



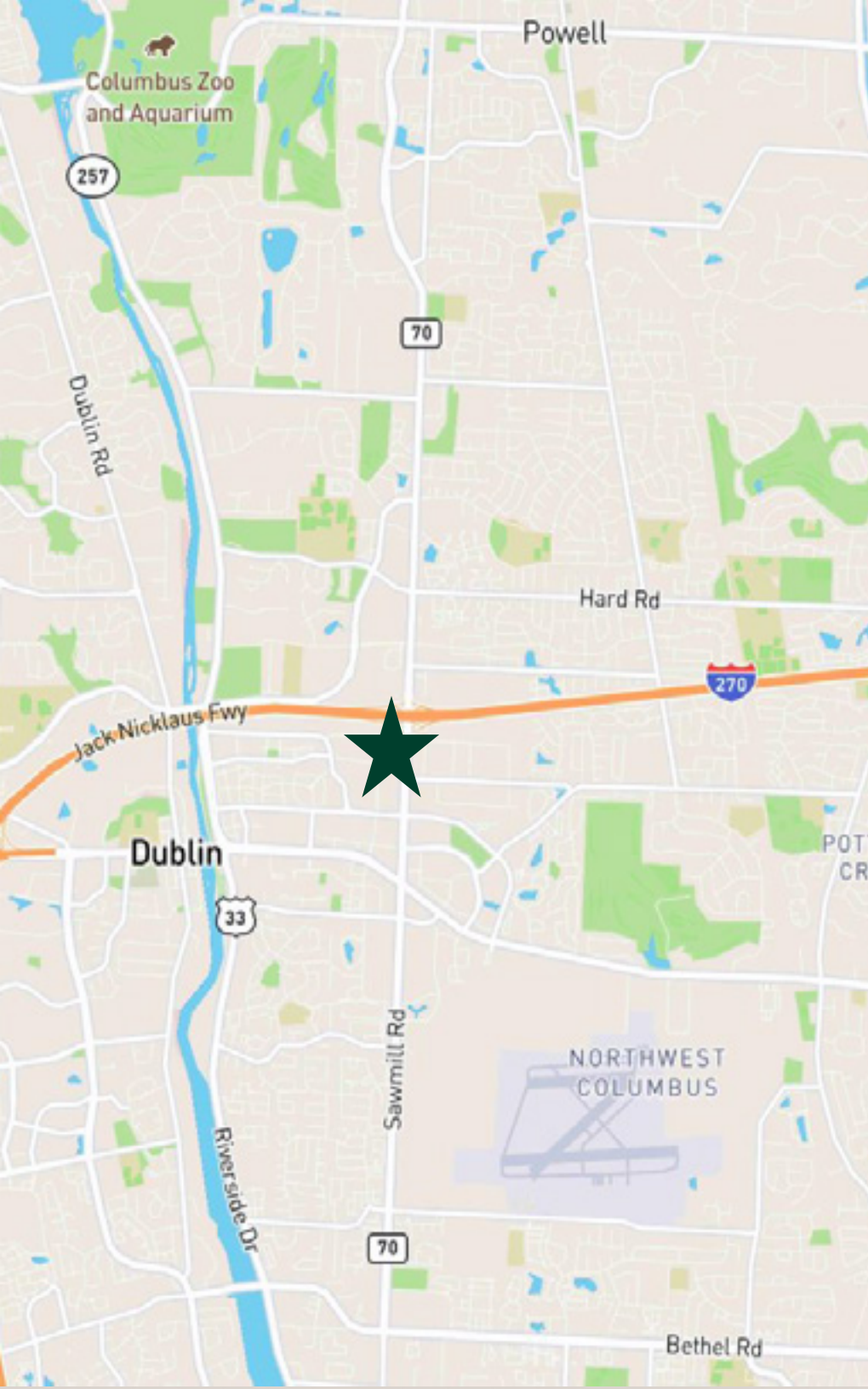
**Immediately Available.
Bob Evans recently closed!**

3830
TULLER RD.
DUBLIN, OH 43017



*Former Bob Evans
Available For Lease
or Purchase*

CBRE



PROPERTY HIGHLIGHTS

- The subject property in Dublin is off I-270 and Sawmill.
- The property is a 5,138 SF freestanding restaurant on 1.6 acres with 96 parking spaces.
- The site is an outparcel of Dublin Village Center where Big Sandy Superstore and RH Outlet are the anchor tenants.
- There are nearly 50,000 VPD along Sawmill Rd in front of the site. I-270 near this exit has 140,000 VPD.
- Mount Carmel is under construction on a new facility just north of the site. It is a \$250,000 on 35 acres that is more than 240,000. Completion is scheduled for 2025.

3 MILES



POPULATION

89,007



DAYTIME
POPULATION

99,616



AVERAGE HH
INCOME

\$147,246



MEDIAN AGE

37.6



EDUCATION
(COLLEGE)

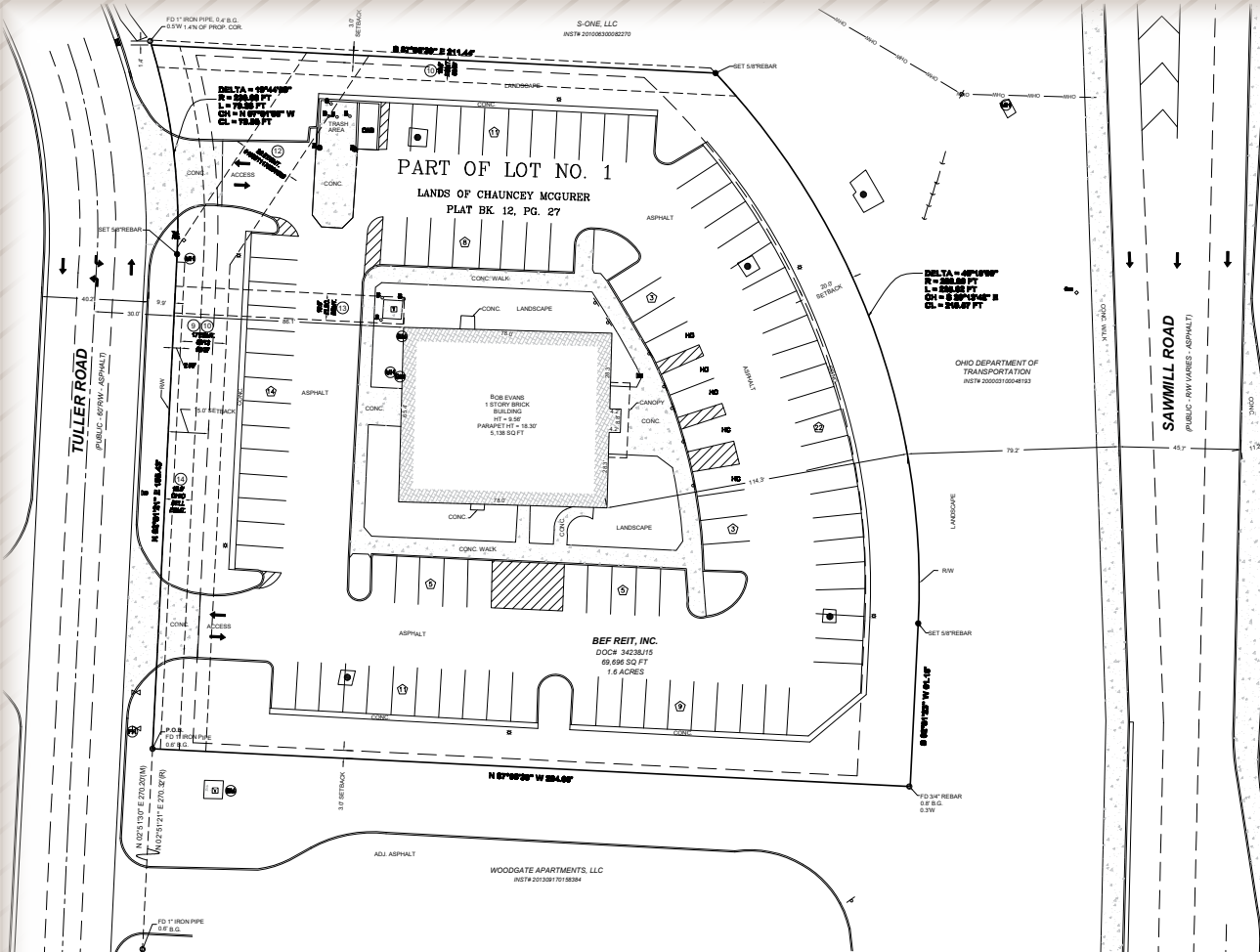
28.1%



AERIAL - ZOOMED IN



SITE PLAN



DESCRIPTION

Situated in the State of Ohio, County of Franklin, Village of Dublin, being in Quarter Township 2, Township 2 North, Range 18 West, United States Military Lands, containing 1.600 acres of land, more or less, said 1.600 acres being out of that 41.724 acre tract of land conveyed to Continental Sawmill Limited Partnership by deed of record in Official Record 06438F-17, said 1.600 acres being part of Lot No. 1 as the same is numbered and delineated upon the recorded plat of the Lands of Chauncey McGurk, of record in Plat Book 12, Page 27, part of said 1.600 acres being part of vacated Tulser Road (0.997 acres) by the Village of Dublin, Ohio Ordinance No. 26-87 passed on March 2, 1987 and shown (crosshatched) on the recorded plat of the Dedication of Part of Tulser Road and Easements, of record in Plat Book 66, Page 13, all being of record in the Recorder's Office, Franklin County, Ohio, said 1.600 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tulser Road and Dublin Center Drive as said intersection is shown and delineated upon the recorded plat of said Dedication of Part of Tulser Road and Easements, thence N-2°12'12"E, with the centerline of said Tulser Road, a distance of 344.62 feet to a point; thence S-87°08'39"E, a distance of 30.00 feet to a 3/4-inch (D.I.) iron pipe at the true point of beginning in an easterly right-of-way line of said Tulser Road; Thence, from, said true point of beginning, N-2°12'12"E, with an easterly right-of-way line of said Tulser Road, a distance of 185.43 feet to a 3/4-inch (D.I.) iron pipe at a point of curvature; Thence northwesterly, with an easterly right-of-way line of said Tulser Road and with the arc of a curve to the left having a radius of 250.00 feet, a central angle of 19°42'59" and a chord that bears N-7°01'08"W, a chord distance of 78.89 feet to a 3/4-inch (D.I.) iron pipe; Thence S-87°08'39"E, a distance of 211.44 feet to a 3/4-inch (D.I.) iron pipe in a curve in an easterly line of said 41.724 acre tract, the same being in a westerly line of that 2.27 acre tract of land designated as PARCEL NO. 4115 AWD and described in the deed to the State of Ohio, of record in Deed Book 2993, Page 192, Recorder's Office, Franklin County, Ohio;

Thence southwesterly, with an easterly line of said 41.724 acre tract and with a westerly line of said 2.27 acre tract, the same being the arc of a curve to the right having a radius of 280.00 feet, a central angle of 48°10'00" and a chord that bears S-20°13'42"E, a chord distance of 219.57 feet to a 3/4-inch (D.I.) iron pipe at a point of tangency; Thence S-2°12'12"W, with an easterly line of said 41.724 acre tract and with a westerly line of said 2.27 acre tract, a distance of 61.16 feet to a 3/4-inch (D.I.) iron pipe; Thence N-87°08'39"W, a distance of 284.00 feet to the true point of beginning and containing 1.600 acres of land, more or less.

All of the survey markers noted in the foregoing description were in place in March of 1987.

The bearings given in the foregoing description correspond to the bearings given for the centerline of survey made by the Ohio Department of Highways for Interstate Route 1-270 (FRA-270-16-33N).

For Information Only: Parcel ID: 273-009044-00

Commonly known as: 3830 Tulser Road, Dublin, Ohio

CERTIFICATION

To: American Finance Trust, Inc., American Finance Operating Partnership, L.P., ARG BE23PROPI, LLC, a Delaware limited liability company; Stewart Title Guaranty Company, First Nationwide Title and The Mathews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on November 1, 2016.

Date of Plat or Map: Nov. 29, 2016

By:
Name: Ben E. Bledsoe
Professional Surveyor No. S8540
State of Ohio

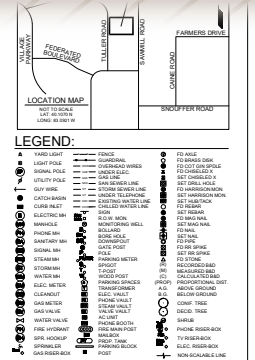
The property described and shown hereon is the same property described in Stewart Title Guaranty Company Title Commitment No. 16000150602QQ dated October 26, 2016.



188 West Main Street, Columbus, Ohio 43201
Phone: 614-233-9277 Fax: 614-233-9278
BRCJ Project No. 2016020

This Survey has been prepared solely for the benefit of the parties and both in this Surveyor's Certification and may not be copied or relied upon by any other party or used for any other purpose without the written consent of the Surveyor. The Surveyor's Certification is not a warranty of title and does not constitute an opinion of value or an opinion of the Surveyor's fee. The Surveyor's Certification is not a warranty of title and does not constitute an opinion of value or an opinion of the Surveyor's fee.

Please be advised that The Mathews Company, Inc. and Bledsoe, Rogger Cooper James, Inc. do not include the provisions of any third party reports in the Surveyor's Certification.



- NOTES:**
- PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 380400150A, DATED 06/10/2005.
 - ZONING: ZONING INFORMATION: PROPERTY IS ZONED BUREAU STREET DISTRICT SAWMILL CENTER RESIDENTIAL BDC-300, CURRENT USE IS A RESTAURANT & BAR/CLUB. BUILDING SETBACKS: 30'-0" FRONT, 10'-0" SIDE, 10'-0" REAR.
 - HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT: 2 STORIES, 30' PER EASEMENT FROM 100'-0" STREET. PARKING REQUIREMENTS: 10 SPACES FOR EVERY 1,000 SQUARE FEET OF 100'-0" PER EASEMENT FROM 100'-0" STREET.
 - THE ZONING INFORMATION ABOVE WAS PROCURED FROM THE CITY OF DUBLIN, OH. BIDDING ORDINANCE AMENDED THROUGH 12/20/16 (AS INTERPRETED BY THE SURVEYOR).
 - PARKING: THERE ARE NO PARKING SPACES ON SITE, IF WHICH ARE DESIGNATED HANDICAP.
 - FIELD WORK PERFORMED ON NOVEMBER 1, 2016.
 - ALL SURVEY SETS ARE MARKED WITH ORANGE CAP STAMPED "S-8540" AND ARE FUSED WITH ORANGE. UNLESS NOTED OTHERWISE.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH-MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE PROPERTY.
 - THERE IS NO VISIBLE EVIDENCE OF RECENT STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE RECORDS.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLIDWASTE DUMP, SLUMP, SANITARY LANDFILL, CEMETERY, GRAVEYARD OR BURIAL, GRAVEYARD, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS DECLARED AT THE TIME OF SURVEY.
 - THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS SHOWN IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
 - THE BOUNDARY LINE DIMENSIONS OR BEARS ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN A 1 FOOT.
 - THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJACENT EASEMENTS, EASEMENTS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO SURFS OR GORES BETWEEN SAID PARCELS.
 - NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR WERE ANY RECORDS OR DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - No part of the Property lies within a road right of way.

'ALTANSPO LAND TITLE SURVEY' PREPARED FOR:

THE MATHUEWS COMPANY
17220 Newburg Street, Dublin 19115, Franklin County, OH 43020
Tel: 614-233-9277 Fax: 614-233-9278
www.mathewscorporate.com

DATE	REVISION	BY	APPROVED
11-29-16	REVISED PER COMMENTS	CBR	BBB
11-29-16	REVISED PER COMMENTS	CBR	BBB
MARK	DATE	REVISION	BY


AMERICAN FINANCE TRUST, INC. (Bob Evans Restaurant)

3830 Tulser Rd
Dublin, OH

SCALE: 1"=50'	CHND: APVD:
DATE: NOV. 29, 2016	APPROVED:
DWN: BY: V.S.	
CHKD: BY: B.E.B.	ID# 195

J.N.: 16-112-327-00100





**3830
TULLER RD.
DUBLIN, OH 43017**

CBRE

CONTACTS

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