

FOR SALE

**Centerville,
OHIO**

(Dayton, OH MSA)

CROSS POINTE CENTRE - OUTLOTS

Absolute NNN Investments

• 1.068 +/- acre NNN Land Lease

• 1.252 +/- acre NNN Land Lease

(May be purchased as portfolio or individual sale)

SOLD



Wright-Patt
CREDIT UNION, INC.



EST. 1954
LaRosa's
PIZZERIA



SELECT
STRATEGIES
REALTY

ROB TAYLOR, CCIM

400 Techne Center Drive
Suite 320
Milford, OH 45150
Direct: 513.607.5961
rtaylor@selectstrat.com
www.selectstrat.com



CONFIDENTIALITY AGREEMENT

Select Strategies Realty ("Broker"), has been retained as exclusive agent by the owner (hereinafter "Owner") of Cross Pointe Centre - Outparcels ("Property") to represent the offering of its interest in the Property.

The Investment Memorandum has been prepared by Broker for use by a select number of parties and does not purport to be all inclusive or to contain all of the information which prospective investors may need or desire to fully evaluate a possible transaction. All projections have been developed by Broker, Owner and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Owner and Broker. No representation is made by Broker or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner, Broker and their respective employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or for omissions from the Investment Memorandum. Analysis and verification of the information contained in the Investment Memorandum is solely the responsibility of the prospective investor. The property is being sold on an "As Is, Where Is" basis, with all faults.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective investors. Contact with any of the Property's tenants without prior approval of Owner is strictly prohibited.

Owner expressly reserves the right, in its sole discretion, to reject any and all expressions of interest or proposals to invest in the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Investment Memorandum or making a proposal to invest in the Property unless and until a written agreement for the investment in the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Broker is not authorized to make any representations or agreements on behalf of Owner.

By accepting the attached Investment Memorandum, you agree that such information and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Investment Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Investment Memorandum or any of its Contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your due diligence) without the prior written authorization of Owner or Broker, (iv) not to use the Investment Memorandum or any of the Contents in any fashion or manner detrimental to the interest of Owner or Broker, (v) not to have any contact with any of the tenants of the Property without prior approval of Owner, and (vi) to return the Investment Memorandum and other materials furnished to you to Broker immediately upon request of Broker or Owner.

In the event of breach of such confidentiality agreement, you agree that Owner would be irreparably harmed with no adequate remedy at law and shall be entitled to relief, including, but not limited to, injunctive relief. If you have no further interest in the Property, please return the Investment Memorandum and all other materials furnished to you forthwith and continue to abide by the provisions herein.



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EXECUTIVE SUMMARY

This offering consists of two outlot land leases occupied by Wright Patt Credit Union and La Rosa's Pizzeria. Both outlots sit in front of Cross Pointe Centre, the dominate retail center located in upscale Centerville, OH (Dayton, OH MSA). This larger center (270,000 SF) consists of over 50 retailers including: Marshall's, Home 2 Home and The Tile Shop. Numerous restaurants and service retailers round out the tenant mix.

Cross Pointe Centre is located in Centerville, OH at the intersection of N. Main Street and E. Alex Bell Rd. and bordering I-675.

Location: 251 E Alex Bell Rd.
Centerville, OH 45459 (Dayton, OH MSA)

Description of Offering: 1) 1.068 +/- acre outlot land lease occupied by Wright Patt Credit Union
2) 1.252 +/- acre outlot land lease occupied by LaRosa's Pizzeria

Property Types: Both outlot parcels (free and clear of debt) are NNN land leases occupied by dominate credit union and dominate sit down / carry out / delivery restaurant.

- Wright Patt - Corporate Signature
- LaRosa's - Corporate Guaranty

Parking: Wright Patt Credit Union has 28+/- spaces on site.

La Rosa's has 70+/- spaces on site.

*In addition, abundant parking is available to both outlots by surrounding parking of Cross Pointe Centre.

CROSS POINTE CENTRE ANCHORS



CROSS POINTE CENTRE - OUTLOTS



CROSS POINTE CENTRE - OUTLOTS

WRIGHT PATT CREDIT UNION AND LAROSA'S PIZZERIA AT CROSS POINTE CENTRE - PROPERTY SUMMARY

This offering consists of two outparcel land leases located in Cross Pointe Centre. These outlots can be acquired by potential investor as a package or individually. Both tenants are well established and respected in the Southwest Ohio / Northern Kentucky region and are original tenants on the developed outlot pads.

Parcel #1	Address: Wright Patt Credit Union 277 East Alex Bell Road Centerville, OH 45459
	Size: 0.68 +/- acres Year Improvements Built: 2006 Base Term Exp.: 2/1/2027
SOLD	
Quoted Price	Quoted Cap Rate (year 1)
\$1,286,000	6.25%
Other	
<ul style="list-style-type: none"> • Rent increase in 2022 • Free and Clear of debt 	

Parcel #2	Address: LaRosa's Pizzeria 291 East Alex Bell Road Centerville, OH 45459
	Size: 1.252 +/- acres Year Improvements Built: Approx. 2002 Base Term Exp.: 10/31/2027
Quoted Price	Quoted Cap Rate (year 1)
\$1,367,000	6.50%
Other	
<ul style="list-style-type: none"> • Rent increase in 2022 • Free and Clear of Debt • Corporate Guaranty 	



MARKET ANCHORS



Property Strengths

- Both Wright Patt Credit Union and LaRosa's Pizzeria are both very strong regional brands
- Rental increase for both tenants in 2022
- Both parcels free and clear of debt
- Very low occupancy cost for both tenants
- Very solid sales / deposits for both tenants
- Zero capital expense risk for owner / landlord
- Excellent visibility
- Both tenants have long history in location
- New Mult-Family (672 units) within easy walking distance of outlots (under construction)
- Approx. 100,000 SF of office space within easy walking distance of outlots.



CROSS POINTE CENTRE - OUTLOTS



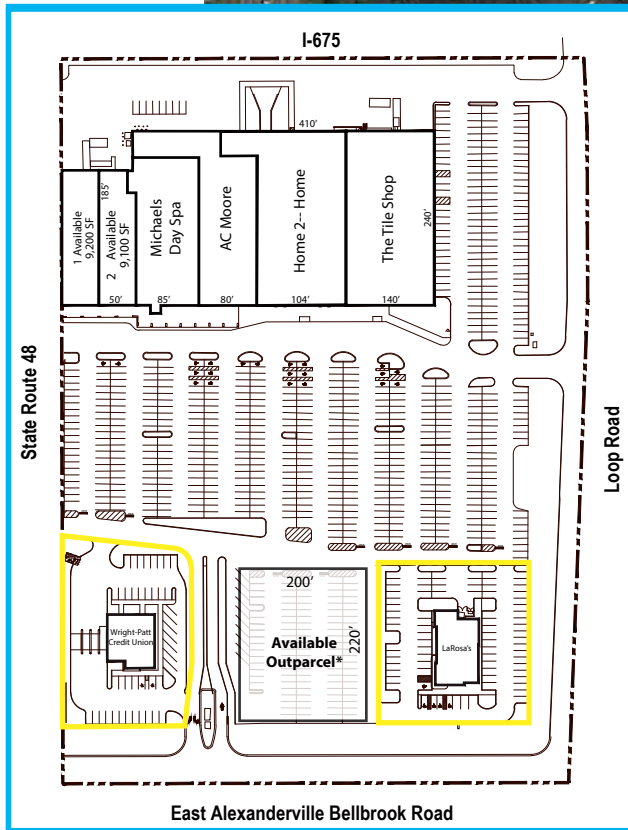


PROPERTY DESCRIPTION

- Occupancy:** Parcel #1
100% - Wright Patt Credit Union Parcel #2
100% - LaRosa's Pizzeria
- Location:** Both parcels are outlots to the dominate Centerville retail center, Cross Pointe Centre, at the intersection of N. Main Street and East Alex Bell Rd.
- Shape:** Rectangular - both parcels
- Topography:** Level at street grade - both parcels
- Access:** Excellent, including shared signalized access
- Visibility:** Exceptional
- Signage:** Monument signs for both tenants as well as prominate building signage.



CROSS POINTE CENTRE - OUTLOTS



*This outparcel is not a part of this offering but is available separately for purchase.



CITY OF CENTERVILLE
CITY OF CENTERVILLE, OHIO

Approved this _____ day of _____, 2018.
 By _____
 Planning Commission Chair

CITY OF CENTERVILLE
CITY OF CENTERVILLE, OHIO

Approved this _____ day of _____, 2018.
 By _____
 Mayor

RESOLUTION

Be it understood, being all the covenants and liabilities of the lands herein plotted, do hereby acknowledge the making and signing of said record plan to be our voluntary act and deed, and reserve the covenants shown within the plot to the public use forever.

Covenants shown within the plot are for the construction, operation, maintenance, repair and replacement of water, sewer, gas, electric, telephone or other services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes, and are to be maintained as such forever.

Signed and acknowledged in the Presence of
 Owner: **SELECT CROSS POINTE CENTRE LLC**

By _____
 Owner (Signature)

Witness (Signature) _____
 Owner (Signature) _____

By _____
 Owner (Signature)

Witness (Signature) _____
 Owner (Signature) _____

ACKNOWLEDGMENT

State of Ohio, Montgomery County, S.S.

Do I, **_____**, of the County of _____, State of Ohio, being duly sworn, depose and testify that I am the owner of the above described premises, and that the contents of the foregoing plat to be to my voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and date written above.

History Public In and for Montgomery County, Ohio
 My Commission Expires _____

ACKNOWLEDGMENT

State of Ohio, Montgomery County, S.S.

Do I, **_____**, of the County of _____, State of Ohio, being duly sworn, depose and testify that I am the owner of the above described premises, and that the contents of the foregoing plat to be to my voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and date written above.

History Public In and for Montgomery County, Ohio
 My Commission Expires _____

OWNER'S STATEMENT

Date: _____, 2018
 State of Ohio, County of Montgomery, S.S.

I, **_____**, being duly sworn, depose that all persons and corporations, to the best of my knowledge, interested in this dedication, other as owners or beneficiaries, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and date written above.

History Public In and for Montgomery County, Ohio
 My Commission Expires _____

OWNER'S STATEMENT

Date: _____, 2018
 State of Ohio, County of Montgomery, S.S.

I, **_____**, being duly sworn, depose that all persons and corporations, to the best of my knowledge, interested in this dedication, other as owners or beneficiaries, have united in its execution.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and date written above.

History Public In and for Montgomery County, Ohio
 My Commission Expires _____

ADDRESS
 Hopkirk National Association

Name: _____
 Title: _____

ACKNOWLEDGMENT

State of Ohio, Montgomery County, S.S.

Do I, **_____**, of the County of _____, State of Ohio, being duly sworn, depose and testify that I am the owner of the above described premises, and that the contents of the foregoing plat to be to my voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal on the day and date written above.

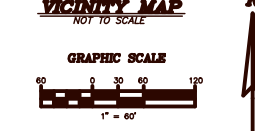
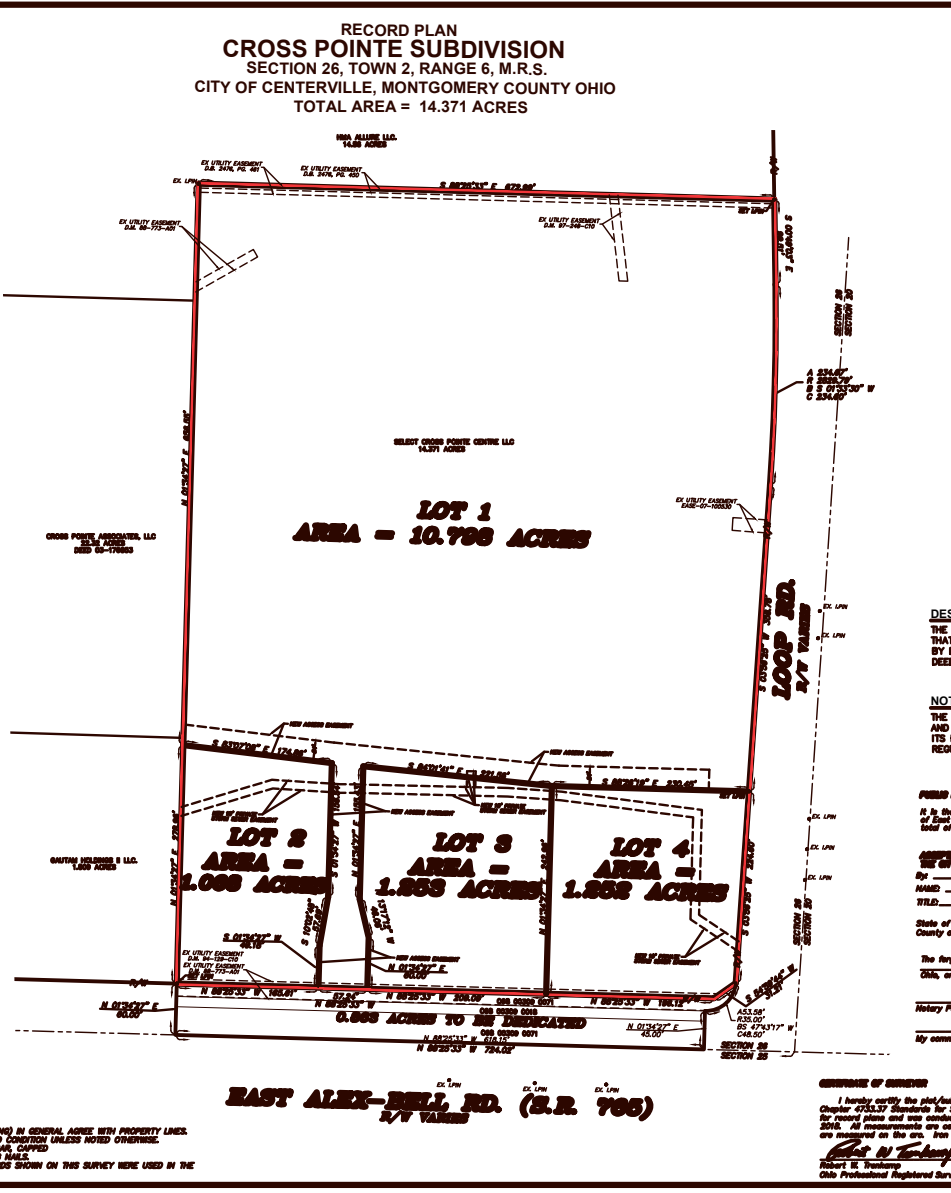
History Public In and for Montgomery County, Ohio
 My Commission Expires _____

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER DATE _____

Checked By _____ DATE _____

FILE _____



BASIS OF BEARINGS
 BEARINGS BASED ON OHIO STATE PLANE COORDINATE SYSTEM, HAGES, GCS00 12a OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

REFERENCE SURVEY
 A.L.T.A. Survey prepared by Book & Clark dated 11/27/2016

Survey prepared by ALS dated 4/10/1996 - SUR 88-048

SUPERIMPOSED AREA NOTE:
 ALL OF THE LANDS OF THE DEDICATOR OR SUCH PLAT ARE DRAWN AS SHOWN HEREON

DESCRIPTION

THE WITHIN PLAT IS A NEW SUBDIVISION PLAT OF ALL OF THAT LAND CONNECTED TO SELECT CROSS POINTE CENTRE, LLC, BY DEED RECORDED IN L.S. DEEDS _____ OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO

NOTE

THE OWNER OF EACH LOT SHALL MAINTAIN PAVEMENT, UTILITIES AND LANDSCAPING WITHIN EACH EASEMENT AREA LOCATED IN ITS RESPECTIVE LOT IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE CITY OF CENTERVILLE, OHIO.

PURPOSE OF THIS SUBDIVISION AGREEMENT

It is the intent of this plat to dedicate the additional public right of way of East Alex Bell Road to the City of Centerville, Ohio, containing a total of 0.868 acres, for public use as shown and shown.

CITY OF CENTERVILLE, OHIO

By _____
 Mayor

State of Ohio
 County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____ of the City of Centerville, Ohio, as being of the City of Centerville, Ohio.

History Public
 My commission expires _____

CONFORMANCE OF SURVEY

I hereby certify the plat/acknowledgment was prepared in accordance with Ohio Administrative Code Chapter 4753.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on data collected in December 2018. All measurements are correct and monuments are to be set as shown. Curve distances are measured on the arc. You also to be set out all corners are 1/2" x 3/4" steel.

Robert H. Tremkamp
 Ohio Professional Registered Surveyor No. 6402

tga
THOMAS GRAHAM ASSOCIATES, INC.

• Engineers
 • Surveyors

803 Compton Road
 Cincinnati, Ohio 45231
 513-521-4760
 Fax # 521-2439

Date: **JAN. 17, 2019**

Scale: **1" = 60'**

Job No: **8138**

Revisions

No.	Date

RECORD PLAN
 CROSS POINTE SUBDIVISION PLAT
 SECTION 26, TOWN 2, RANGE 6, M.R.S.
 THE CITY OF CENTERVILLE
 MONTGOMERY COUNTY, OHIO



Drawn By: **R.J. TREMKAMP**

Sheet _____ of _____

Job No: **8138-18**

CROSS POINTE CENTRE - OUTLOTS

TENANT PROFILE - Wright Patt Credit Union

Wright Patt Credit Union is based in Dayton, OH and is the largest member-owned credit union in Ohio and is one of the 50 largest credit unions in the United States. Wright Patt Credit Union has over \$4.0 billion USD in assets and over 360,000 members. Most residents of the Miami Valley (Dayton MSA) and Columbus, Ohio are eligible for the great benefits of membership at Wright-Patt. With 31 local Member Centers and access to more than 40,000 Lower-to-no-fee ATMs, Wright-Patt Credit Union offers full service banking solutions for its members. Products and services include: HSAs, Certificates and IRAs, Mortgage and VA Loans, Auto Loans, Checking, Savings, Business Loans, Merchant Services, Retirement Planning, College Planning and Life Insurance.

HQ: Dayton, OH

Total Locations: 31

Website: <https://www.wpcu.coop/>



CROSS POINTE CENTRE - OUTLOTS

TENANT PROFILE - LaRosa's Pizzeria



TENANT ANALYSIS

For over 60 years, LaRosa's has served up real Italian family recipes to our communities and Guests. Today we continue to be your #1 family pizzeria and Greater Cincinnati's favorite Italian restaurant. We know our reputation is only as good as the food we serve, so it's great that thousands of Guests agree that our food simply can't be beat.

We built the LaRosa's brand within Southwest Ohio, Northern Kentucky, and Southeast Indiana through deliberate, steady expansion. Single and multi-unit development opportunities are currently available in Ohio, Indiana, Kentucky, West Virginia, Pennsylvania, Tennessee, Virginia, and North Carolina.

HQ: Cincinnati, OH

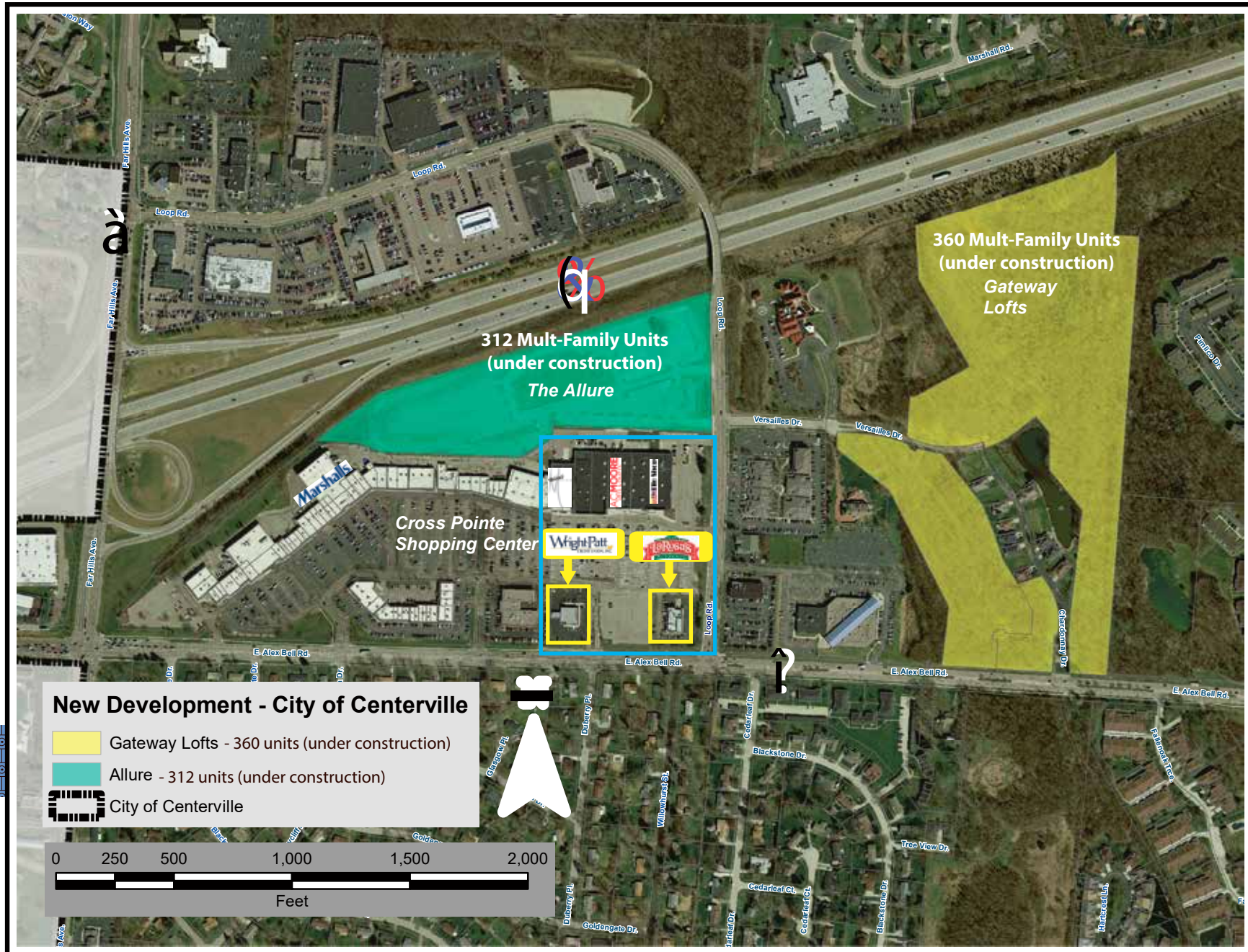
Total Locations: 65

Website: <https://www.larosas.com>



CROSS POINTE CENTRE - OUTLOTS

SITE PLAN



CROSS POINTE CENTRE - OUTLOTS



FINANCIAL ANALYSIS

ANALYSIS

Capital Expenses

Given the land lease which is triple net, there is no Capital Expense to be paid by Landlord.

Wright Patt Credit Union Rent Roll As of 1/1/2019

Tenant	Rentable Land Area	Current Term Commencement	Lease Action Date	Amount	Rent/SF	Lease Type	Comments
Wright Patt Credit Union	1.068	1/15/2007	1/31/2022	\$80,379	\$17.63	NNN	Land Lease (Building - 4,560 SF)
Rent Increase		2/1/2022	2/1/2027	\$89,218	\$19.57	NNN	
Option I		2/2/2027	1/31/2032	\$99,590	\$21.84	NNN	
Option II		2/1/2032	1/31/2037	\$111,446	\$24.44	NNN	

FINANCIAL SUMMARY

Wright Patt Credit Union
277 East Alex Bell Road
Centerville, OH 45459

Lease Summary

NOI	\$80,379.00
Square Feet	4,560 SF
Land Area	1.068 +/- acre
Term	20 Years
Lease Type	NNN Land Lease
Commencement Date	1/15/2007
Expiration Date	1/31/2027
Current Rent	\$17.63/SF
Rent Increase	2/1/2022 \$19.57/SF
Renewal Options	2/1/2027 \$21.84/SF 2/1/1932 \$24.44/SF

Income Statement

2019	
Rental Income	\$80,379.00
Reimbursement Revenue:	
Property Taxes	\$21,214.89
CAM	0
Insurance	0
Gross Income	\$101,593.89
Total Operating Expenses	\$21,214.89
Net Operating Income	\$80,379.00



SOLD

CROSS POINTE CENTRE - OUTLOTS



FINANCIAL ANALYSIS

ANALYSIS

Capital Expenses

Given the land lease, which is triple net, there is no Capital Expense to be paid by Landlord.

LaRosa's Pizzeria Rent Roll As of 1/1/2019

Tenant	Rentable Land Area	Annual Base Rent					Comments
		Current Term Commencement	Lease Action Date	Amount	Rent/SF	Lease Type	
LaRosa's Pizzeria	1.252	3/14/2002	10/31/2022	\$88,895	\$15.60	NNN	Land Lease - Corporate Guaranty (Building - 5,700 SF)
Rent Increase		11/1/2022	10/31/2027	\$99,561	\$17.47	NNN	
Option I		11/1/2027	10/31/2032	\$111,492	\$19.56	NNN	
Option II		11/1/2032	10/31/2037	\$124,887	\$21.91	NNN	

FINANCIAL SUMMARY

LaRosa's Pizzeria
291 East Alex Bell Road
Centerville, OH 45459

Lease Summary

NOI	\$88,895.04
Square Feet	5,700 SF
Land Area	1.252 +/- acres
Term	25 Years
Lease Type	NNN Land Lease
Commencement Date	10/10/2002
Expiration Date	10/31/2027
Current Rent	\$15.60/SF
Rent Increase	1/1/2022 \$17.47 / SF
Renewal Options	11/1/2027 19.56 / SF 11/1/2032 21.91 / SF

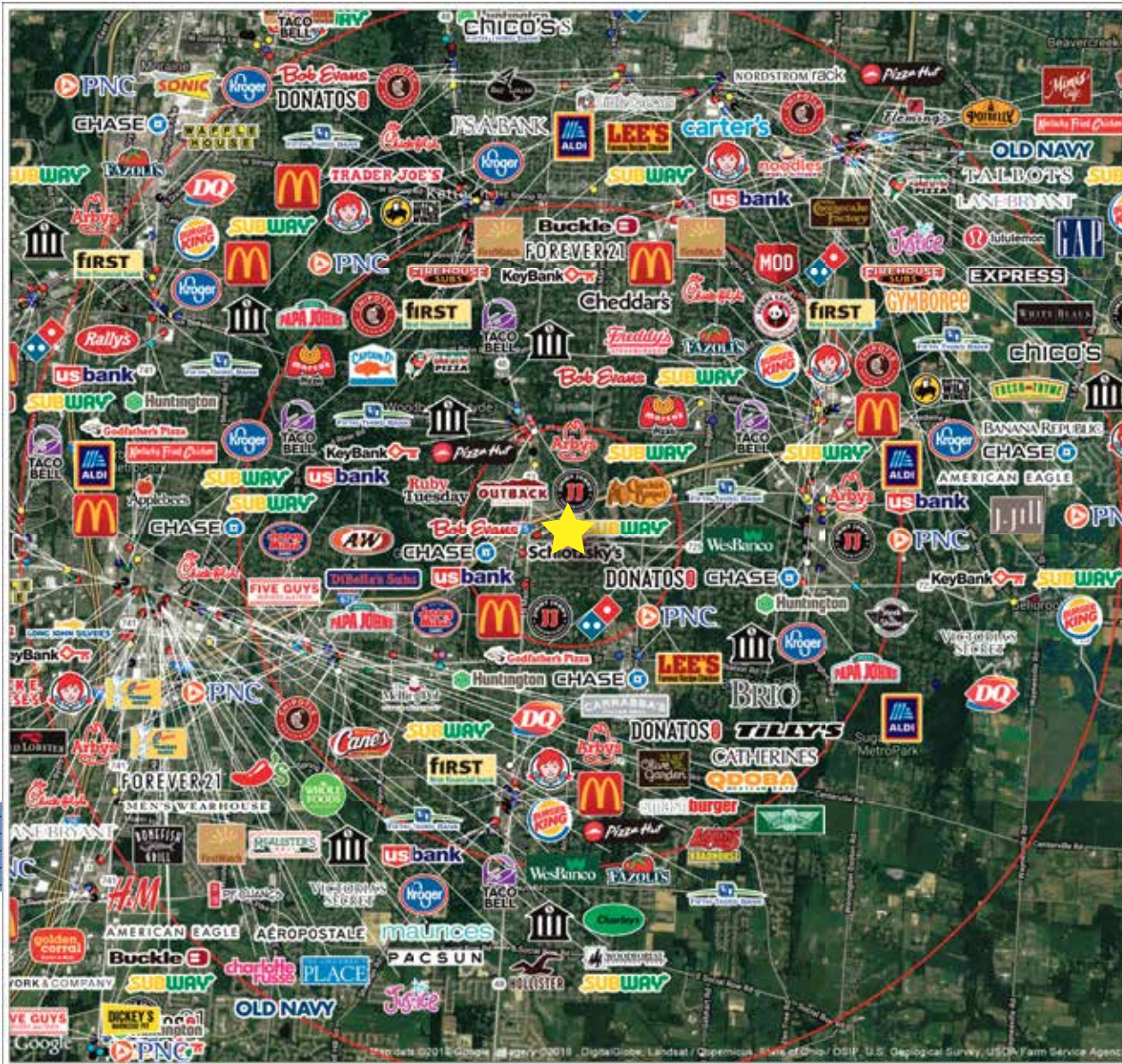
Income Statement

2019	
Rental Income	\$88,895.04
Reimbursement Revenue:	
Property Taxes	\$14,463.42
CAM	\$3,870.54
Insurance	0
Gross Income	\$107,229.00
Total Operating Expenses	\$18,333.96
Net Operating Income	\$88,895.04



CROSS POINTE CENTRE MARKET SUMMARY

Cross Pointe Centre is a 270,000 SF shopping center located in the southeast quadrant of I-675 and SR 48 in Centerville, OH. The center features strong anchor tenants including Marshall's, Michaels Day Spa, The Tile Shop, newly expanded Home 2 Home and newly leased AC Moore. Cross Pointe is conveniently located near affluent areas of Dayton including Centerville, Bellbrook and Oakwood. The area boasts a strongly populated trade area with 87,000 people and an average household income of \$84,000.



277 E Alex Bell Rd

Centerville, OH 45459

Aerial View



Description

Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	7,142	63,424	157,824
Households	3,437	29,539	72,471
Population Median Age	50.0	44.7	42.0
5 Yr Pop Growth (Total%)	-1.3%	-0.9%	-1.0%

5 Mile Information



CROSS POINTE CENTRE - OUTLOTS



Demographic and Income Profile

Cross Pointe
251 E Alex Bell Rd, Centerville, OH, 45459
Ring: 1 mile radius

Prepared by Esri
Latitude: 39.64385
Longitude: -84.14936

Summary	Census 2010	2017	2022			
Population	7,290	7,118	7,059			
Households	3,334	3,264	3,244			
Families	1,999	1,923	1,895			
Average Household Size	2.12	2.11	2.10			
Owner Occupied Housing Units	2,454	2,290	2,269			
Renter Occupied Housing Units	880	975	976			
Median Age	49.4	52.4	54.5			
Trends: 2017 - 2022 Annual Rate						
	Area	State	National			
Population	-0.17%	0.23%	0.83%			
Households	-0.12%	0.25%	0.79%			
Families	-0.29%	0.09%	0.71%			
Owner HHs	-0.18%	0.18%	0.72%			
Median Household Income	3.59%	2.23%	2.12%			
Households by Income						
	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	236	7.2%	207	6.4%		
\$15,000 - \$24,999	262	8.0%	219	6.8%		
\$25,000 - \$34,999	252	7.7%	202	6.2%		
\$35,000 - \$49,999	503	15.4%	413	12.7%		
\$50,000 - \$74,999	584	17.9%	539	16.6%		
\$75,000 - \$99,999	455	13.9%	549	16.9%		
\$100,000 - \$149,999	586	18.0%	684	21.1%		
\$150,000 - \$199,999	237	7.3%	264	8.1%		
\$200,000+	150	4.6%	166	5.1%		
Median Household Income	\$64,021		\$76,373			
Average Household Income	\$83,406		\$94,751			
Per Capita Income	\$38,653		\$43,944			
Population by Age						
	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	279	3.8%	249	3.5%	244	3.5%
5 - 9	366	5.0%	291	4.1%	271	3.8%
10 - 14	421	5.8%	344	4.8%	308	4.4%
15 - 19	407	5.6%	365	5.1%	315	4.5%
20 - 24	305	4.2%	341	4.8%	290	4.1%
25 - 34	675	9.3%	699	9.8%	728	10.3%
35 - 44	743	10.2%	656	9.2%	694	9.8%
45 - 54	1,003	13.8%	865	12.1%	721	10.2%
55 - 64	995	13.7%	1,014	14.2%	986	14.0%
65 - 74	906	12.4%	997	14.0%	1,028	14.6%
75 - 84	773	10.6%	796	11.2%	909	12.9%
85+	416	5.7%	503	7.1%	565	8.0%
Race and Ethnicity						
	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,752	92.6%	6,500	91.3%	6,371	90.2%
Black Alone	215	2.9%	225	3.2%	231	3.3%
American Indian Alone	12	0.2%	12	0.2%	12	0.2%
Asian Alone	176	2.4%	219	3.1%	256	3.6%
Pacific Islander Alone	6	0.1%	8	0.1%	10	0.1%
Some Other Race Alone	30	0.4%	34	0.5%	40	0.6%
Two or More Races	99	1.4%	120	1.7%	140	2.0%
Hispanic Origin (Any Race)	104	1.4%	129	1.8%	155	2.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 06, 2018



DEMOGRAPHICS

3 MILES

CROSS POINTE CENTRE - OUTLOTS



Demographic and Income Profile

Cross Pointe
251 E Alex Bell Rd, Centerville, OH, 45459
Ring: 3 mile radius

Prepared by Esri
Latitude: 39.64385
Longitude: -84.14936

Summary	Census 2010	2017	2022			
Population	63,888	63,158	62,835			
Households	28,350	28,171	28,086			
Families	17,803	17,379	17,195			
Average Household Size	2.22	2.21	2.21			
Owner Occupied Housing Units	19,371	18,473	18,334			
Renter Occupied Housing Units	8,979	9,698	9,753			
Median Age	44.9	47.0	48.0			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	-0.10%	0.23%	0.83%			
Households	-0.06%	0.25%	0.79%			
Families	-0.21%	0.09%	0.71%			
Owner HHs	-0.15%	0.18%	0.72%			
Median Household Income	3.35%	2.23%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	2,129	7.6%	1,914	6.8%		
\$15,000 - \$24,999	2,185	7.8%	1,865	6.6%		
\$25,000 - \$34,999	2,539	9.0%	2,083	7.4%		
\$35,000 - \$49,999	3,958	14.0%	3,327	11.8%		
\$50,000 - \$74,999	4,887	17.3%	4,541	16.2%		
\$75,000 - \$99,999	4,035	14.3%	4,795	17.1%		
\$100,000 - \$149,999	4,874	17.3%	5,559	19.8%		
\$150,000 - \$199,999	2,094	7.4%	2,361	8.4%		
\$200,000+	1,471	5.2%	1,640	5.8%		
Median Household Income	\$64,613		\$76,177			
Average Household Income	\$84,776		\$95,965			
Per Capita Income	\$38,066		\$43,144			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,180	5.0%	2,846	4.5%	2,813	4.5%
5 - 9	3,736	5.8%	3,209	5.1%	2,964	4.7%
10 - 14	4,036	6.3%	3,580	5.7%	3,266	5.2%
15 - 19	3,766	5.9%	3,550	5.6%	3,288	5.2%
20 - 24	3,229	5.1%	3,414	5.4%	3,383	5.4%
25 - 34	6,974	10.9%	6,946	11.0%	6,947	11.1%
35 - 44	7,128	11.2%	6,553	10.4%	6,761	10.8%
45 - 54	9,580	15.0%	8,195	13.0%	7,099	11.3%
55 - 64	9,087	14.2%	9,489	15.0%	9,148	14.6%
65 - 74	6,237	9.8%	7,811	12.4%	8,742	13.9%
75 - 84	4,665	7.3%	4,824	7.6%	5,594	8.9%
85+	2,270	3.6%	2,741	4.3%	2,829	4.5%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	57,377	89.8%	55,700	88.2%	54,599	86.9%
Black Alone	2,856	4.5%	2,981	4.7%	3,041	4.8%
American Indian Alone	121	0.2%	115	0.2%	112	0.2%
Asian Alone	1,847	2.9%	2,298	3.6%	2,677	4.3%
Pacific Islander Alone	26	0.0%	35	0.1%	39	0.1%
Some Other Race Alone	352	0.6%	427	0.7%	503	0.8%
Two or More Races	1,309	2.0%	1,601	2.5%	1,863	3.0%
Hispanic Origin (Any Race)	1,341	2.1%	1,706	2.7%	2,064	3.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 06, 2018





Demographic and Income Profile

Cross Pointe
251 E Alex Bell Rd, Centerville, OH, 45459
Ring: 5 mile radius

Prepared by Esri
Latitude: 39.64385
Longitude: -84.14936

Summary	Census 2010	2018	2023			
Population	158,382	161,011	163,696			
Households	69,355	70,590	71,750			
Families	43,105	43,262	43,772			
Average Household Size	2.26	2.26	2.26			
Owner Occupied Housing Units	46,560	45,659	46,378			
Renter Occupied Housing Units	22,795	24,931	25,372			
Median Age	41.5	43.1	43.5			
Trends: 2018 - 2023 Annual Rate						
	Area	State	National			
Population	0.33%	0.25%	0.83%			
Households	0.33%	0.27%	0.79%			
Families	0.23%	0.13%	0.71%			
Owner HHs	0.31%	0.45%	1.16%			
Median Household Income	2.32%	2.15%	2.50%			
Households by Income						
	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	5,874	8.3%	4,912	6.8%		
\$15,000 - \$24,999	5,771	8.2%	4,828	6.7%		
\$25,000 - \$34,999	6,122	8.7%	5,266	7.3%		
\$35,000 - \$49,999	8,833	12.5%	8,383	11.7%		
\$50,000 - \$74,999	13,087	18.5%	13,576	18.9%		
\$75,000 - \$99,999	9,631	13.6%	10,531	14.7%		
\$100,000 - \$149,999	11,494	16.3%	13,113	18.3%		
\$150,000 - \$199,999	5,024	7.1%	5,475	7.6%		
\$200,000+	4,753	6.7%	5,667	7.9%		
Median Household Income	\$64,385		\$72,207			
Average Household Income	\$87,943		\$99,779			
Per Capita Income	\$38,745		\$43,919			
Population by Age						
	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,887	5.6%	8,245	5.1%	8,420	5.1%
5 - 9	9,632	6.1%	8,773	5.4%	8,652	5.3%
10 - 14	10,261	6.5%	9,493	5.9%	9,091	5.6%
15 - 19	9,541	6.0%	9,267	5.8%	8,862	5.4%
20 - 24	8,465	5.3%	9,188	5.7%	9,030	5.5%
25 - 34	20,028	12.6%	20,045	12.4%	21,027	12.8%
35 - 44	19,476	12.3%	18,916	11.7%	19,756	12.1%
45 - 54	23,789	15.0%	20,799	12.9%	19,059	11.6%
55 - 64	20,877	13.2%	22,983	14.3%	22,204	13.6%
65 - 74	13,204	8.3%	17,760	11.0%	20,062	12.3%
75 - 84	9,711	6.1%	10,119	6.3%	12,031	7.3%
85+	4,511	2.8%	5,425	3.4%	5,503	3.4%
Race and Ethnicity						
	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	140,342	88.6%	139,164	86.4%	138,594	84.7%
Black Alone	7,908	5.0%	8,620	5.4%	9,170	5.6%
American Indian Alone	305	0.2%	317	0.2%	335	0.2%
Asian Alone	5,393	3.4%	7,119	4.4%	8,508	5.2%
Pacific Islander Alone	47	0.0%	58	0.0%	66	0.0%
Some Other Race Alone	1,120	0.7%	1,445	0.9%	1,783	1.1%
Two or More Races	3,268	2.1%	4,289	2.7%	5,239	3.2%
Hispanic Origin (Any Race)	3,666	2.3%	5,034	3.1%	6,368	3.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 22, 2019



CROSS POINTE CENTRE - OUTLOTS

Dayton Region



Dayton Area



Local Dayton








Dayton Aerial



DAYTON, OHIO MARKET

Quick Stats

 800,950 METRO POPULATION	 39.5 MEDIAN AGE	 4.6% UNEMPLOYMENT RATE
 \$47,280 AVERAGE ANNUAL SALARY	 \$113,292 MEDIAN HOME PRICE	 \$756 MEDIAN MONTHLY RENT
 61.0° / 42.8° AVG HIGH/LOW TEMPS	 41.1 inches AVG ANNUAL RAINFALL	 21.2 minutes AVG COMMUTE TIME



<https://realestate.usnews.com>

Overview

Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. A small part of the city extends into Greene County. The 2017 U.S. census estimate put the city population at 140,371, while Greater Dayton was estimated to be at 803,416 residents. This makes Dayton the fourth-largest metropolitan area in Ohio and 63rd in the United States.

Dayton is within Ohio's Miami Valley region, just north of Greater Cincinnati. Ohio's borders are within 500 miles (800 km) of roughly 60 percent of the country's population and manufacturing infrastructure, making the Dayton area a logistical centroid for manufacturers, suppliers, and shippers. Dayton also hosts significant research and development in fields like industrial, aeronautical, and astronautical engineering that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors.

Along with defense and aerospace, healthcare accounts for much of the Dayton area's economy. Hospitals in the Greater Dayton area have an estimated combined employment of nearly 32,000 and a yearly economic impact of \$6.8 billion. It is estimated that Premier Health Partners, a hospital network, contributes more than \$2 billion a year to the region through operating, employment, and capital expenditures. In 2011, Dayton was rated the #3 city in the nation by HealthGrades for excellence in healthcare. Many hospitals in the Dayton area are consistently ranked by Forbes, U.S. News & World Report, and HealthGrades for clinical excellence.



CROSS POINTE CENTRE - OUTLOTS





DAYTON, OHIO MARKET

Largest Employers

Company	Employees
Wright Patterson AFB	27,500
Premier Health Partners	13,858
Kettering Health Network	8,415
Montgomery County	4,300
Miami University	3,750
Honda of America-Anna	3,300
T-7 Crown Equipment Co.	3,000

www.daytondailynews.com

Demographic Summary

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	3,264	3,264	\$83,406	8,981
3 Miles	63,158	28,171	\$84,776	45,299
5 Miles	160,265	70,304	\$85,121	96,906



Employment Overview

The Dayton Area Chamber of Commerce expects the region's economy will continue growing thanks in part to manufacturing companies bringing new life to the area's water-powered industries, including companies like PepsiCo and Cargill.

Top industries in Dayton also include aerospace and defense, health care and education. Wright-Patterson Air Force Base has been steady for economic growth in the research, development and aviation fields for the city and surrounding areas. The area's higher education campuses and the Dayton Public Schools system offer job opportunities for teachers and educational support staff. Meanwhile, Premier Health Partners and Kettering Health Network draw those looking for work as health care professionals.

<https://realestate.usnews.com>



DAYTON, OHIO RETAIL MARKET



Settlers Walk

Settlers Walk is located on Springboro Pike. This asset is anchored by a very high end local grocer called Dorothy Lane Market. The shopping center is 97% occupied with a total of 193,399 sf. It has had a consistent history of very low vacancy and rental rates in the low \$20's.



The Dayton Mall

The Dayton Mall is a 1.4 million square foot mall that was developed in 1970. It is located 4 miles west of Cross Pointe Centre. It is one of two malls in the greater Dayton MSA. It is in the Glimcher REIT and has historically been one of the strongest malls in Southwest Ohio. Like all malls today, it has seen sales decline and its relevance diminish with the addition of the Greene development 7.5 miles to the northeast in 2006.



The Greene

The Greene is a 1.1 million sf lifestyle center anchored by Nordstrom Rack, Von Maur and a Rave Theater. While the Greene took a great deal of fashion traffic from the Dayton Mall, it was too far away for convenient shopping for people in the southern, high income markets of Dayton.



Towne Mall

The Towne Mall 14 miles to the south was a significant provider of fashion to the Middletown and surrounding areas. It was developed in the mid 1970's and is anchored by an Elder Beerman Department store. This mall never thrived and was largely a convenient alternative for the local market to travel to Tri-County Mall 16 miles to the south and Dayton Mall 10 miles to the north.



Premium Outlets

In 2009, Simon opened the Premium Outlets in Monroe, Ohio. The premium outlets is a 400,000 SF outlet center located 4 miles south of Town Mall. With a large selection of popular outlet stores, it significantly impacted the Towne Mall in Middletown. Leaving the market around the mall tired and unappealing.

