



RATH EQUITY, LTD.

**8,834 SF  
RETAIL SPACE  
FOR SALE**

IN-LINE STRIP WITHIN THE  
KROGER-ANCHORED  
CENTER.

CAP RATE: 7.89%

NOI: \$78,891

ASKING: \$1,000,000

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206 WAVERLY PLZ  
WAVERLY, OH  
45690





## PROPERTY OVERVIEW

The offering consists of an 8,834 square-foot retail center strategically located within Waverly Plaza, a well-established shopping destination in Waverly, Ohio. The property benefits from a strong anchor in Kroger, one of the nation's largest and most recognized grocery chains, which drives consistent daily traffic and provides long-term stability to the center.

The center offers a complementary mix of inline tenants that serve the surrounding community, creating a convenient, one-stop shopping experience. Positioned along a main retail corridor, the property enjoys excellent visibility, easy accessibility, and a large regional draw from Pike County and the broader trade area.

This opportunity provides investors with stable in-place income, durable tenant demand, and the added security of Kroger's presence as the anchor, ensuring reliable foot traffic and long-term value.

### SALE PRICE

\$1,000,000

### SQ FT

8,834

### UNITS

3

### USE

RETAIL

## PROPERTY OVERVIEW

- >> The property is anchored by Kroger in downtown Waverly.
- >> National tenants include Verizon and OneMain Financial.
- >> OneMain Financial has been a tenant since 1986, and China One has occupied its space since 1995.
- >> Two of three tenants on triple-net leases with an opportunity to move Verizon to one.
- >> Kroger maintains parking lot (snow removal, repairs, etc)



## PROPERTY PHOTOS





## FINANCIAL SUMMARY

## PROPERTY INFORMATION - BASED ON 2024 ACTUALS

UNIT	TOTAL SF	% OF TOTAL SF	BASE RENT	RATE P/SF	CAM		TYPE OF LEASE	LEASE START DATE	LEASE EXPIRATION DATE	NOTES
					REIMBURSEMENT	CAM P/SF				
One Main Financial Bank	2,000	22.64%	\$18,920	\$9.46	\$4,152.00	\$2.08	NNN	1/1/1986	12/30/2030	3% Annual Increases
China One	4,834	54.72%	\$48,000	\$9.93	\$10,035.38	\$2.08	NNN	3/1/1995	6/30/2030	Flat Rate
RXP Wireless (Verizon)	2,000	22.64%	\$22,800	\$11.40	\$0.00	\$0.00	MG	08/01/2017	07/31/2026	MG Gross Lease
<b>Total</b>	<b>8,834</b>	<b>100%</b>	<b>\$89,720.00</b>		<b>\$14,187.38</b>					

## OPERATING EXPENSES - BASED ON 2024 ACTUALS

EXPENSE	YEARLY AMOUNT	% OF EXP
Real Estate Taxes	\$8,385	32.83%
Insurance	\$7,228	28.30%
Repairs & Maintenance	\$3,770	14.76%
Electric & Gas	\$938	3.67%
Management Fee	\$5,216	20.43%
<b>Total</b>	<b>\$25,537</b>	<b>100%</b>

## NET OPERATING INCOME (IN PLACE)

Income	\$104,428
Expenses	\$25,537
<b>Total NOI</b>	<b>\$78,891</b>



## PROPERTY AERIAL






NEARBY AMENITIES

23

335



**SUBWAY**  
Wendy's  
Little Caesars

 WAVERLY PRIMARY SCHOOL  
WAVERLY INTERMEDIATE SCHOOL  
WAVERLY JR HIGH SCHOOL  
WAVERLY HIGH SCHOOL

Kroger  
Bob Evans RESTAURANT  
Tim Hortons  
BURGER KING

ADENA  
HEALTH

McDonald's  
DQ  
KFC  
Pizza Hut  
DOLLAR GENERAL  
FAMILY DOLLAR  
Auto Zone

104

23

Walmart  
Arby's  
Do it Best



# DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	3,641	6,291	10,884
Households	1,602	2,753	4,567
Families	868	1,575	2,792
Average Household Size	2.22	2.24	2.34
Owner Occupied Housing Units	790	1,471	2,697
Renter Occupied Housing Units	812	1,282	1,870
Median Age	48.5	44.8	43.6
Median Household Income	\$52,925	\$54,129	\$54,652
Average Household Income	\$73,877	\$86,698	\$80,197

2030 SUMMARY	1 MILE	3 MILE	5 MILE
Population	3,633	6,269	10,849
Households	1,586	2,726	4,535
Families	846	1,538	2,736
Average Household Size	2.24	2.26	2.35
Owner Occupied Housing Units	816	1,494	2,717
Renter Occupied Housing Units	769	1,232	1,818
Median Age	50.0	46.2	44.6
Median Household Income	\$56,448	\$59,735	\$59,698
Average Household Income	\$79,236	\$95,723	\$87,550



**10,884**  
5-Mile  
Population

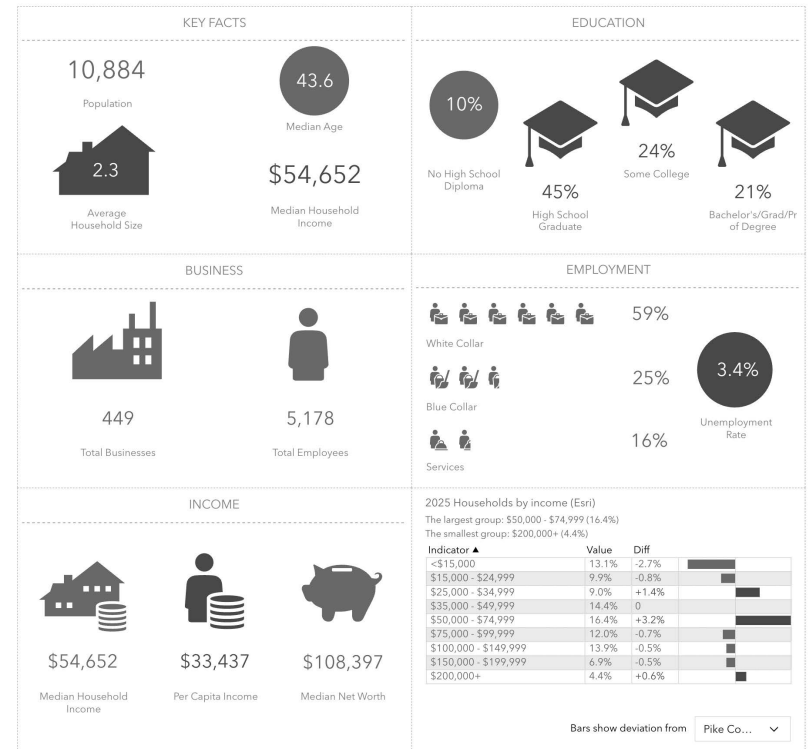


**\$54,652**  
5-Mile Median  
Household Income



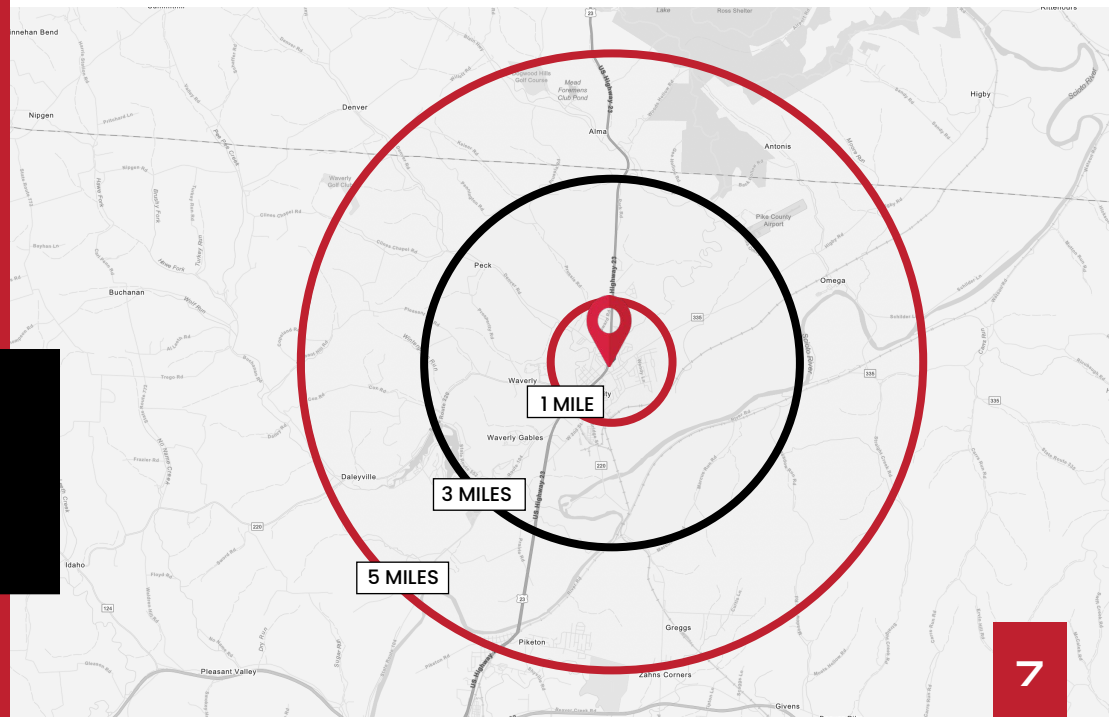
**4,567**  
5-Mile  
Households

## 5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Asle. The vintage of the data is 2021, 2026.

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