

OFFERING MEMORANDUM

100% LEASED

CHIPOTLE
AGAPE MEDITERRANEAN

AFFLUENT SUB-MARKET



SHOPPES AT FOURWINDS



CONFIDENTIALITY DISCLAIMER

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as-is, where-is basis without any representation to the physical, financial or environmental condition of the property.

OWNER DISCLAIMER

The Owner is MG Sunbury LLC and one of the members is Jeffrey Gregg. Jeffrey Gregg is a licensed Real Estate Broker in the State of Ohio. Jeffrey Gregg also owns Dune Investment Group LLC whom is the Listing Broker.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property has been delivered and approved by the Owner, its legal counsel and any conditions to the Owners obligations thereunder have been satisfied or waived.

The Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker.

TRANSACTION SUMMARY

Dune Investment Group, LLC (“Dune”), as exclusive advisor to Owner, has been retained to market for sale the fee-simple interest in Fourwinds Retail (the “Property”), a 5,090 square foot two-tenant retail center located in Sunbury, Ohio consisting of Chipotle and Agape Mediterranean restaurants. The asset is extremely well situated a signalized intersection along route 36/37, less than a ½ mile from Interstate 71, with traffic counts exceeding 31,000 vehicles/day. The property is well located in an extremely affluent, high-growth suburb of Columbus with average household incomes exceeding \$190,000 annually within a 3-mile radius. Delaware County, Ohio has been ranked as the fastest or 2nd fastest growing county in Ohio each of the previous 5 years.

TRANSACTION SUMMARY

Purchase Price \$2,808,560

Cap Rate 6.25%

Net Operating Income \$175,535

Square Footage 5,090 Net rentable

Acres 1.31

Year Built 2020

Parking 64 spaces



INVESTMENT HIGHLIGHTS



Ease of Management –
2 Tenants on NNN leases.



Affluent Demographics with average household incomes of \$190,877 w/in a 3-mile radius.



High Traffic Counts along 36/37 in Delaware County, Ohio exceeding 31,000 vehicles/day.



Chipotle corporate guaranteed lease and Agape Mediterranean whom has 6 location in the Columbus area.



Includes a "Chipotlane" drive-thru lane for digital order pickups.

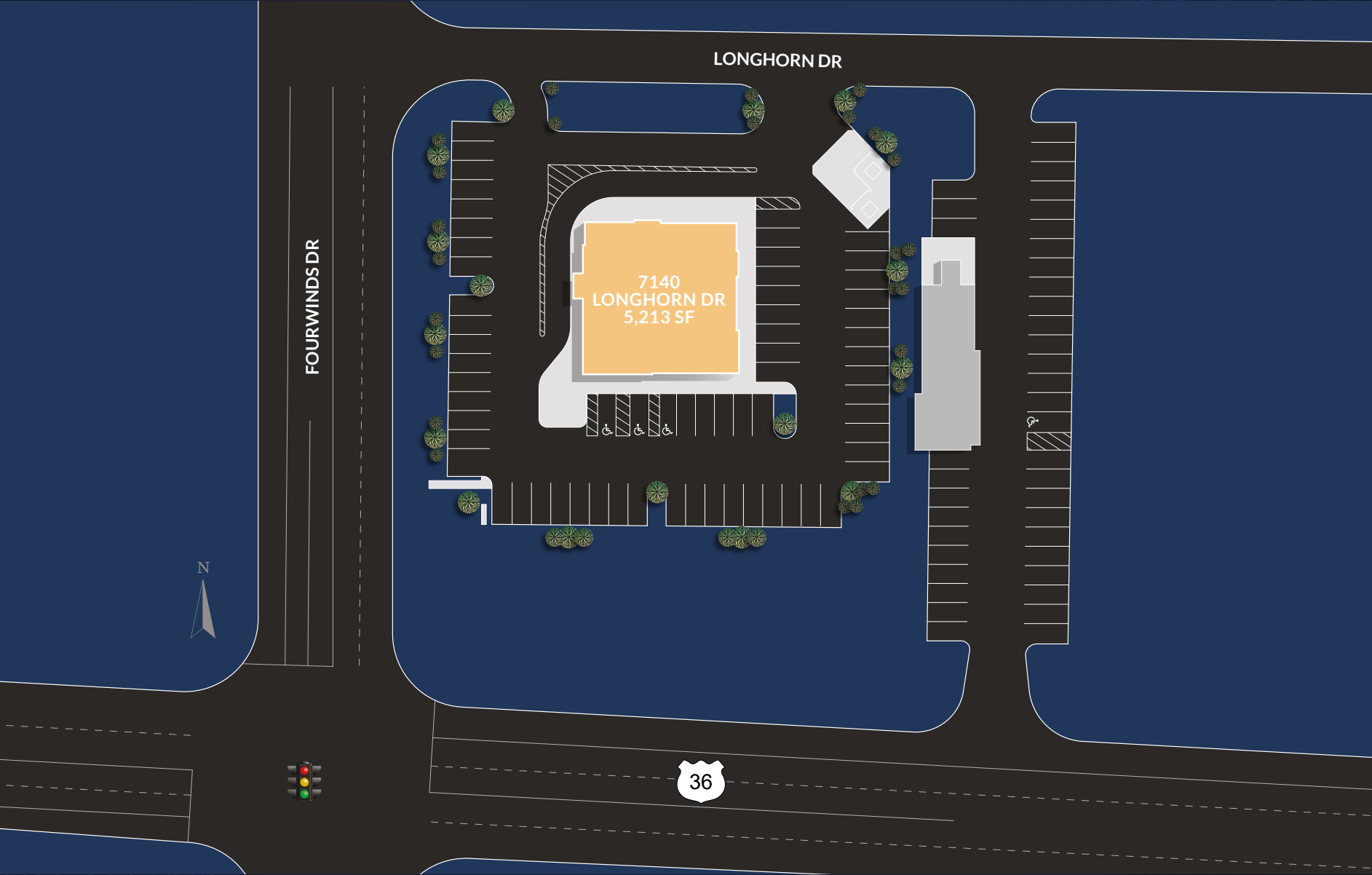


Extremely good visibility and access at the signalized intersection of Fourwinds and 36/37.



Delaware County has consistently been the fastest or 2nd fastest growing county in Ohio for 5+ years.

SITE PLAN



AERIAL



RENT ROLL

TENANT	TERM	SF	PSF	MONTHLY	ANNUAL	RENT COMMENCEMENT	LEASE EXPIRATION
Chipotle Mexican Grill, Inc.	Years 1-5	2409	\$40	\$8,030.00	\$96,360.00	August 5, 2020	August 31, 2030
	Years 6-10		\$44	\$8,833.00	\$105,996.00		
Option 1	Years 11-15		\$48.40	\$9,716.30	\$116,595.60		
Option 2	Years 16-20		\$53.24	\$10,687.93	\$128,255.16		
Option 3	Years 21-25		\$58.56	\$11,755.92	\$141,071.04		
Option 4	Years 26-30		\$64.42	\$12,932.32	\$155,187.78		
Agape	Years 1-5	2681	\$28.50	\$6,367.38	\$76,408.50	July 1, 2023	June 30, 2033
	Years 6-10		\$32.78	\$7,323.60	\$87,883.18		
Option 1	Years 11-15		\$37.69	\$8,420.57	\$101,046.89		
Option 2	Years 16-20		\$43.35	\$9,685.11	\$116,221.35		
Current Totals		5090		\$15,200.38	\$182,404.50		

*Rent includes Chipotle rent bump on September 1, 2025.

Seller will credit Buyer the monthly rent difference between closing and September 1.

OPERATING DATA

2025 BUDGETED OPERATING DATA	ANNUAL	PSF
Base Rental Income	\$182,405	\$35.84
Additional Rent - CAM	\$18,293	
Additional Rent - Taxes	\$33,582	
Additional Rent - Insurance	\$4,029	
Year End Cam Rec	\$25,000	
Water & Sewer	\$6,700	
Total Additional Rent	\$87,604	
Gross Rental Income	\$270,009	\$53.05
Operating Expenses		
Management Fees (4% of gross)	\$10,800	
Repairs & Maintenance	\$3,840	
Property Tax	\$39,630	
Insurance	\$4,813	
Water & Sewer	\$6,840	
Landscape	\$9,646	
Electric	\$1,500	
Snow Removal	\$9,965	
Parking Lot Repairs	\$1,500	
Trash	\$5,940	
Total Operating Expenses	\$94,475	\$18.56
Net Operating Income	\$175,535	\$34.49
Square Footage	5090	





COLUMBUS, OHIO OVERVIEW

- #1** Rising Cities for Startups (Forbes)
- #1** Job Growth Among the Midwest's Largest Metros (Bureau of Labor Statics)
- #1** Wage Growth Among the Midwest's Largest Metros (Bureau of Labor Statics)
- #1** Population Growth Among the Midwest's Largest Metros (U.S. Census Bureau)
- #3** Best College Towns (Time Out)
- #3** Hottest Housing Markets in the U.S." (Zillow)
- #4** Best Places for Young Professionals to Live (Forbes)
- #5** Best Foodie Cities for Renters (Apartment Advisor)
- ★** Top U.S. City for Work-Life Balance (SmartAsset)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Summary			
Population	2,768	9,610	29,568
Households	1,010	3,202	9,923
Families	777	2,627	8,079
Average Household Size	2.73	2.99	2.97
Owner Occupied Housing Units	784	2,749	8,620
Renter Occupied Housing Units	226	453	1,303
Median Age	38.8	40.1	38.7
Median Household Income	\$132,048	\$152,683	\$136,066
Average Household Income	\$175,877	\$190,877	\$172,828
2029 Summary			
Population	3,145	10,680	32,558
Households	1,168	3,599	11,008
Families	886	2,920	8,894
Average Household Size	2.68	2.96	2.95
Owner Occupied Housing Units	817	2,930	9,373
Renter Occupied Housing Units	350	669	1,635
Median Age	39.0	40.2	38.9
Median Household Income	\$152,877	\$165,748	\$155,228
Average Household Income	\$193,943	\$210,507	\$194,704
Trends: 2024-2029 Annual Rate			
Population	2.59%	2.13%	1.95%
Households	2.95%	2.37%	2.10%
Families	2.66%	2.14%	1.94%
Owner Households	0.83%	1.28%	1.69%
Median Household Income	2.97%	1.66%	2.67%



OFFERING MEMORANDUM



PITAS | SALADS | BOWLS

SHOPPES AT FOURWINDS

7140-62 LONGHORN DRIVE
SUNBURY, OHIO 43074

SALES LEAD:

JEFF GREGG

Principal / Co-Founder
Dune Investment Group
Mobile: +1 614 989 9776
Office: +1 614 660 9399
duneco.com

