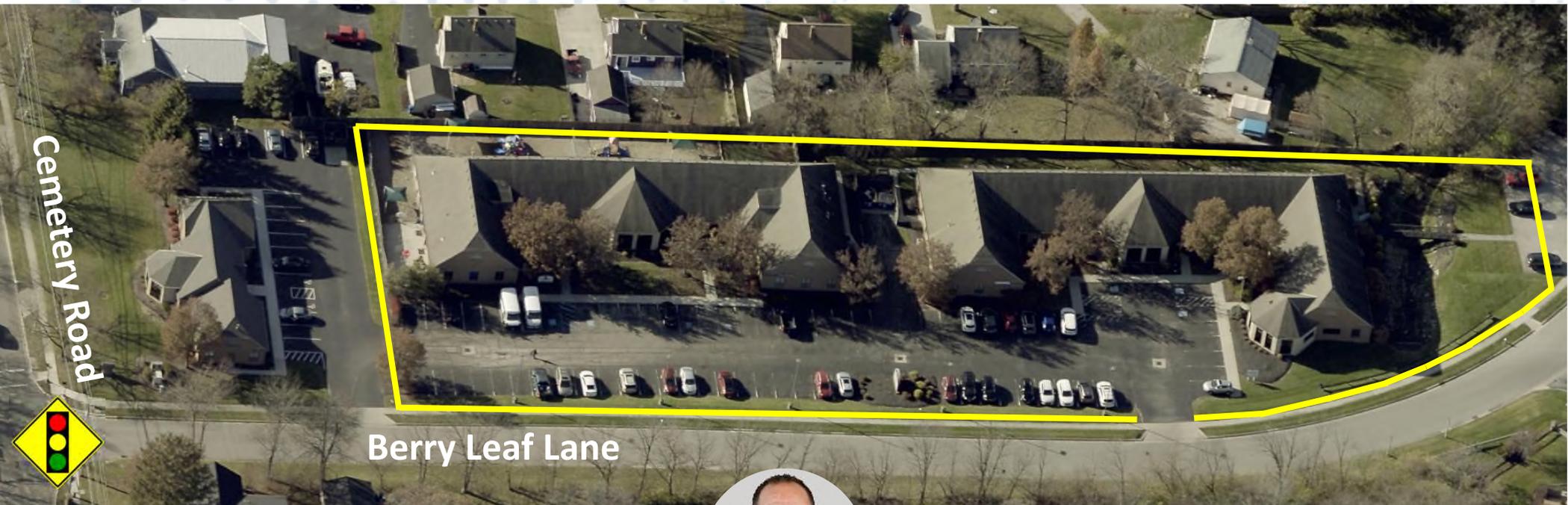


# OFFERING MEMORANDUM

3 8 8 5 - 3 9 0 5 & 3 9 1 3 - 3 9 3 1 B E R R Y L E A F L A N E  
H I L L I A D , O H I O 4 3 0 2 6



**MATT COOPER** SENIOR VICE PRESIDENT

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**equity** | brokerage

B E R R Y   L E A F   L A N E   O F F I C E / M E D I C A L   B U I L D I N G S



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# INVESTMENT SUMMARY



LIST PRICE

**\$3,335,000**



ANTICIPATED  
NOI

**\$283,625**



CAP RATE

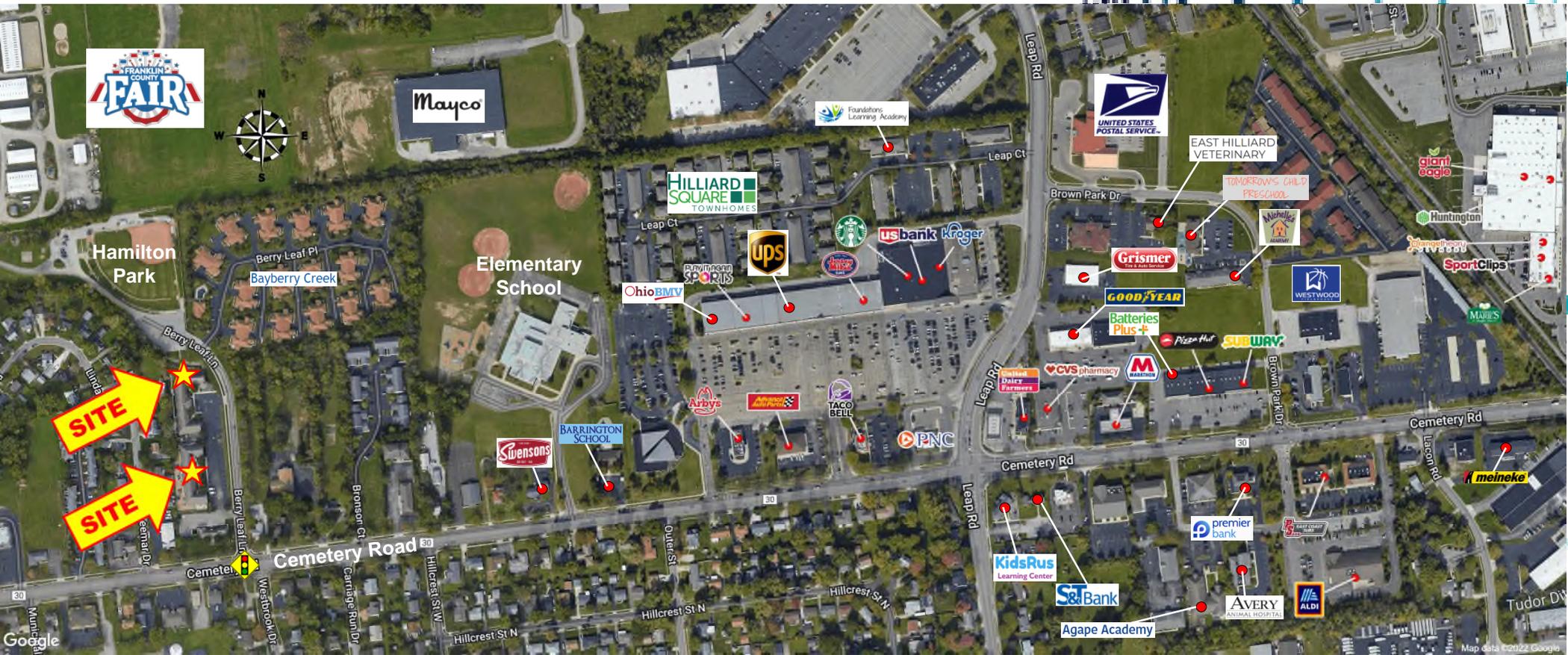
**8.5%**

- Fantastic real estate **positioned just off Cemetery Road**
- **3885-3905:** 11,288 SF GLA on 1.01 acres and built in 1996
- **3913-3905:** 12,968 SF GLA on 1.18 acres and built in 1995
- Signalized access to **Cemetery Road**—22,516 vehicles per day
- **Monument** signage on Cemetery Road and Berry Leaf Lane
- Parking ratio: **3.8 per 1,000 SF**
- **Weighted Average Lease Term** of over six (6) years
- **KinderCare** (in approximately 38% of total GLA) has **over 13 years remaining on its lease**
- **Low historical vacancy** and low tenant turnover
- **Owner/Occupant opportunity** in vacant 3,608 SF space

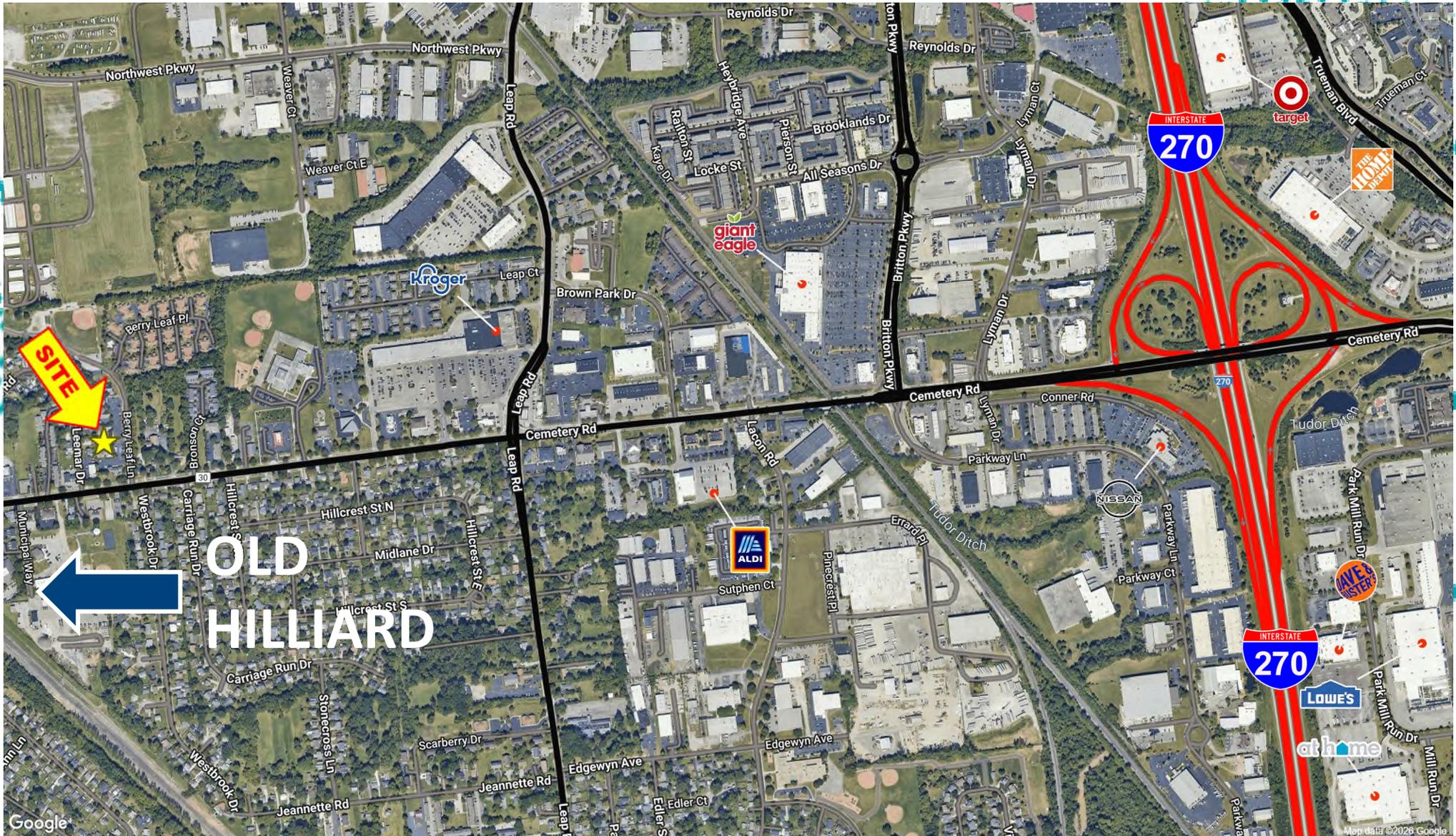
# SITE AERIAL



# CEMETERY ROAD AERIAL



# I-270 AERIAL



# TENANT OVERVIEWS



- **KinderCare** is an American operator of for-profit childcare and early childhood education facilities founded in 1969. The company provides educational programs for children from six weeks to 12 years old. Located in 39 states and the District of Columbia, KinderCare's 1,250 locations have more than 200,000 children enrolled.



- **New Smile Dental Implants** provides the perfect solution to regain your confidence and freedom while improving both your oral and overall health. Dental implants are the best way to replace failing or missing teeth and can provide many benefits like improved aesthetics, speech, eating, comfort, and self-confidence.



- **Columbus Chiropractic Center of Hilliard** offer solutions that transform lives through chiropractic care. Our approach centers on three fundamental pillars: Mobility, Balance, and Function. Through consistent care, our patients experience lasting improvements in their quality of life and overall wellbeing.



- **Metro Infusion** is a national provider of infusion therapies for complex chronic conditions including infectious diseases, neurological diseases, and multiple sclerosis. In every one of their 200+ locations, their team members go above and beyond to provide excellent patient care.



- **Family Allergy & Asthma** provides a full range of allergy, asthma, and immunology services. Their physicians provide a detailed plan to best treat allergies or asthma--whether it is through medication, environmental control, or allergy shots. They have offices in nine states.

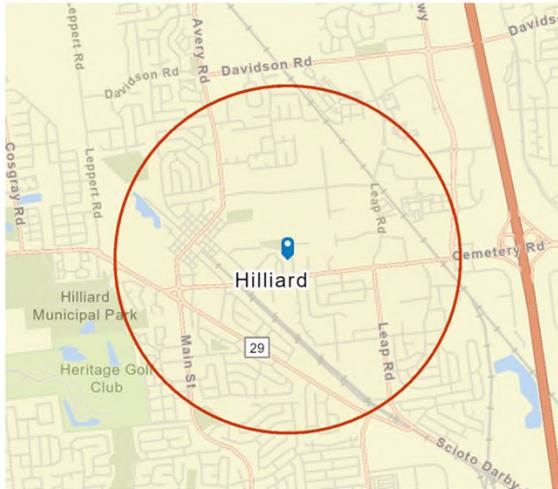


- **Trojan Roofing** specializes in emergency roofing solutions. From replacements to repairs, their experienced teams are equipped to handle any emergency roofing challenge using top-quality materials and certified installers. Headquartered in Indianapolis.



- **Ohio Permit Service** specializes in procuring nationwide oversize and overweight hauling permits.

# 1-MILE RADIUS DEMOS



## KEY FACTS

**9,851**  
Population

**2.3**  
Average  
Household Size

**36.6**  
Median Age

**\$100,789**  
Median Household Income

## BUSINESS

**680**

Total Businesses

**8,517**

Total Employees

## EDUCATION

**2%**

No High School  
Diploma

**23%**

High School  
Graduate

**24%**

Some  
College

**51%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$50,351**  
Per Capita  
Income



**\$100,789**  
Median  
Household  
Income



**\$116,558**  
Average  
Household  
Income

## EMPLOYMENT

**75.0**  
White  
Collar %

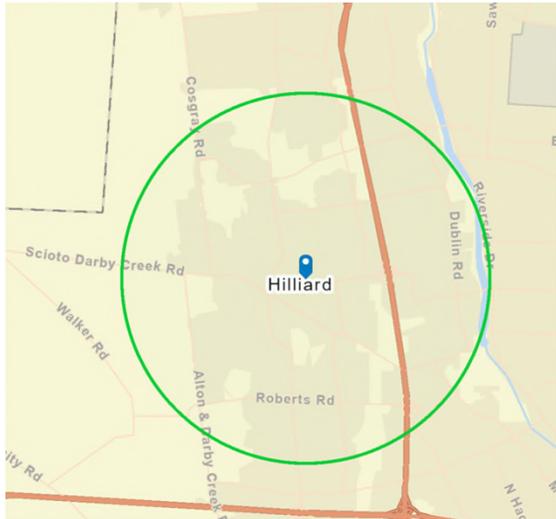
**14.9**  
Blue  
Collar %

**10.2**  
Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

# 3-MILE RADIUS DEMOS



## KEY FACTS

**88,601**  
Population



Average  
Household Size



Median Age

**\$103,471**  
Median Household Income

## BUSINESS



**2,264**

Total Businesses



**30,585**

Total Employees

## EDUCATION



**4%**

No High School  
Diploma



**15%**

High School  
Graduate



**22%**

Some  
College



**60%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$56,642**

Per Capita  
Income



**\$103,471**

Median  
Household  
Income



**\$135,626**

Average  
Household  
Income

## EMPLOYMENT



**76.9**

White  
Collar %



**13.3**

Blue  
Collar %



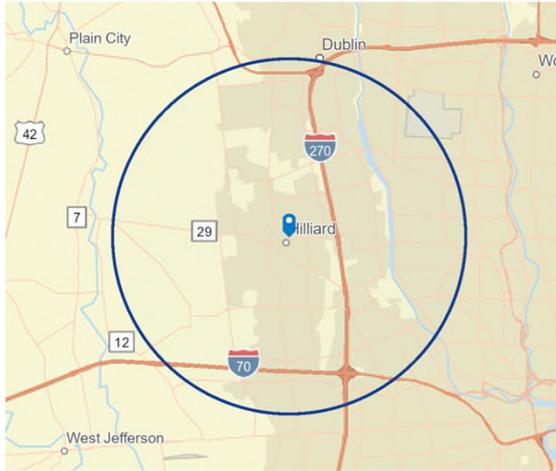
**9.8**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**187,762**  
Population



**2.4**  
Average Household Size



**36.8**  
Median Age

**\$102,699**  
Median Household Income

## BUSINESS



**6,889**

Total Businesses



**94,413**

Total Employees

## EDUCATION



**4%**

No High School Diploma



**15%**

High School Graduate



**21%**

Some College



**61%**

Bachelor's/Grad/Prof Degree

## INCOME



**\$58,479**

Per Capita Income



**\$102,699**

Median Household Income



**\$138,027**

Average Household Income

## EMPLOYMENT



**76.6**

White Collar %



**12.7**

Blue Collar %



**10.7**

Services %

**equity** | brokerage

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