



4100 Horizons Drive  
Columbus, Ohio 43220

# INVESTMENT OFFERING



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# OFFERING

Property Description: 4100 Horizons Drive, Columbus, OH 43220  
Multi-tenant professional office/medical building  
31,512 Gross SF; 30,676 Rentable SF on 2.0 acres

Sales Price: \$5,599,000

Current Occupancy: 100%

Cap Rate 9.14%

		2025		2026	
Projected Net Operating Income:		\$511,979		\$538,717	
Projected Returns:	Annual Cash Flow	\$165,664	15%	\$192,402	17%
	Annual Debt Reduction	\$ 84,649	8%	\$ 89,870	8%
	Tax Deduction	\$144,279	13%	\$142,242	13%
	Annual Appreciation	\$167,970	15%	\$167,970	15%
	Total Annual Return	\$562,562	50%	\$592,485	53%

# OFFERING

## Investment Highlights:

- Dynamic medical and office property
- Strong mix of office, medical, financial service tenants

## Property Description:

- Attractive, well maintained property
- Franklin County parcel # 075-000012-00
- 31,512 Gross SF building on 2.0 acres
- Two story office building completed in 2001
- 153 parking spaces
- Highly visible monument and building signage
- Zoning is Office and Research District in the City of Upper Arlington

## Area Description:

- The property is located in the City of Upper Arlington, Ohio [www.uaho.net](http://www.uaho.net). Upper Arlington is an affluent suburb in the Columbus Metropolitan Area.
- Well located between Downtown Columbus and Dublin with easy access to SR 161, I-270 and SR 315
- The property is within a dynamic mix of office properties



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY AERIAL



Franklin County Parcel No.  
075-0000120-00

Horizons Drive



# AREA OVERVIEW



# TENANT PROFILES



<https://copc.com/>

Central Ohio Primary Care is the largest physician-owned primary care medical group in the United States with over over 349 providers and 68 practice locations throughout central Ohio. This busy medical office recently opened at 4100 Horizons occupying 7,705 SF (25.5%) on the first floor.



<https://www.home.pearsonvue.com/>

<https://www.pearson.com/>

Pearson Vue is part of Pearson, the world's largest learning company with 35,000 employees across 70 countries worldwide. This location is a computer based testing center occupying 3,524 SF (11.7%) through 11/30/2030.



<https://www.meyerswealthmgmt.com/>

Charles Schwab / Meyers Wealth Management, LLC is a financial advisory firm headquartered in Columbus, OH. They manage \$682,500,000 in 548 accounts and serve the financial needs of clients across 3 states.



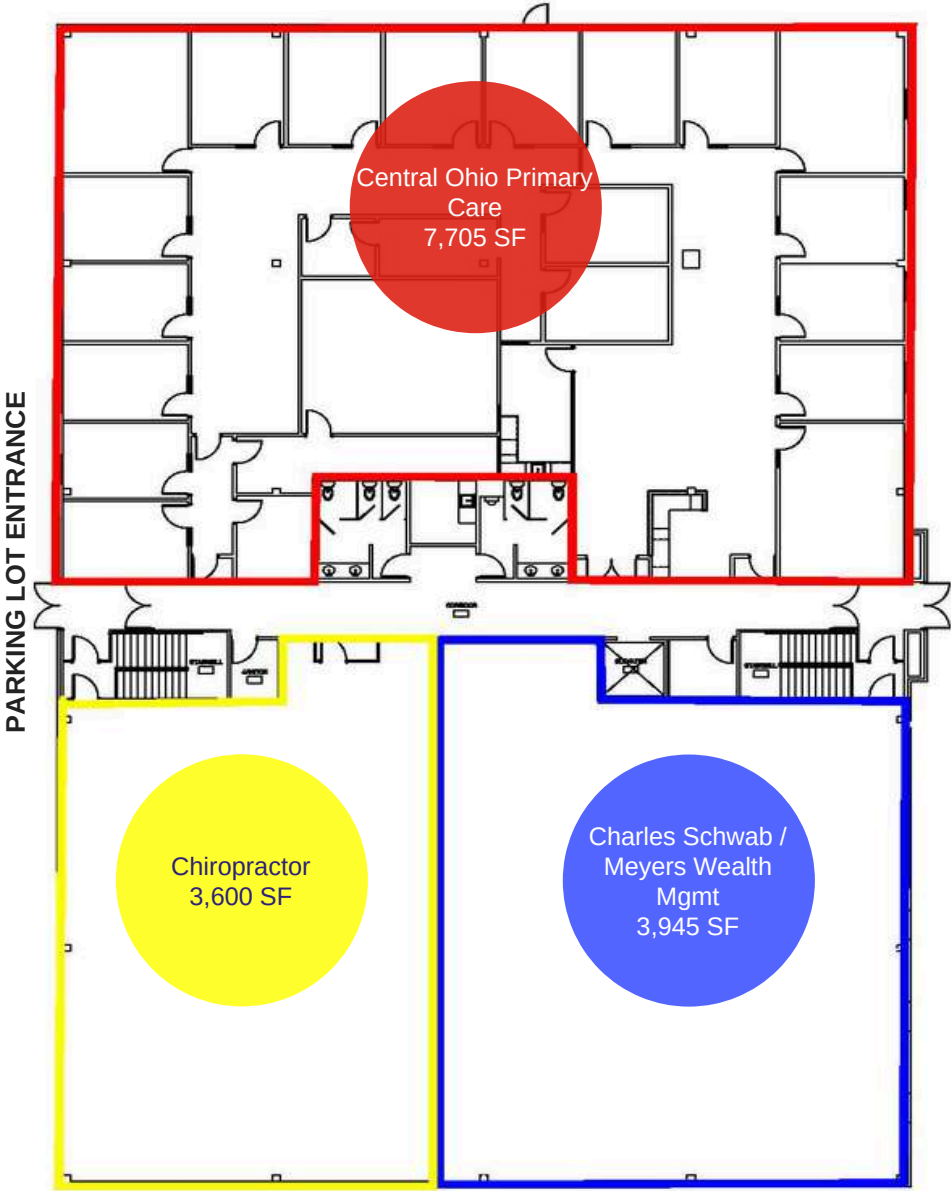
<https://https://www.valuerecovery.com>

For thirty years, VRG Companies have served as a trusted advisor to government agencies and private clients on diverse and challenging projects, ranging from the management of distressed asset portfolios, to the design and implementation of critical financial programs. They occupy 5,008 SF at Horizons Drive and have a lease through 2030.

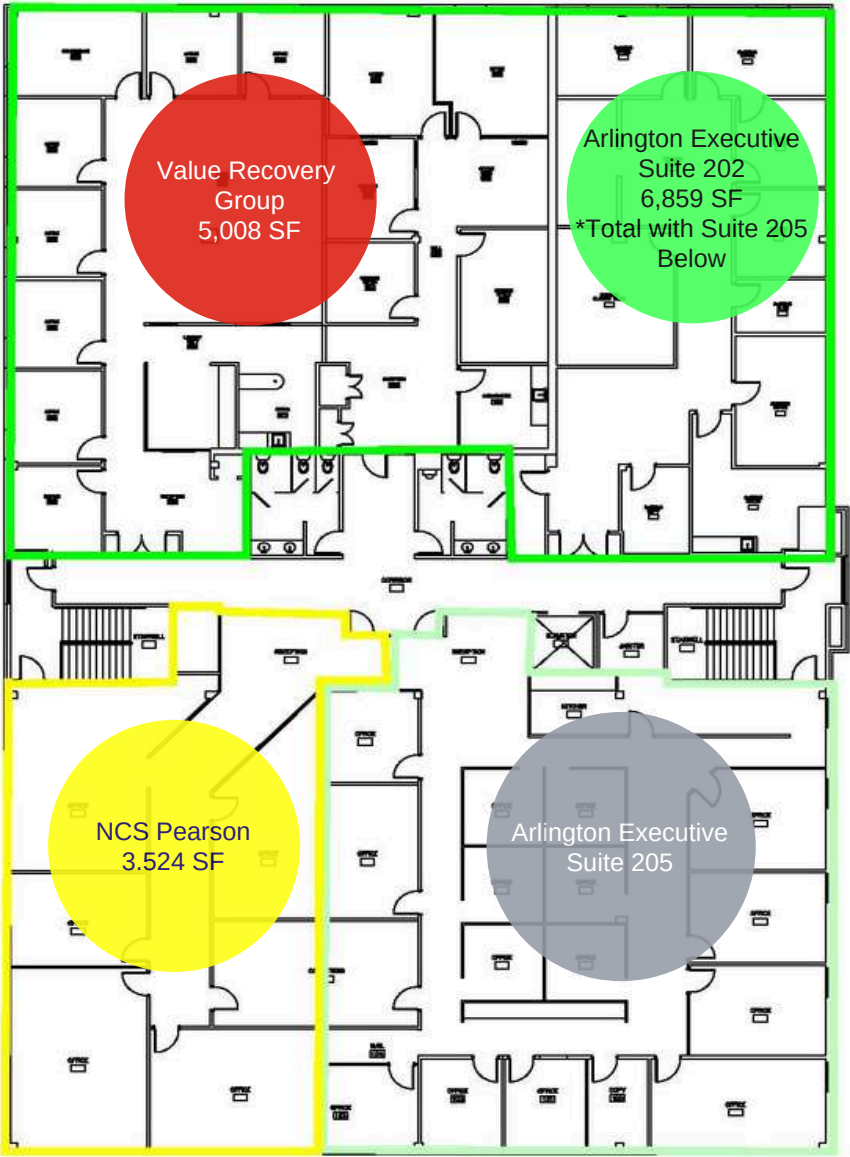


# PROPERTY FLOORPLANS

1st Floor



2nd Floor



Floor plans may not represent tenant space build outs as of 12/1/17



# DEMOGRAPHICS

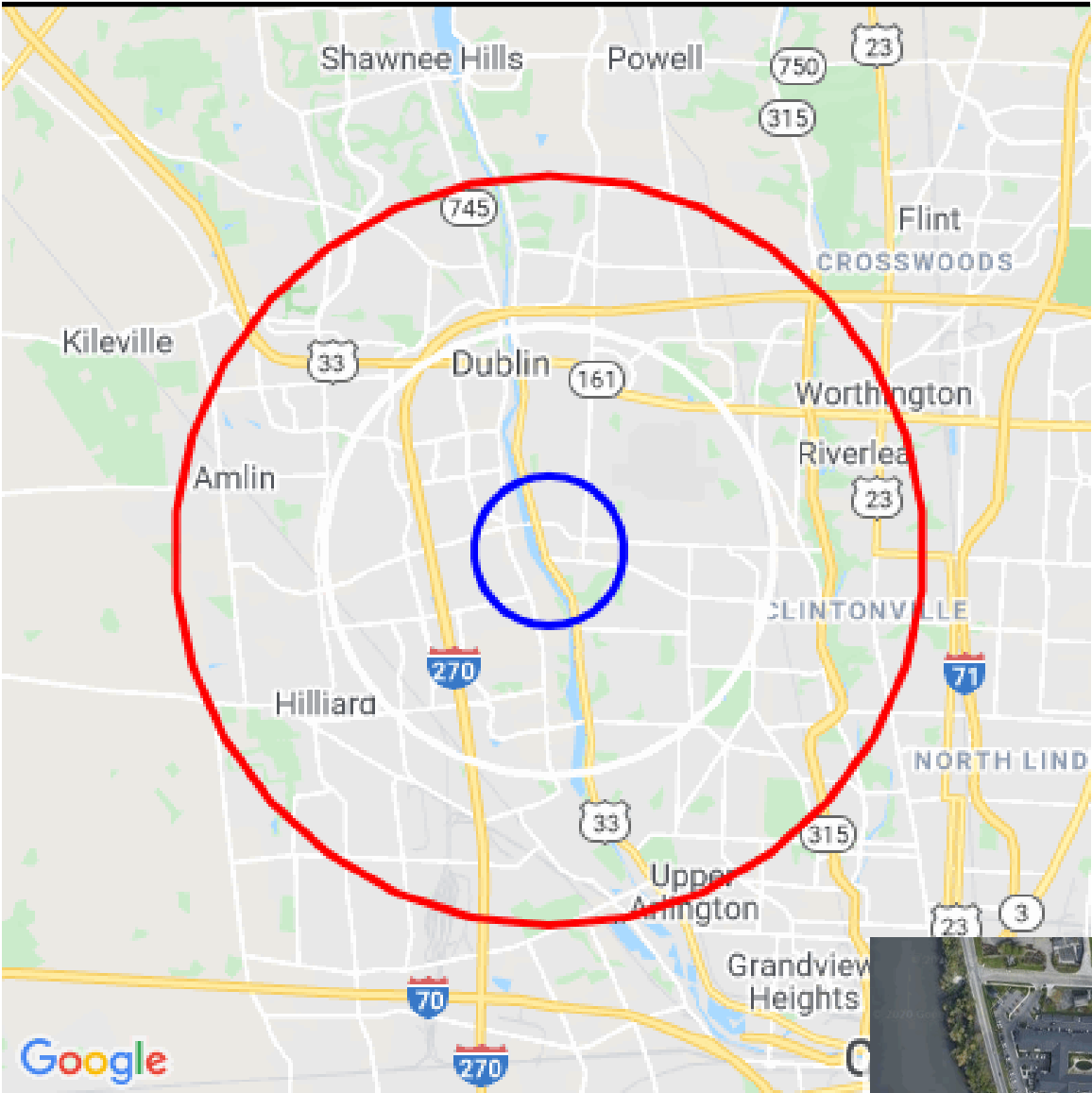




# 4100 Horizons Dr



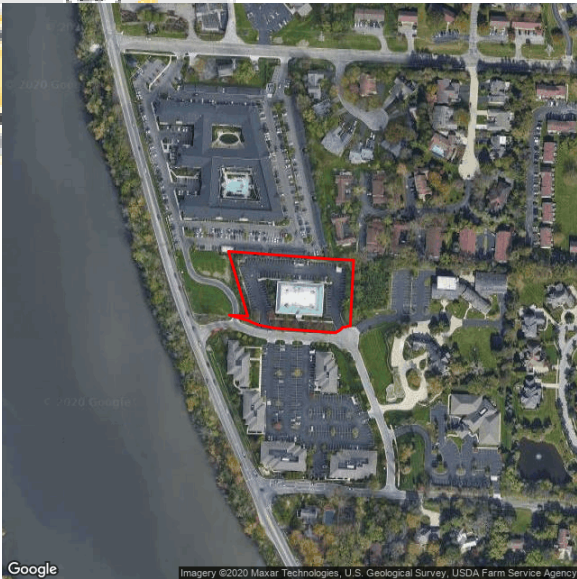
## Demographic Report



### 4100 Horizons Dr

#### Population

Distance	Male	Female	Total
1- Mile	3,302	3,419	6,721
3- Mile	27,657	28,765	56,422
5- Mile	69,075	71,786	140,861



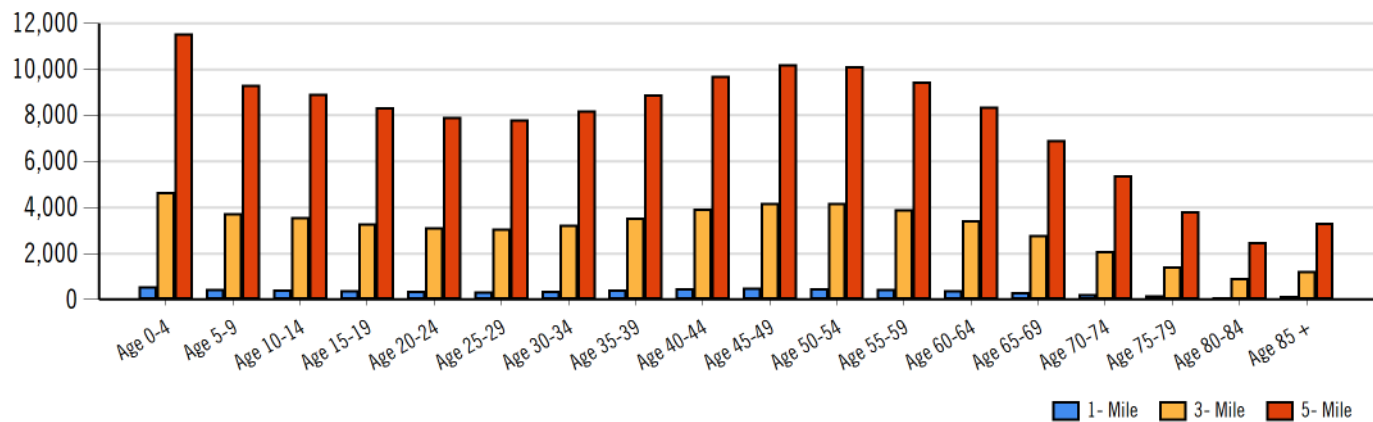
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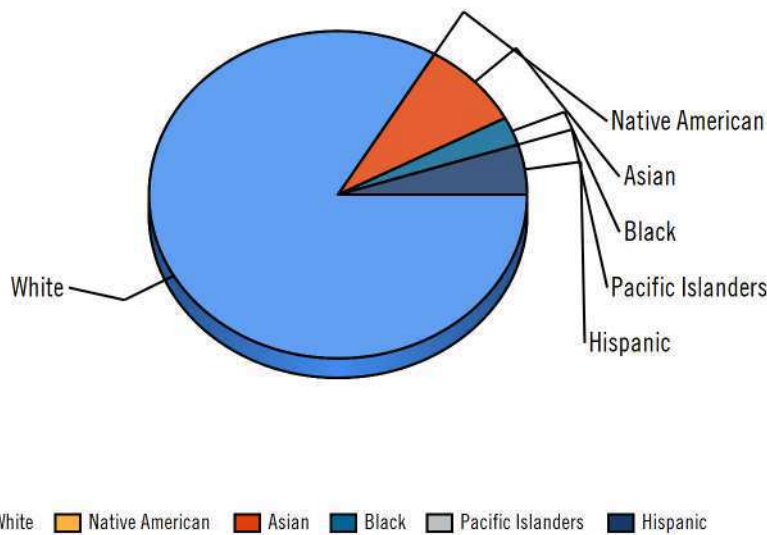
**Catylist Research**

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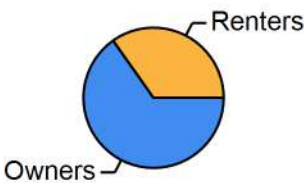
Population by Distance and Age (2018)



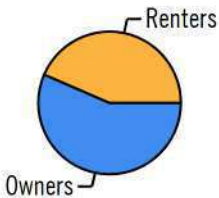
Ethnicity within 5 miles



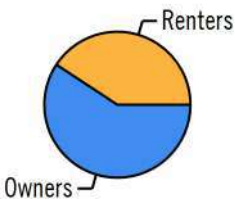
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,694	85	0.86 %
3-Mile	30,703	766	1.97 %
5-Mile	77,214	1,674	1.87 %



# 4100 Horizons Dr



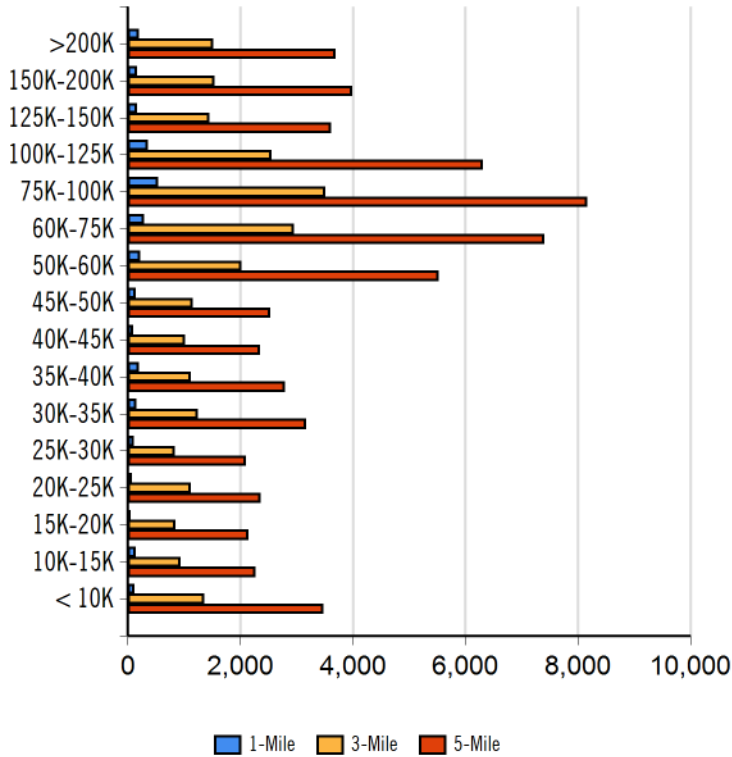
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	0	43	206	128	526	75	128	475	863	290	209	318
3-Mile	37	24	955	2,314	851	4,019	790	875	4,246	7,908	2,558	1,215	2,125
5-Mile	97	66	2,432	5,742	2,560	8,802	2,223	2,630	10,672	19,497	6,635	3,085	5,357

## Household Income



Radius	Median Household Income
1-Mile	\$80,661.11
3-Mile	\$76,856.84
5-Mile	\$76,595.29

Radius	Average Household Income
1-Mile	\$93,866.89
3-Mile	\$87,450.91
5-Mile	\$86,336.25

Radius	Aggregate Household Income
1-Mile	\$239,979,525.41
3-Mile	\$1,985,624,040.35
5-Mile	\$4,902,023,806.96

## Education

	1-Mile	3-mile	5-mile
Pop > 25	4,467	38,007	94,800
High School Grad	774	5,493	15,493
Some College	783	7,395	18,528
Associates	246	2,183	5,383
Bachelors	1,657	13,717	32,699
Masters	439	4,634	11,092
Prof. Degree	216	1,740	4,097
Doctorate	147	739	1,803

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	29 %	39 %	47 %
Teen's	34 %	72 %	75 %
Expensive Homes	69 %	57 %	48 %
Mobile Homes	0 %	1 %	3 %
New Homes	9 %	30 %	45 %
New Households	44 %	88 %	94 %
Military Households	0 %	16 %	17 %
Households with 4+ Cars	31 %	59 %	59 %
Public Transportation Users	6 %	12 %	18 %
Young Wealthy Households	40 %	122 %	79 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	151,465,396		1,290,472,807		3,184,044,038	
<b>Average annual household</b>	56,404		54,903		54,388	
<b>Food</b>	7,238	12.83 %	7,072	12.88 %	7,009	12.89 %
Food at home	4,554		4,462		4,434	
Cereals and bakery products	647		634		630	
Cereals and cereal products	230		226		224	
Bakery products	417		408		406	
Meats poultry fish and eggs	899		886		881	
Beef	209		206		205	
Pork	157		155		154	
Poultry	169		167		166	
Fish and seafood	150		147		146	
Eggs	72		71		70	
Dairy products	470		458		455	
Fruits and vegetables	929		910		904	
Fresh fruits	136		134		133	
Processed vegetables	173		170		169	
Sugar and other sweets	166		162		161	
Fats and oils	144		141		140	
Miscellaneous foods	858		838		832	
Nonalcoholic beverages	378		370		369	
Food away from home	2,683		2,610		2,575	
Alcoholic beverages	428		413		409	
<b>Housing</b>	19,698	34.92 %	19,276	35.11 %	19,128	35.17 %
Shelter	11,981		11,720		11,619	
Owned dwellings	7,468		7,223		7,145	
Mortgage interest and charges	3,845		3,695		3,649	
Property taxes	2,533		2,445		2,418	
Maintenance repairs	1,089		1,083		1,077	
Rented dwellings	3,390		3,412		3,406	
Other lodging	1,121		1,084		1,068	
Utilities fuels	4,388		4,315		4,298	
Natural gas	425		415		412	
Electricity	1,710		1,692		1,688	
Fuel oil	176		172		172	
Telephone services	1,369		1,344		1,338	
Water and other public services	705		691		687	
<b>Household operations</b>	1,416	2.51 %	1,376	2.51 %	1,363	2.51 %
Personal services	436		419		415	
Other household expenses	979		956		948	
Housekeeping supplies	671		656		651	
Laundry and cleaning supplies	176		171		170	
Other household products	396		385		382	
Postage and stationery	99		98		97	
Household furnishings	1,242		1,207		1,195	
Household textiles	93		91		90	
Furniture	303		292		288	
Floor coverings	34		34		33	
Major appliances	138		136		136	
Small appliances	104		102		101	
Miscellaneous	568		550		545	
<b>Apparel and services</b>	1,548	2.74 %	1,511	2.75 %	1,497	2.75 %
Men and boys	318		302		299	
Men 16 and over	267		251		249	
Boys 2 to 15	51		50		50	
Women and girls	544		538		533	



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Women 16 and over	471	465	460
Girls 2 to 15	73	72	72
Children under 2	99	97	97

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	151,465,396		1,290,472,807		3,184,044,038	
<b>Average annual household</b>	56,404		54,903		54,388	
<b>Transportation</b>	7,591	13.46 %	7,397	13.47 %	7,333	13.48 %
Vehicle purchases	1,885		1,815		1,794	
Cars and trucks new	985		952		935	
Cars and trucks used	852		819		816	
Gasoline and motor oil	2,280		2,235		2,222	
Other vehicle expenses	2,813		2,747		2,728	
Vehicle finance charges	194		187		186	
Maintenance and repairs	1,000		978		969	
Vehicle insurance	1,240		1,214		1,211	
Vehicle rental leases	377		366		361	
Public transportation	612		599		588	
<b>Health care</b>	4,141	7.34 %	4,048	7.37 %	4,023	7.40 %
Health insurance	2,682		2,628		2,615	
Medical services	903		875		867	
Drugs	416		408		404	
Medical supplies	139		136		135	
<b>Entertainment</b>	3,314	5.88 %	3,221	5.87 %	3,194	5.87 %
Fees and admissions	721		694		682	
Television radios	1,092		1,070		1,066	
Pets toys	1,209		1,180		1,171	
Personal care products	734		713		706	
Reading	63		62		62	
Education	1,724		1,674		1,647	
Tobacco products	389		389		389	
<b>Miscellaneous</b>	917	1.63 %	893	1.63 %	882	1.62 %
<b>Cash contributions</b>	1,458		1,406		1,398	
<b>Personal insurance</b>	7,153		6,823		6,705	
Life and other personal insurance	193		187		186	
Pensions and Social Security	6,960		6,635		6,518	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	7,393	6,799	7.42 %	2,294	4,373	4,848	2,545	1,164
3-Mile	2020	32,098	29,075	8.94 %	11,190	17,889	18,243	13,855	3,877
5-Mile	2020	74,852	68,103	8.00 %	23,711	44,083	46,238	28,614	9,439
1-Mile	2023	7,876	6,799	13.90 %	2,445	4,650	5,115	2,761	904
3-Mile	2023	34,066	29,075	15.42 %	11,871	18,970	19,321	14,745	3,156
5-Mile	2023	79,278	68,103	14.26 %	25,116	46,646	48,764	30,514	7,973



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# SALES COMPARABLES





1	535 Officenter Pl	SOLD
<div> <div>Gahanna, OH 43230</div> <div> <div>Sale Date Dec 13, 2023</div> <div>Sale Price \$4,525,000</div> <div>Price/SF \$395.92</div> <div>Parcels 025-009488</div> <div>Comp ID 6606306</div> <div>Comp Status Research Complete</div> </div> <div> <div>Franklin</div> <div> <div>Type 2 Star Office</div> <div>Year Built 1991</div> <div>RBA 11,429 SF</div> <div>Land Acres 0.90 AC</div> <div>Land SF 39,204 SF</div> <div>Zoning Suburban Office</div> </div> </div> </div>		
		
2	125 Dillmont Dr	SOLD
<div> <div>Columbus, OH 43235</div> <div> <div>Sale Date Mar 7, 2023</div> <div>Sale Price \$5,349,851</div> <div>Price/SF \$376.48</div> <div>Actual Cap Rate 6.72%</div> <div>Parcels 610-293625</div> <div>Comp ID 6327496</div> <div>Comp Status Research Complete</div> </div> <div> <div>Franklin</div> <div> <div>Type 2 Star Office</div> <div>Year Built 1987</div> <div>RBA 14,210 SF</div> <div>Land Acres 0.65 AC</div> <div>Land SF 28,314 SF</div> <div>Zoning LC2</div> </div> </div> </div>		
		
3	8050 E Main St	SOLD
<div> <div>Reynoldsburg, OH 43068</div> <div> <div>Sale Date May 14, 2024</div> <div>Sale Price \$22,750,000</div> <div>Price/SF \$362.25</div> <div>Actual Cap Rate 6.49%</div> <div>Parcels 060-009613</div> <div>Comp ID 6729658</div> <div>Comp Status Research Complete</div> </div> <div> <div>Franklin</div> <div> <div>Type 4 Star Office</div> <div>Year Built 2023</div> <div>RBA 62,802 SF</div> <div>Land Acres 5.27 AC</div> <div>Land SF 229,433 SF</div> <div>Zoning GC</div> </div> </div> </div>		
		
4	6357 N Hamilton Rd	SOLD
<div> <div>Westerville, OH 43081</div> <div> <div>Sale Date Nov 28, 2022</div> <div>Sale Price \$3,300,000</div> <div>Price/SF \$330.00</div> <div>Parcels 010-294892</div> <div>Comp ID 6256424</div> <div>Comp Status Research Complete</div> </div> <div> <div>Franklin</div> <div> <div>Type 3 Star Office</div> <div>Year Built 2016</div> <div>RBA 10,000 SF</div> <div>Land Acres 1.27 AC</div> <div>Land SF 55,234 SF</div> <div>Zoning commercial</div> </div> </div> </div>		
		
5	1051 Worthington Woods Loop Rd	SOLD
<div> <div>Columbus, OH 43085</div> <div> <div>Sale Date Jun 15, 2023</div> <div>Sale Price \$3,673,335</div> <div>Price/SF \$310.30</div> <div>Parcels 610-241145</div> <div>Comp ID 6431566</div> <div>Comp Status Research Complete</div> </div> <div> <div>Franklin</div> <div> <div>Type 3 Star Office</div> <div>Year Built 2007</div> <div>RBA 11,838 SF</div> <div>Land Acres 1.39 AC</div> <div>Land SF 60,548 SF</div> <div>Sale Condition Bulk/Portfolio Sale</div> </div> </div> </div>		
		
6	5775 N Meadows Dr	SOLD
<div> <div>Grove City, OH 43123</div> <div> <div>Sale Date Mar 23, 2023</div> <div>Sale Price \$10,200,000</div> <div>Price/SF \$253.37</div> <div>Actual Cap Rate 6.00%</div> <div>Parcels 040-015419</div> <div>Comp ID 6346371</div> <div>Comp Status Research Complete</div> </div> <div> <div>Franklin</div> <div> <div>Type 3 Star Office</div> <div>Year Built 2019</div> <div>RBA 40,257 SF</div> <div>Land Acres 4.32 AC</div> <div>Land SF 188,179 SF</div> <div>Zoning PD</div> </div> </div> </div>		
		

7

5000 Horizons Dr

SOLD

Columbus, OH 43220

Franklin

Sale Date Sep 9, 2024  
 Sale Price \$2,600,000  
 Price/SF \$210.42  
 Parcels 075-000003, 075-000016  
 Comp ID 6841710  
 Comp Status Research Complete

Type 2 Star Office  
 Year Built 1984  
 RBA 12,356 SF  
 Land Acres 2.47 AC  
 Land SF 107,593 SF  
 Zoning ORC



8

1950 Arlingate Ln

SOLD

Columbus, OH 43220

Franklin

Sale Date Oct 30, 2023  
 Sale Price \$2,160,400  
 Price/SF \$200.00  
 Parcels 560-214605  
 Comp ID 6569792  
 Comp Status Research Complete

Type 3 Star Office  
 Year Built 1995  
 RBA 10,802 SF  
 Land Acres 3.76 AC  
 Land SF 163,786 SF  
 Zoning LM2



9

8323 Walton Pky - Building B

SOLD

New Albany, OH 43054

Franklin

Sale Date Nov 9, 2022  
 Sale Price \$12,861,405  
 Price/SF \$188.15  
 Parcels 222-002671  
 Comp ID 6209019  
 Comp Status Research Complete

Type 3 Star Office  
 Year Built 2001  
 RBA 68,356 SF  
 Land Acres 11.60 AC  
 Land SF 505,257 SF  
 Zoning CPUD  
 Sale Condition Sale Leaseback, Investment Triple Net

