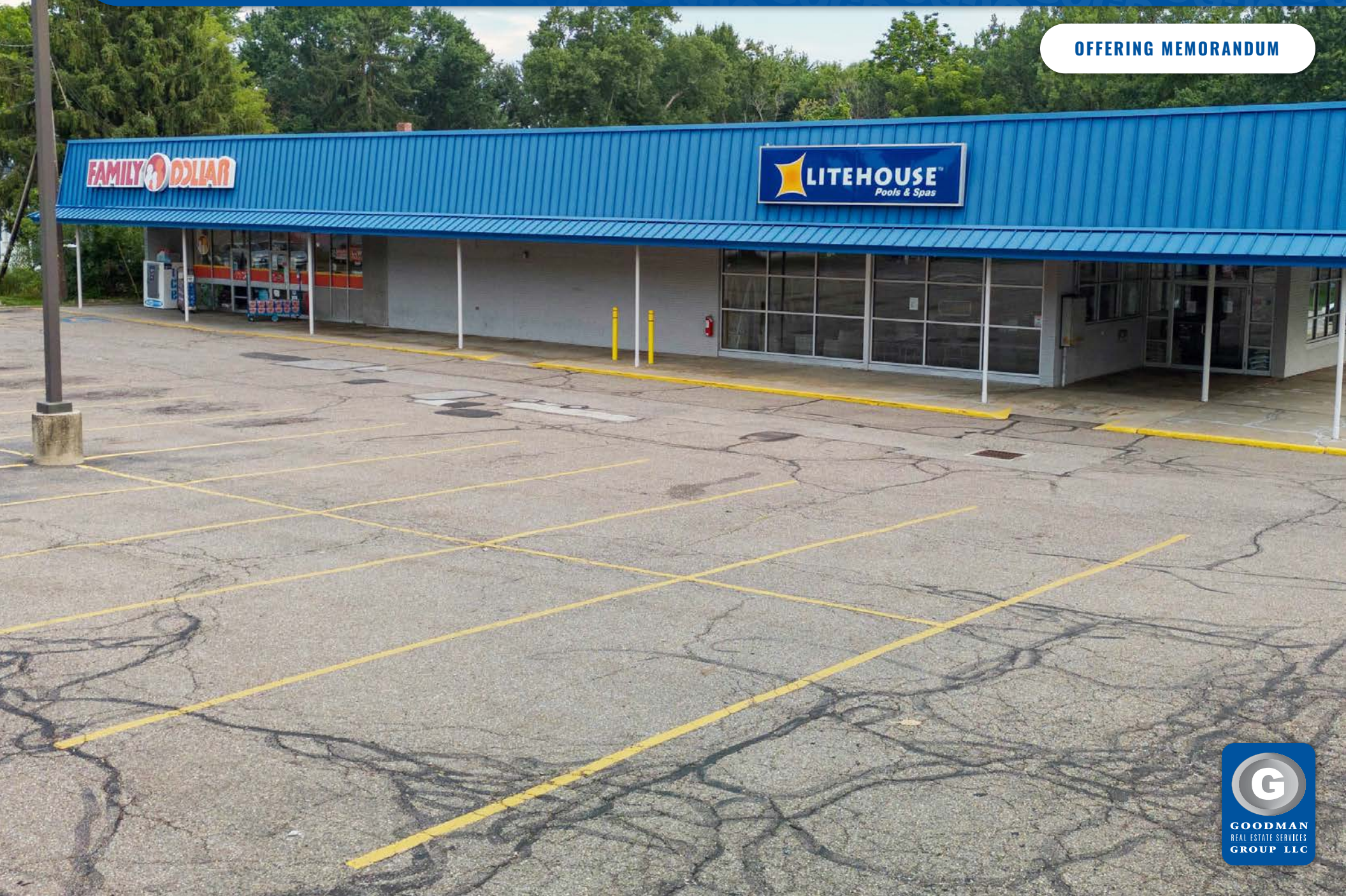




FAMILY DOLLAR | LITEHOUSE POOLS Ravenna, Ohio

OFFERING MEMORANDUM



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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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FAMILY DOLLAR AND LITEHOUSE POOLS & SPAS

ADDRESS	610 and 610 ½ West Main Street Ravenna, Ohio 44266	
PROPERTY TYPE	Two-Tenant Retail Strip Center	
TENANT LONGEVITY	Family Dollar	40 Years
	Litehouse Pools & Spas	23 Years
GUARANTORS	Family Dollar – <i>Family Dollar Stores LLC</i> Litehouse Pools & Spas– <i>Litehouse Products LLC</i>	
MARKET	Akron, Ohio MSA	
POPULATION	701,780	
TRAFFIC COUNT	12,371 VPD W Main St	
BUILDING SIZE	20,000 Square Feet	
LAND SIZE	2.32 Acres	
PERCENT LEASED	100%	
NOI	\$144,315.49	
CAP RATE	8%	
PRICE PSF	\$90	

PRICE: \$1,804,000

**CLICK FOR
GOOGLE MAP**





LOW IN PLACE RENTS

In Place Rents Averaging
\$7.30 PSF Offers Excellent
Future Upside



RECENT RENEWAL

Family Dollar Recently
Added 5 Additional Years
of Guaranteed Term



TENANT COMMITMENT

Family Dollar and Litehouse
Pools Combine for 63 Years
of Tenancy



CORPORATE GUARANTEES

Family Dollar Recently
Added a Corp. Guaranty
Alongside Litehouse
Products LLC



ADVANTAGEOUS LEASE STRUCTURE

Each Lease Features
NNN Reimbursement



NEARBY BUSINESS DRIVER

Kent State University is
Located a Few Miles West
with Annual Enrollment of
Over 35,000 Students



ATTRACTIVE PRICING

Asset is Priced at Only
\$90 Per Square Foot



RAVENNA, OHIO

Ravenna, Ohio, is a welcoming city of approximately 11,000 residents that offers a high quality of life, a strong sense of community, and convenient access to employment, education, and recreation throughout Northeast Ohio. Home to major employers such as University Hospitals Portage Medical Center, Portage County government, and a diverse mix of manufacturing and logistics companies, Ravenna provides a stable economic foundation while maintaining its small-town charm. Its strategic location—about 15 minutes from Kent, 25 minutes from Akron, and less than an hour from downtown Cleveland—makes Ravenna an attractive bedroom community for professionals who enjoy a quieter, more affordable lifestyle while commuting to larger employment centers. The city is also just a few miles from Kent State University, one of Ohio's largest public universities, which enrolls more than 35,000 students across its campuses and offers over 300 academic programs. Nationally recognized for excellence in fields such as architecture, business, education, nursing, and fashion design, Kent State is a major driver of research, innovation, and workforce development in the region. With its combination of economic opportunity, educational access, and proximity to two major metropolitan areas, Ravenna is known throughout the area as an ideal place to live, work, and raise a family.

PROPERTY DESCRIPTION

For sale is the 100% fee-simple interest in the NNN-leased Family Dollar and Litehouse Pools & Spas in Ravenna, Ohio. This two-tenant building has an incredible history of tenant longevity with Family Dollar accounting for 40 years and Litehouse Pools & Spas for 23. Family Dollar has been a tenant in the property since 1986 and has continued to renew their lease including an expansion to their current store size in 1997. Recently, Family Dollar added another 5 years of term along with a corporate guaranty to the lease. Both tenants reimburse for common area maintenance, property taxes, and insurance, rendering this a clean asset with surety of annual income. The property is located just outside of the central business district in Ravenna, Ohio, with frontage on Ohio State Route 59, which is the main avenue through downtown Ravenna. Just west on SR 59 is Kent State University, a major division 1 university competing in the Mid-American Conference (MAC) with an enrollment of over 35,000 students, and is a large economic driver for the entire region. The building itself features a large parking field and pylon signage for each tenant. The asset is being offered far below its replacement cost at only \$90 per square foot.





PARCEL #
31-360-04-00-176





RAVENNA PLAZA

Ravenna, Ohio

KEY



SITE



LEASED



NOT PART

TENANT

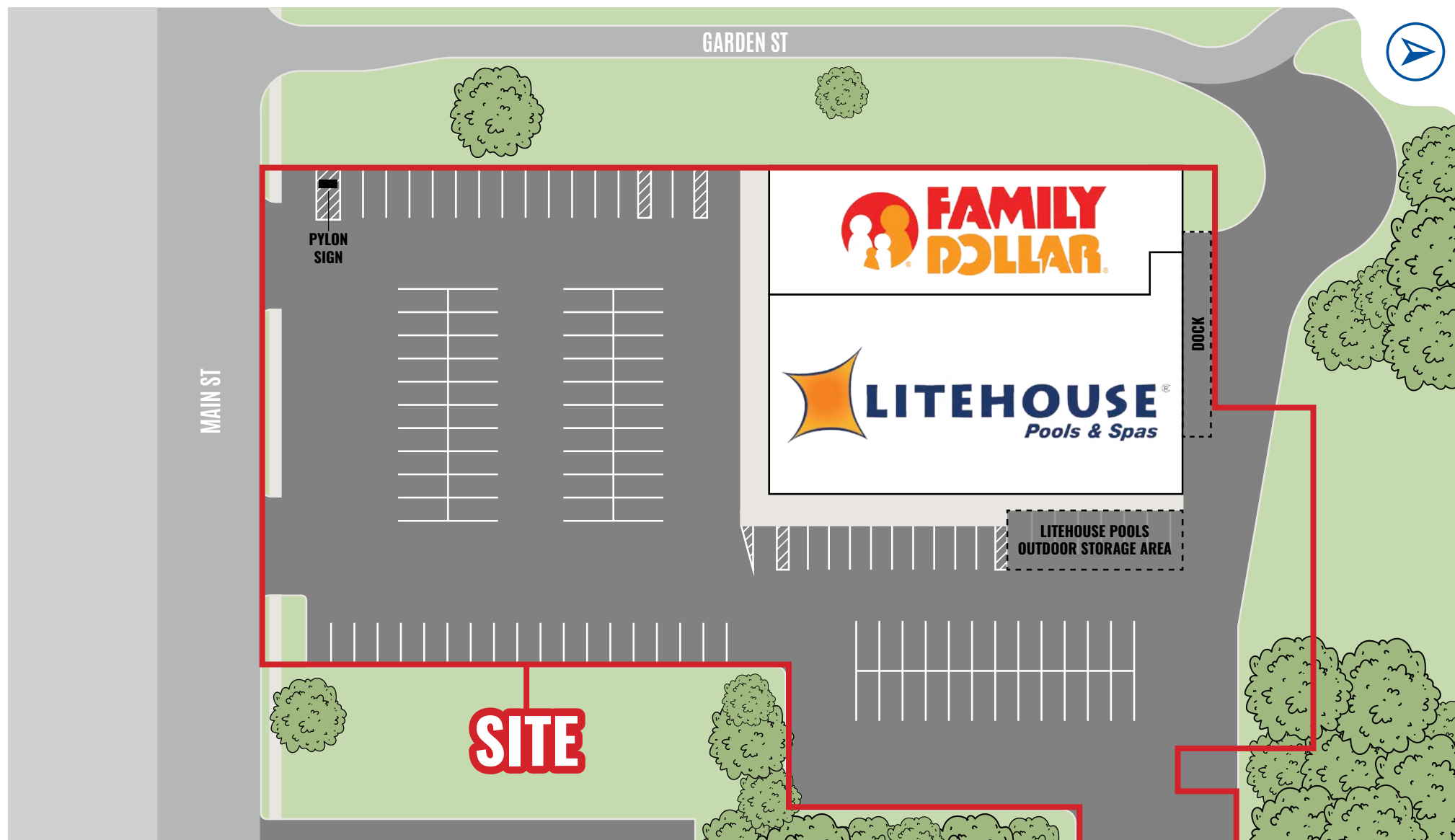
SIZE (SQ. FT.)

Family Dollar

7,790

Litehouse Pools & Spas

12,210



VALUATION SUMMARY | 2026 PROJECTED OPERATING STATEMENT

INCOME				Occupancy: 100%
BASE RENTAL INCOME				
TENANT	SIZE (SF)	ANNUAL RENT	PSF	
Family Dollar	7,790	\$62,320.00	\$8.00	
Litehouse Pools & Spa	12,210	\$80,586.00	\$6.60	
Total	20,000	\$142,906.00	\$7.30	

REIMBURSED EXPENSES		2026
CAM		\$46,174.78
Real Estate Taxes		\$14,457.36
Insurance		\$6,231.65
Administrative		\$1,409.49
Total		\$68,273.28
Gross Annual Rent		\$142,906.00
Gross Annual Income		\$211,179.28

OPERATING EXPENSES	2025	2026 PROFORMA
Landscaping	\$1,388.48	\$1,430.13
Snow Removal	\$16,424.50	\$16,917.24
Sweeping and Cleaning	\$5,159.83	\$7,665.00
Security	\$169.00	\$174.07
Utilities	\$1,024.78	\$1,055.52
Repair and Maintenance	\$16,943.35	\$16,432.82
Resurfacing Amortization	\$3,137.76	\$0.00
Real Estate Taxes	\$13,035.40	\$14,457.36
Insurance (\$0.30 PSF)	\$7,424.89	\$6,231.65
Misc CAM - Reserves		\$2,500.00
Total	\$64,707.99	\$66,863.79

Total Operating Expenses	\$66,863.79
Net Operating Income	\$144,315.49
Cap Rate	8.00%
Price	\$1,804,000.00

TENANT NAME



LEASE TERM

BEGIN 9-26-1986
END 12-31-2031

RENTAL RATES

START DATE	ANNUALLY	PSF
Current	\$62,320	\$8.00

Options:

1-1-2032	\$66,994	\$8.60
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COMMENTS/OPTIONS

Tenant reimburses its pro rata share of common area maintenance, real estate taxes, and insurance.

Options: Lease term extends automatically for 5 additional years unless Family Dollar provides notice to terminate within 60 days of the end of the term

HVAC: Tenant's responsibility

SQ FEET

7,790

RECOVERY TYPE

NNN

PRO RATA

38.95%

TENANT NAME



LEASE TERM

BEGIN 1-16-2003
END 3-14-2028

RENTAL RATES

LEASE YEAR	ANNUALLY	PSF
Current	\$80,586	\$6.60

COMMENTS/OPTIONS

Tenant reimburses its pro rata share of common area maintenance, real estate taxes, and insurance.

Options: None

HVAC: Tenant to maintain, repair, and replace HVAC

SQ FEET

12,210

RECOVERY TYPE

NNN

PRO RATA

61.05%



Family Dollar is a well-known discount retailer that has been serving customers across the United States since 1959. Headquartered in Chesapeake, Virginia, the company operates approximately 7,500 stores in 48 states, making it one of the country's largest neighborhood discount chains. Family Dollar employs around 60,000 people and offers a wide selection of everyday products, including groceries, cleaning supplies, health and beauty items, household goods, clothing, and seasonal merchandise. In 2025, the company generated an estimated \$13.7 billion in annual revenue, reflecting its continued importance in the value retail market. Many Family Dollar stores are located in smaller towns and neighborhoods, giving customers a convenient place to shop for everyday necessities at affordable prices. Its long history, widespread presence, and focus on value have made Family Dollar a familiar and trusted retailer for millions of shoppers across the country.

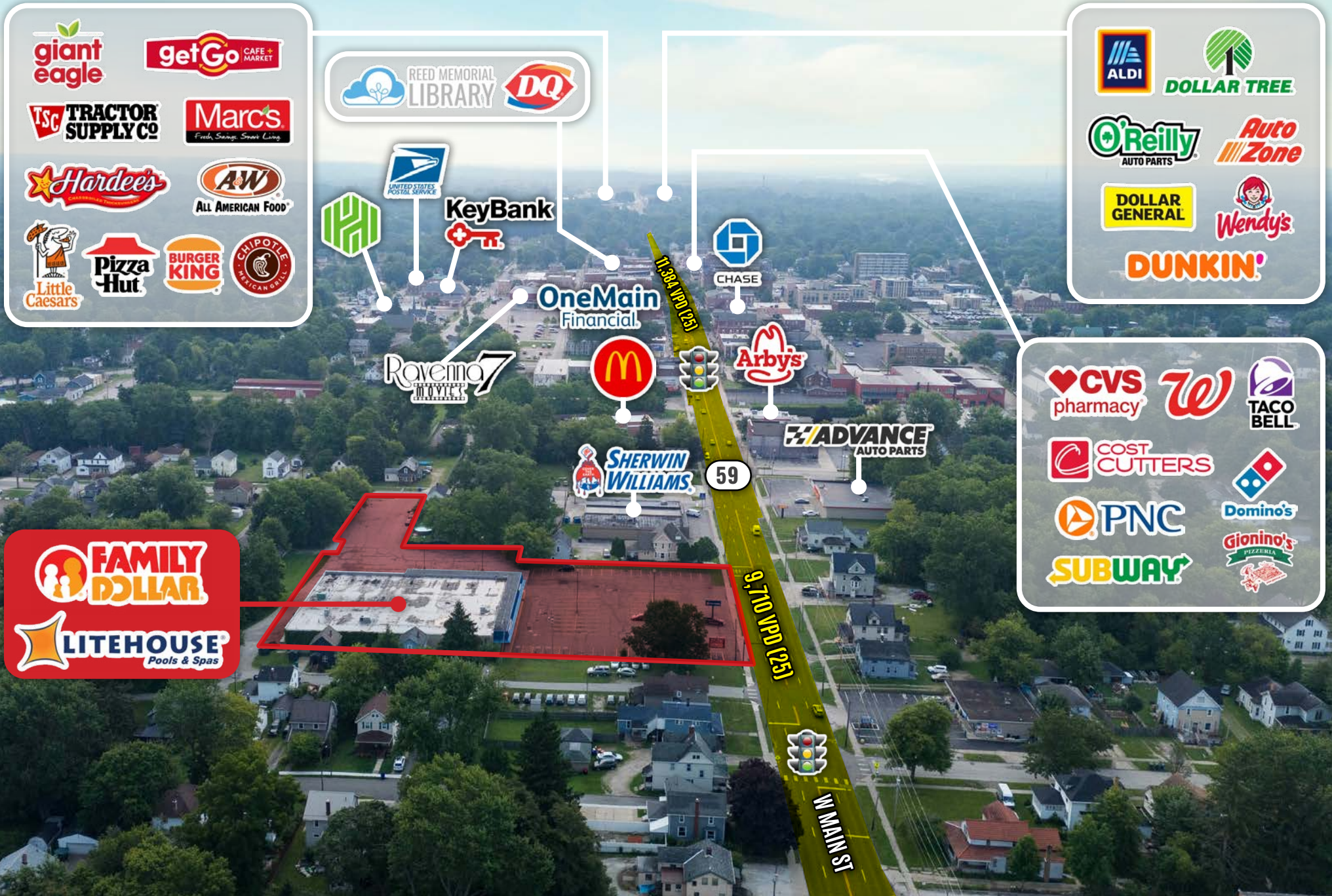
[FAMILYDOLLAR.COM](https://www.familydollar.com)

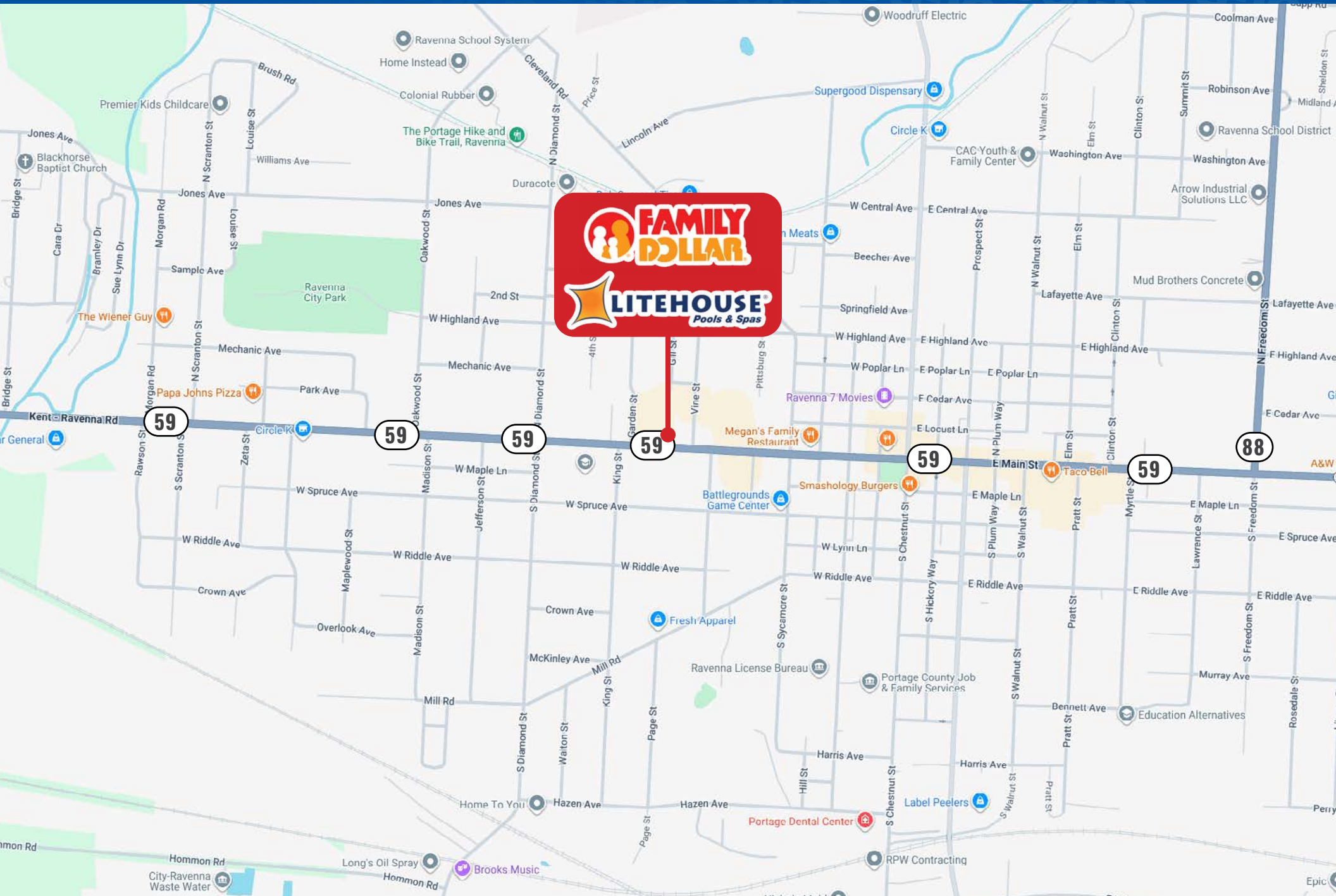


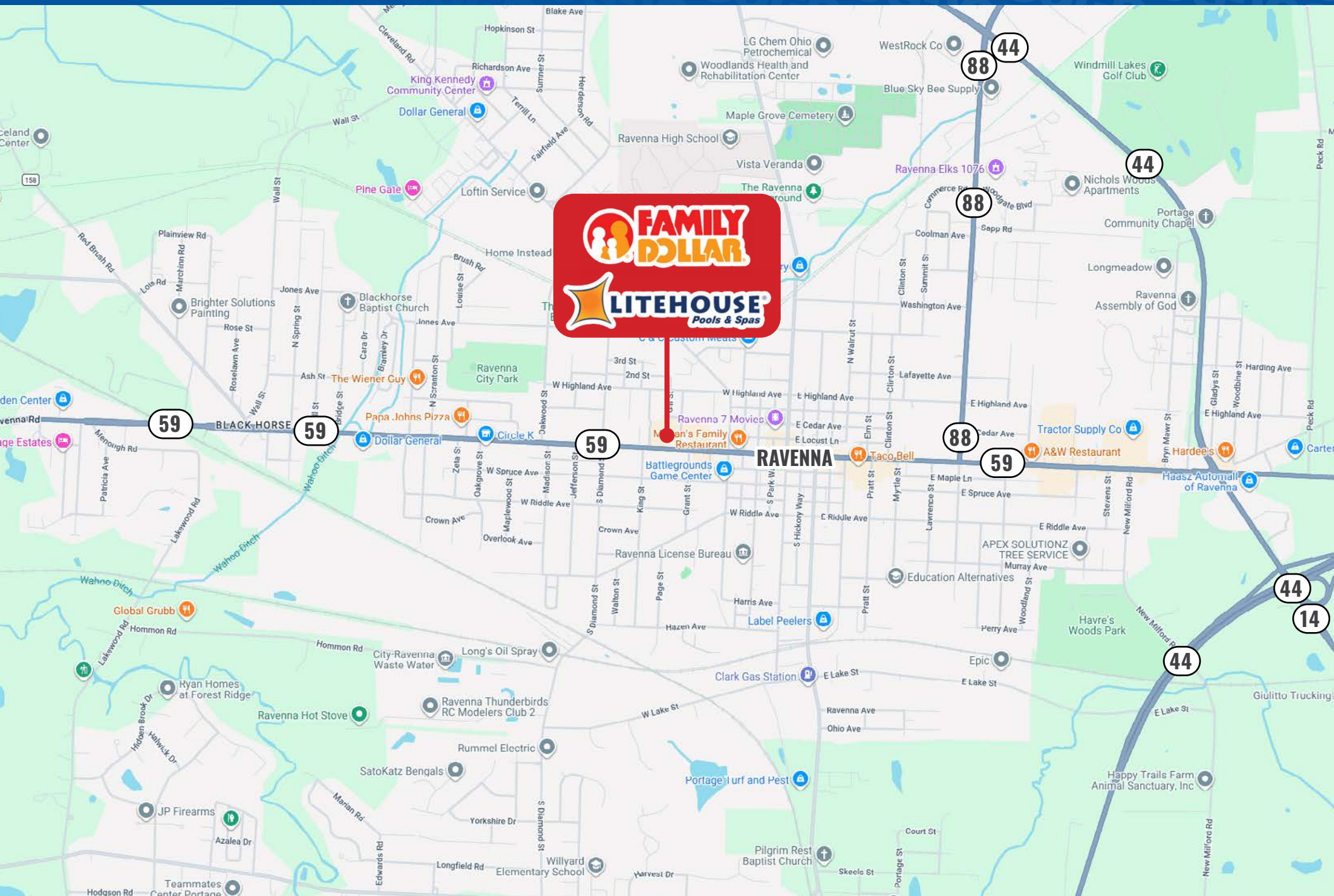
Litehouse Pools & Spas is a family-owned retailer that has been serving customers throughout Northeast Ohio and northwestern Pennsylvania since 1959. Headquartered in Strongsville, Ohio, the company operates 15 retail locations and has grown into one of the region's leading providers of swimming pools, hot tubs, patio furniture, grills, game room products, saunas, and outdoor living accessories. What started as a business selling pool chemicals has expanded into a full-service company that also offers installation, maintenance, repairs, and water care services. With decades of experience and a knowledgeable team, Litehouse has built a strong reputation for quality products and customer service. Its long history, regional presence, and commitment to helping families create enjoyable outdoor living spaces have made Litehouse Pools & Spas a trusted name for homeowners across Ohio and Pennsylvania.

[LITEHOUSE.COM](https://www.lighthouse.com)









POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Population	8,110	23,105	47,572	80,544
5 Year Projected Population	8,012	22,861	47,442	80,312
2020 Census Population	8,277	23,196	46,835	79,222

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Households	3,554	10,210	18,867	32,810
5 Year Projected Households	3,510	10,099	18,844	32,738
2020 Census Households	3,591	10,255	18,475	32,178

AGE

	1 MILE	3 MILE	5 MILE	7 MILE
Est. Population Under 10 Years	12.1%	11.0%	9.4%	9.8%
Est. Population 10-19	11.7%	10.9%	16.9%	14.4%
Est. Population 20-30	11.6%	11.5%	19.3%	19.1%
Est. Population 30-44	20.4%	18.8%	16.3%	17.3%
Est. Population 45-59	17.7%	17.8%	14.6%	15.3%
Est. Population 60-74	19.0%	20.9%	16.7%	17.0%
Est. Population 75 Years or Over	7.5%	9.0%	6.9%	7.1%

INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
Est. HH Inc \$200,000 or more	2.6%	4.9%	5.7%	7.1%
Est. HH Inc \$150,000 to \$199,999	4.7%	6.7%	7.5%	8.9%
Est. HH Inc \$100,000 to \$149,999	14.3%	17.1%	15.9%	17.5%
Est. HH Inc \$75,000 to \$99,999	13.9%	13.3%	12.4%	12.5%
Est. HH Inc \$50,000 to 74,999	17.0%	17.4%	16.8%	15.6%
Est. HH Inc \$35,000 to \$49,999	11.6%	11.8%	12.1%	11.3%
Est. HH Inc \$25,000 to \$34,999	10.7%	10.1%	9.1%	8.4%
Est. HH Inc \$15,000 to \$24,999	11.3%	9.2%	9.4%	8.6%
Est. HH Inc Under \$15,000	13.9%	9.4%	11.0%	10.1%
Est. Average Household Income	\$69,078	\$82,243	\$82,409	\$89,595
Est. Median Household Income	\$54,486	\$62,532	\$60,880	\$67,739
Est. Per Capita Income	\$30,272	\$36,343	\$32,683	\$36,497

5 MILE RADIUS DEMOGRAPHICS



47,572
Population



34
Median Age



2.22
Avg. HH Size

AVERAGE HOUSEHOLD INCOME



1 Mile **\$69,078**

3 Mile **\$82,243**

5 Mile **\$82,409**

