

# RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

## MARKET SQUARE AT MONTROSE

4040 Medina Rd  
Akron, OH 44333

### INVESTMENT HIGHLIGHTS

- Long Term Leases
- Scheduled Rent Increases (Late 2015)
- Long Term Leasehold Interest (2067)
- Flat Ground Lease Rent Through 2067
- Strong Tenant Sales
  - JC Penney: \$131/sf
  - Levin Furniture: \$161/sf
- Neighboring Tenants Include: Dick's; Home Depot; Regal Cinemas; World-Market; Staples
- Adjacent to Highway Exit
- High Barriers to Entry
- Strong Traffic Counts: 42,000+ Cars/Day
- Average Income: \$110,465 (3 Mile)

### OFFERING SUMMARY

Price:	\$9,300,000
Cap Rate:	8.10%
2016 Cap Rate:	9.11%
GLA:	171,650 sf
Price Per Square Foot:	\$54.18
Site Area:	4.13 Acres



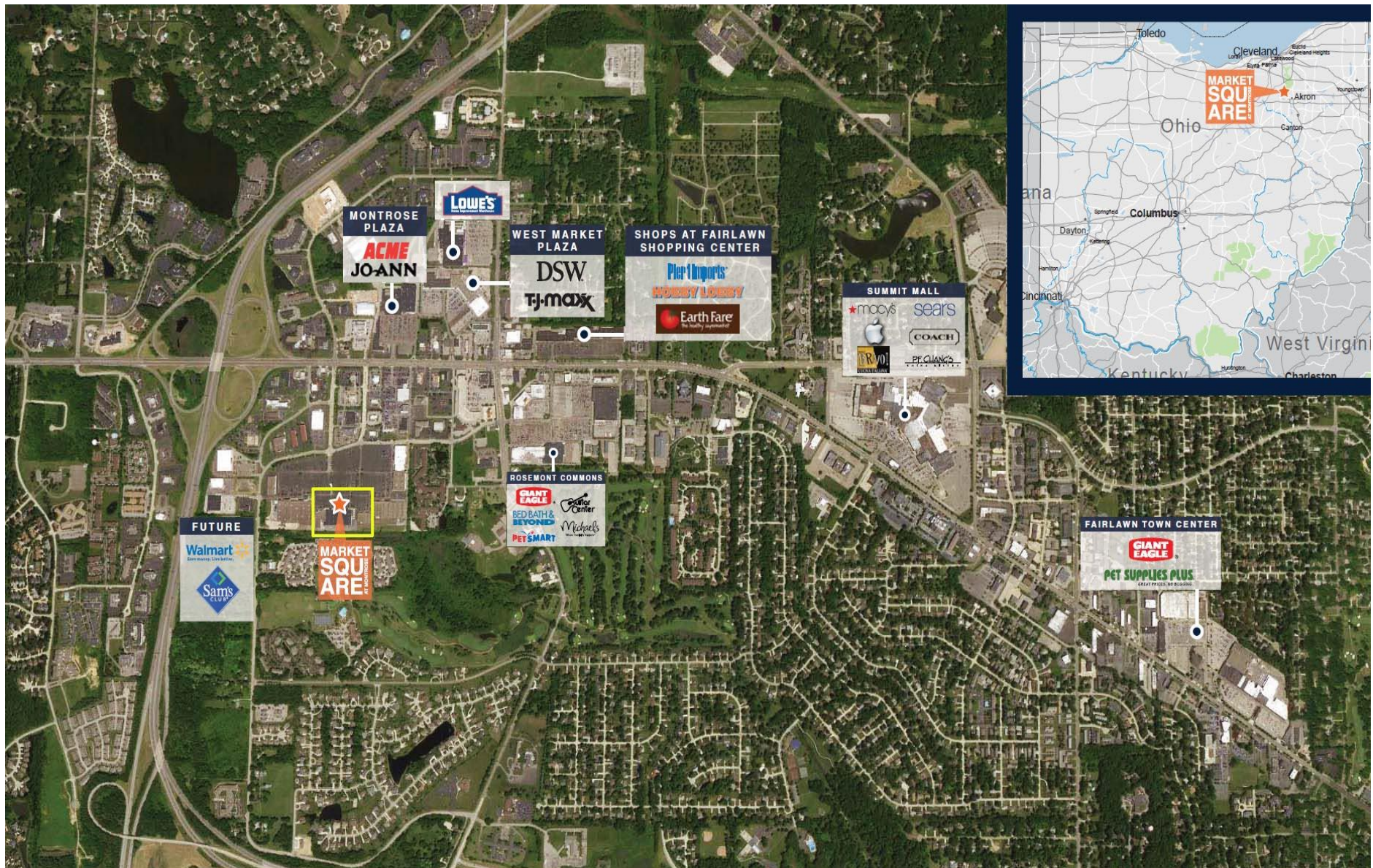
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