



CAPITOL  
EQUITIES

FOR SALE

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# INVESTMENT

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# POLARIS

1290 E POWELL RD, LEWIS CENTER, OH 43035

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# PROPERTY INFORMATION

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# Property Summary



## Property Description

Introducing a prime investment opportunity in the heart of the thriving Lewis Center area. This automotive services retail center, built in 2001, is a stand-alone, 6,732 SF building. A long-term, stable lease commenced in 2024, providing a great, low-risk investment opportunity.

## Property Highlights

- Stand-alone automotive services building in Lewis Center
- New, fifteen-year lease in place with a well-financed automotive services and tire operation
- Tenant: SunAuto Tire & Service has 485 locations nationwide, with over 21 brands
- Great Lewis Center location, adjacent to the Oak Creek Center at the intersection of Powell Road and Polaris Parkway
- Services the booming southern Delaware County/Polaris Area communities

## Location Description

This investment property is located in the booming, southern Delaware County community. One of the fastest growing areas of the state, and even the country, this neighborhood provides a stable, economically favorable client base for this thriving automotive services business.

### OFFERING SUMMARY

SALE PRICE	\$2,200,000
BUILDING	6,732 SF
SITE	1.352 acres
NOI	\$144,000
CAP RATE	6.55%

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# Tenant & Lease Profile



## Rent Schedule

LEASE YEARS	ANNUAL RENT	BUMP
1 - 5	\$144,000	-
6 - 10	\$155,520	8%
11 - 15	\$167,962	8%
Renewal Option 1 16 - 20	\$181,399	8%
Renewal Option 2 21 - 25	\$195,911	8%
Renewal Option 3 26 - 30	\$211,584	8%
Renewal Option 4 31 - 35	\$228,511	8%

## TENANT OVERVIEW

Company:	SunAuto Tire & Service, Inc
Locations:	485 locations nationwide
Website:	www.sun.auto

## PROPERTY SUMMARY

Building	6,732 SF
Site	1.352 acres
Delaware County Parcel	318-341-02-002-007
Annual Taxes	\$34,609
Lease Term	15-years
Lease Commencement	8/1/2024
Lease Expiration	7/31/2039
Renewal Options	Four 5-year options

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# LOCATION INFORMATION

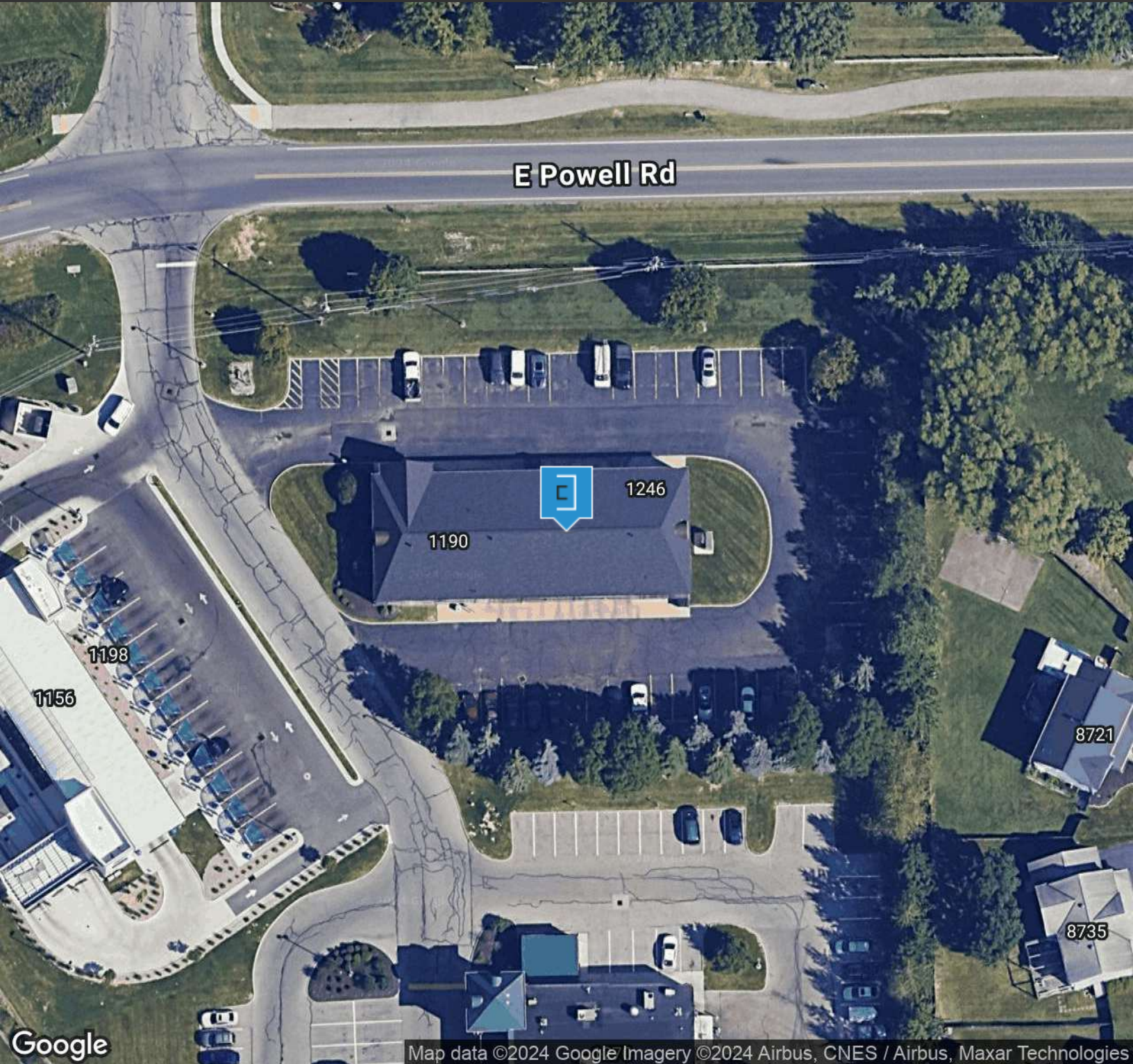
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# Aerial Map



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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# Regional Map



**1290 E POWELL RD**

Qamaria  
drug mart

HOBBY LOBBY  
Costco Wholesale  
ASHLEY

asbco  
open ski and board co.  
FLEET FEET  
Taranto's  
PIZZERIA  
THE Pancake House  
Blue Sky  
CAR WASH

SHEETZ  
MADE TO ORDER

at home  
The Home Décor Superstore

BIG SANDY  
Superstore

POLARIS  
FASHION PLACE

J.P. Morgan

Kroger

LOWE'S  
Target

## LOCATION OVERVIEW

This investment property is located in the booming, southern Delaware County community. One of the fastest growing areas of the state, and even the country, this neighborhood provides a stable, economically favorable client base for this thriving automotive services business.

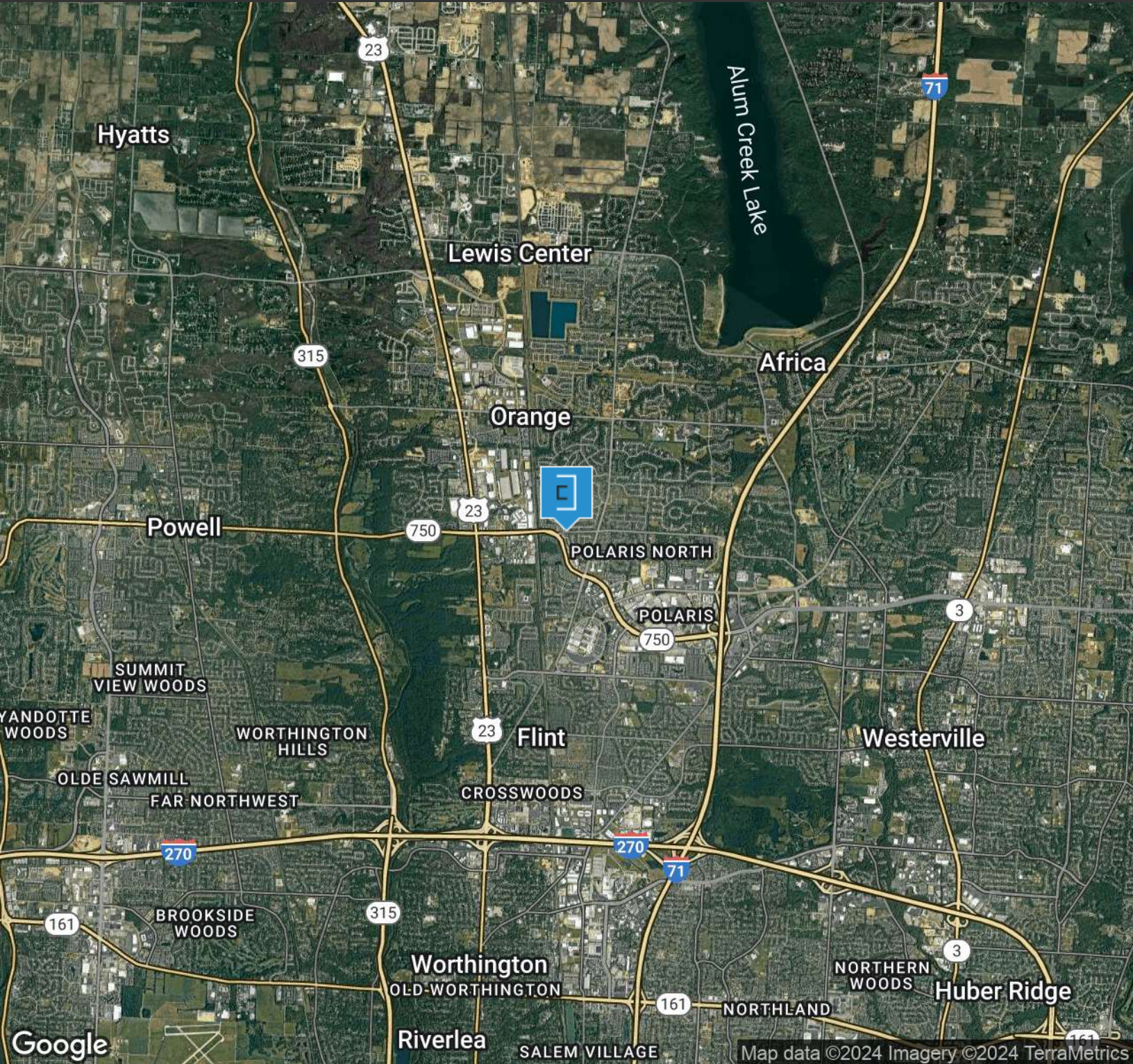
Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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# Location Map



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## DEMOGRAPHICS

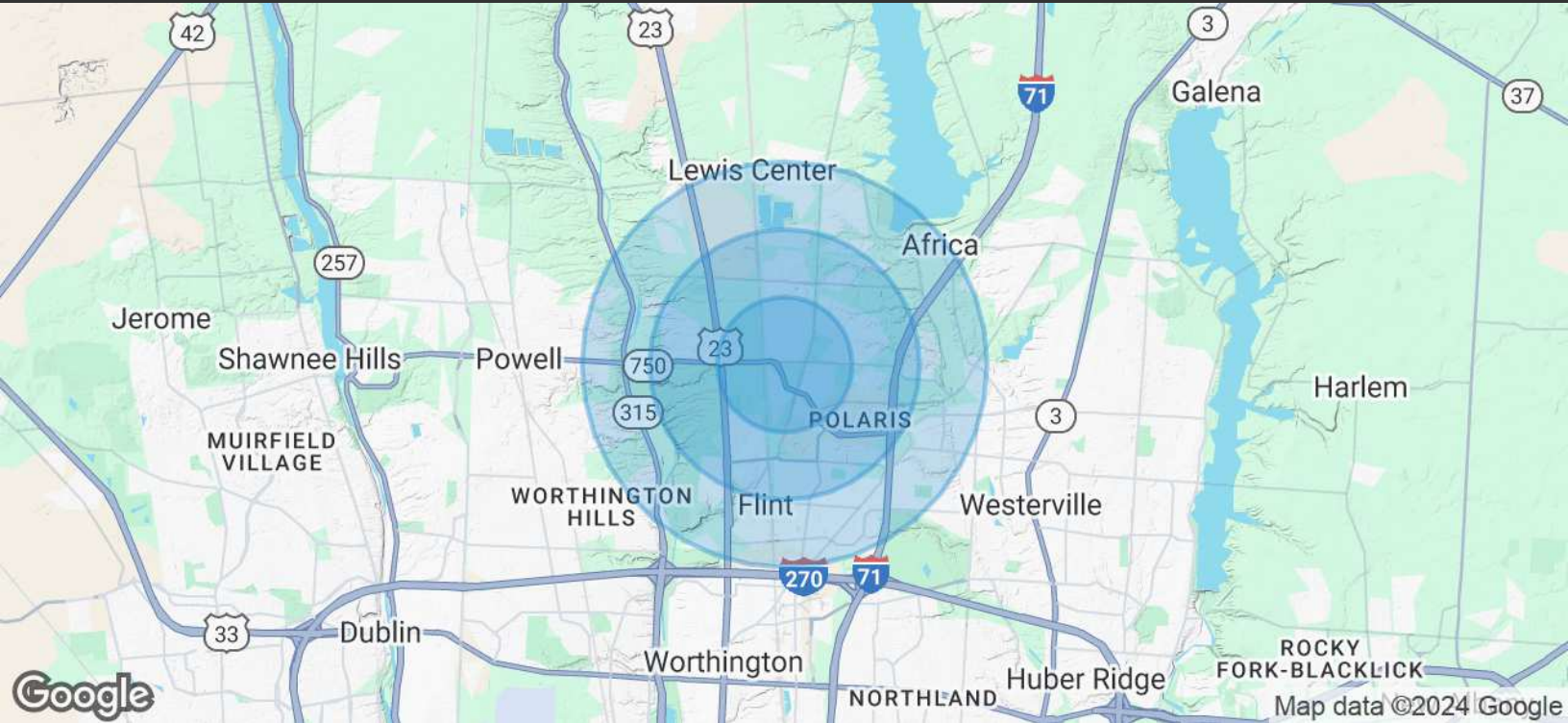
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# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,935	40,383	73,881
Average Age	35	36	37
Daytime Employment	7,020	32,026	51,282

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,110	16,000	29,223
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$141,835	\$142,826	\$144,143
Average House Value	\$392,383	\$405,820	\$411,416

Demographics data derived from AlphaMap

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