



Commercial  
Group

AN APEX COMMERCIAL GROUP REAL  
ESTATE OPPORTUNITY



6500-6556 N. UNION ROAD

CLAYTON, OHIO 45315

FOR SALE



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The Opportunity

### Property Snapshot

6500-6556 N. Union Road

CLAYTON, OHIO 45315

\$1,200,000

PURCHASE PRICE

19,800 SF

(\$60.61/SF)

Building Square Footage

4.634

ACRES

1995

YEAR BUILT

89.4%

OCCUPIED

Existing Income in Place!



6500-6556  
N. Union Road Clayton,  
OH

## The Opportunity

Apex Commercial Group is pleased to present the opportunity to acquire 6500-6556 N. Union Road located in Clayton, Ohio. Clayton is located just 11 miles from downtown Dayton. Constructed in 1994, this 19,408 SF retail building is a prime investment opportunity with excellent upside potential.





# Property Overview







## Building Highlights



■ **Location** – Highly visible location off the intersection of N. Union Road and Salem Avenue and approximately 1.5 miles from I-70 interchange. Neighboring uses include United Dairy Farmers, restaurants, banking, grocery, and residential. Conveniently located just 7.7 miles from the Dayton International Airport and 8.5 miles from Downtown Dayton.



■ **Upside Potential** – Rare value-add opportunity. A new owner will have the benefit of immediate cash flow from existing tenants with additional potential income from the available space. A majority of the tenants have at least three years remaining on their lease.



■ **Tenant Space Improvements** – Tenants are responsible for renovating their own space pending Landlord approval. Each space has new carpet, wood or tile floors, a furnace, an air unit, and each suite has been repainted. Each tenant is responsible for their own furniture.



■ **Functional Asset** – The retail center is a single-story building constructed of tilt-up concrete with a split seam metal roof and offers an abundance of parking. The building has been well-maintained over the years. All tenants have updated spaces the parking lot has recently been patched, seal coated, and repainted.



■ **Strong Market Fundamentals** – The City of Clayton was established in 1998 and resides in Montgomery County with a population of 13,269 within the Northmont Community (population 43,000). Salem Ave has a VPD of 12,372 while N Union Rd has a VPD of 2,610 making this a highly trafficked shopping center.



Easy Access to I-70

Numerous Amenities Nearby

Building Signage Highly Visible

Ample Parking

**OVERVIEW**

ADDRESS 6500-6556 N. Union Road, Clayton, Ohio 45315

TOTAL BUILDING 19,800 SF

**CONSTRUCTION OVERVIEW**

STRUCTURE Tilt-up Concrete

ROOF TYPE Split Seam Metal Roof

FIRE PROTECTION Fully sprinklered building

**PROPERTY FEATURES & UPDATES**

SITE AREA 4.634 Acres

YEAR BUILT 1995

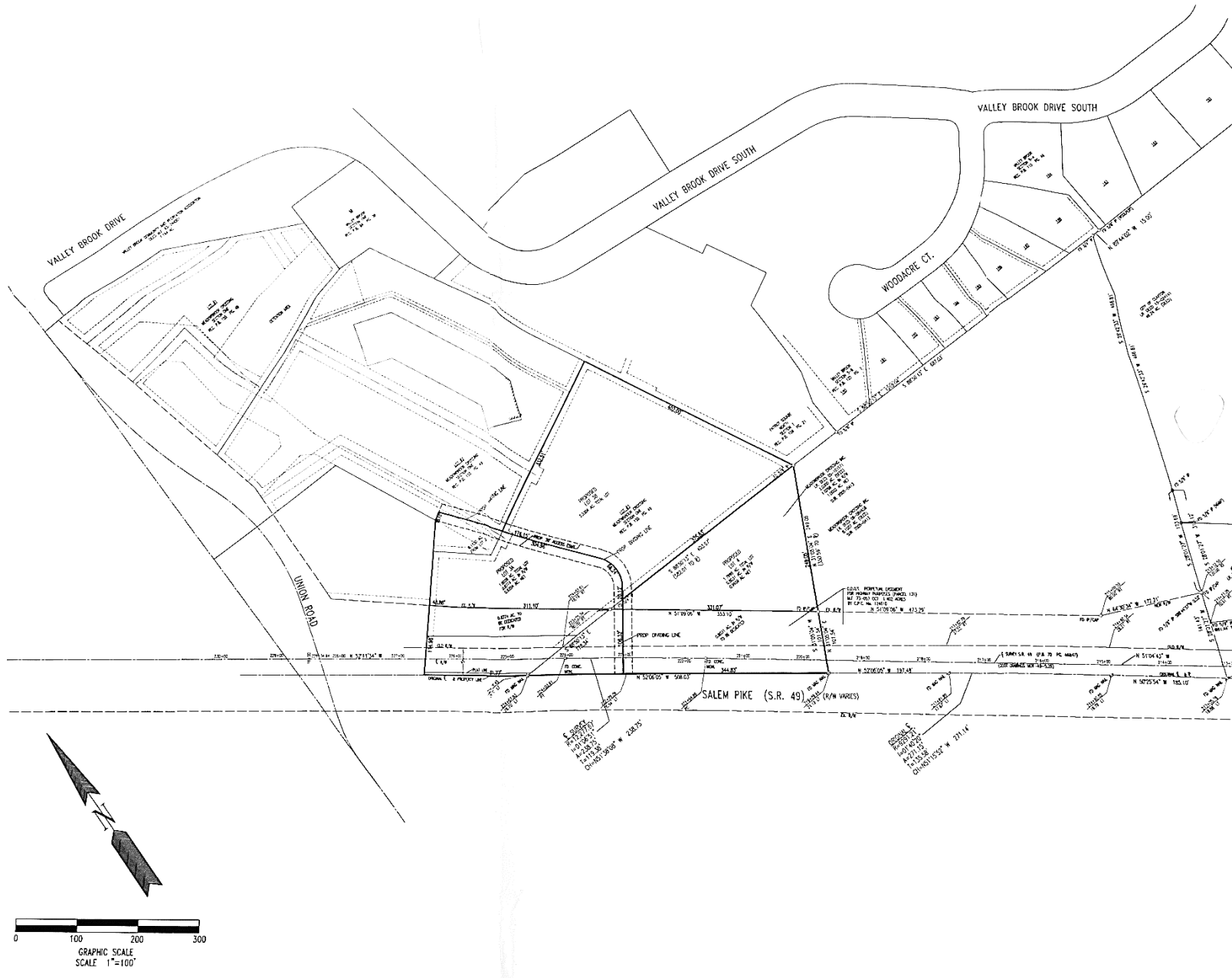
PARKING 165+ Parking Spaces (8+ spaces per 1,000 SF)

TENANCY Multi

OCCUPANCY 93%



# Site Plan





# Tenant Overview





# Tenant List

Tenant Name	SF	% Share	Lease From	Lease To	Monthly Rent	Annual Rent	PSF	Options	Lease Type	Rent Increase
Muse LLC	5,100	25.75%	5/1/2022	4/30/2025	\$ 4,000.00	\$ 48,000.00	\$9.41	Two 3-year and one 5-year options	Gross	CPI Adjustment
DMI - Dayton	6,000	30.30%	8/1/2021	7/31/2026	\$ 2,500.00	\$ 30,000.00	\$5.00	Three 5-year option	Gross	CPI Adjustment
Sha'Rue Salon	1,200	6.06%	6/1/2021	5/31/2024	\$ 1,200.00	\$ 14,400.00	\$12.00	Three 5-year option	Gross	CPI Adjustment
Monaghan & Associates	1,200	6.06%	Owner Occupied	-	\$ 1,500.00	\$ 18,000.00	\$15.00	Negotiable upon purchase	Gross	CPI Adjustment
The Main Course	4,200	21.21%	6/1/2022	5/31/2027	\$ 3,500.00	\$ 42,000.00	\$10.00	Three 5-year option	Gross	CPI Adjustment
Vacant	2,100	10.60%	-	-	\$ 2,250.00	\$ 27,000.00	\$12.86	-	-	-
<b>Total GLA:</b>	<b>19,800</b>	<b>100%</b>			<b>\$ 14,950.00</b>	<b>\$ 179,400.00</b>	<b>\$10.71</b>			
<b>Occupied: 89.40% = 17,700 SF   Vacant: 10.60% = 2,100 SF</b>										

**Landlord Responsibilities:** Landlord shall maintain the structural portions of the premises. Landlord shall pay taxes, property insurance, and common area maintenance

**Tenant Responsibilities:** Tenants shall maintain interior of the leased premises.

## MUSE LLC Executive Lounge

Tiffany Ross is starting a new executive lounge and bar that will cater to both the people of Clayton looking for a club and lounge and to those looking to book a high-end executive room for different types of gatherings.



A well-established worship group in the Clayton community.



Sha' Rue Salon & Co. caters to a wide variety of beauty needs. This is a well-recognized Salon in the Clayton community and provides outstanding service.

## Monaghan & Associates

Insurance and Investment Services

Established in 1998, Monaghan & Associates is a chartered life insurance underwriter



A new family-style restaurant that's a locally and independently owned establishment. The Main Course provides a new style on old dining-themed meals.





# Location





# Aerial Map







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