

OFFERING MEMORANDUM

NNN INVESTMENT
7560 Sawmill Parkway
Powell, Ohio 43065



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P O W E L L , O H I O N N N I N V E S T M E N T



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INVESTMENT SUMMARY

HIGHLIGHTS

- +/- 11,028 SF building constructed in 2012
- **100% occupancy** by national daycare provider **La Petite Academy of Powell** (5 years remaining on lease)
- Outstanding demographics: 3 mile radius **\$182,784 average household income**
- High traffic, high visibility intersection benefits from **signalized access** to Sawmill Parkway—**average daily traffic of 15,459 vehicles**
- Located in rapidly growing southern Delaware County near the Columbus Zoo & Aquarium, Muirfield Village golf club, and the Polaris Fashion Mall



FINANCIAL OVERVIEW



LIST PRICE

\$2,873,406.67



ANTICIPATED
NOI (2025)

\$215,505.50



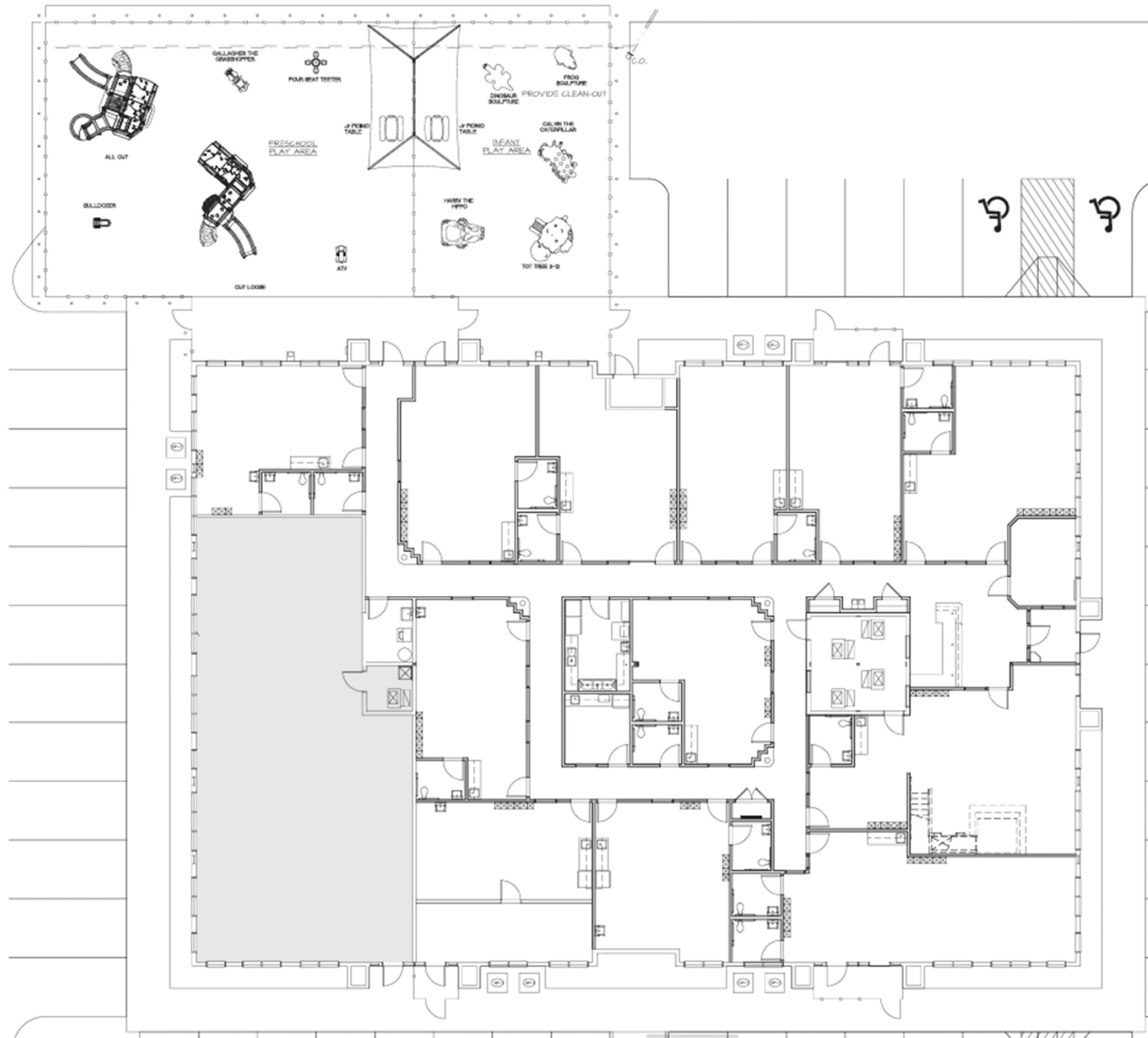
CAP RATE

7.50%

BUILDING INFORMATION

ADDRESS	7560 Sawmill Parkway, Powell, OH 43065
BUILDING GLA	APPROX. 11,028 SQ FT

SITE/SPACE PLAN



OBLIQUE AERIAL



TENANT OVERVIEW



Welcome to La Petite Academy educational daycare in Powell, OH. We are located at the corner of Home Road and Sawmill Parkway. My name is Shelly and I am the director of this awesome school for Infant care, Preschool and School-Age programs. I have an associate's degree in early childhood education and 33 years of experience. I've been with La Petite Academy for 26 years.

My staff and I enjoy interacting with our families and seeing the children develop into lifelong learners. We have low turnover and teachers are certified in First Aid and CPR. Our management team has over 78 years of combined experience in early childhood.

We have new technology in our Preschool, Pre-K and School-Age classes! Preschool and Pre-K children have iPads with educational apps and games. Plus, our Preschool class will have an Inspire Plus interactive table and our Pre-K class will feature a STEM Lab with hands-on learning experiences in science, technology, engineering, the arts, and math. For School-Agers, we have tripods for movie making, robots for coding, a new gaming system, and more!

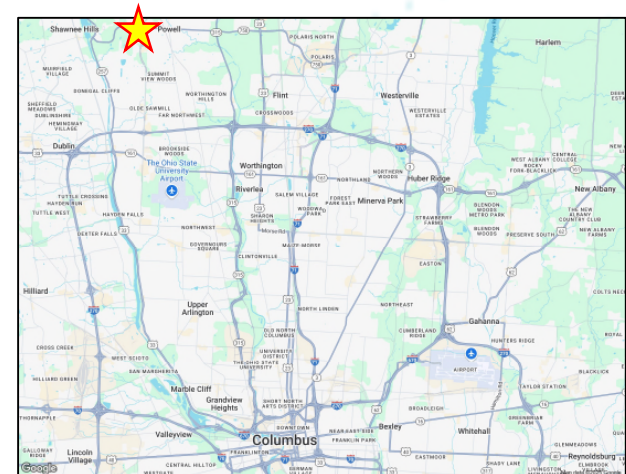
We provide students with a safe and nurturing environment that enhances learning through interactive activities and lesson plans. We value the relationships we have with our families and make it a priority to keep them involved with ongoing communication.

We're committed to keeping you connected throughout the day while your child is in our care. Get access to live streaming video of your child's classroom, plus other real-time updates, with our exclusive mobile app for families, SproutAbout.

POWELL, OHIO

Located in the picturesque heart of Ohio, Powell entices visitors with its captivating fusion of tradition and progress. This lively city effortlessly blends its rich history, close-knit community, and breathtaking natural landscapes to provide an enchanting tapestry of adventures for both locals and tourists. With its delightful historic district and thriving cultural offerings, Powell stands as a magnetic destination that embodies the allure of small-town charisma while embracing the vibrant spirit of modern life.

Located just north of Columbus and near Dublin and Worthington, Powell embodies the welcoming spirit of a small suburb. This tight-knit community seamlessly combines a charming small-town atmosphere with an abundance of amenities, ensuring residents enjoy a high quality of life. With its strategic location, Powell is an ideal haven for both professionals and families seeking convenience and comfort. Recent polls among registered Powell voters reveal a significant 58% appreciation for the beloved small-town ambiance. While originally known primarily as a residential haven, Powell has evolved into an enticing destination for businesses, offering a harmonious blend of residential tranquility and flourishing commercial opportunities.



COLUMBUS, OHIO

Business diversity is the core strength of the Greater Columbus economy. **Home to seven Fortune 500 companies** and four Inc. 500 companies, Columbus thrives on a diverse mix of government, service, retail, and manufacturing. This base of industries has given Central Ohio economic prosperity and stability.

As the state capital, Columbus is one of the fastest growing cities nationally. The growth is evident not only through the **extensive development boom** the region has experienced since the early 1980's, but also by the number of new businesses that start here each year.

Modern Columbus has emerged as a technologically sophisticated city. It is home to the world's largest private research and development foundation, the **Battelle Memorial Institute and Ohio State University**, the nation's third largest campus. Along with Ohio State University, the city is home to several other institutions of higher learning including Columbus State Community College, Columbus College of Art and Design, and Franklin University.

Multi-billion dollar projects such as Polaris, Easton, the Arena District, Grandview Yard, Bridge Park, and TruePointe are serving to redefine the city's landscape. The most recent examples are the **\$20 Billion Intel Semi-Conductor Manufacturing Facility**, the **\$3.5 Billion Honda battery factory**, and the **\$900 Million Anduril weapons factory**.

The region is more than growth and economic prosperity. Greater Columbus is home to a symphony orchestra, a ballet troupe, several art museums and a thriving theatre scene. The city also boasts several professional sports teams including the NHL's Columbus Blue Jackets, major league soccer's Columbus Crew, and a minor league baseball team. Columbus is home to the largest college in the country--The Ohio State University Buckeyes.

Downtown Columbus is surrounded by unique neighborhoods. German Village, just south of the CBD, is the largest privately restored neighborhood in the United States. Shops and coffeehouses dot the brick-lined streets of one of the city's most popular residential areas. Just north of Downtown is the Short North, which features scores of art galleries, shops, and nightclubs.



COLUMBUS, OHIO

According to *Bloomberg* and analysis by The Bank of America, Columbus, Ohio had the highest growing population out of *any “big” city in America* in 2023, with a 1.1+ population gain.

Studies show that Columbus is gaining appeal to those who used to live in large, coastal cities. PolicyGenius ranked Columbus as the third best city for climate migration, and a recent Global Groundwork Index release compiled by Site Selection Magazine ranked Columbus as the #2 city in all of America for commerce, and Ohio in general as the #1 state for commerce.



COLUMBUS, OHIO

Tourism











Columbus has more than 29,000 hotel rooms citywide and approximately 5,000 rooms downtown to accommodate the ferocious appetite for convention business. (2020)

Business Climate/Major Employers in Greater Columbus

Central Ohio's thriving business climate employs more than 909,382 people in a full spectrum of positions. Columbus also is ideally situated in terms of U.S. population and major markets. It is within a 550-mile radius of more than 50% of the nation's population, 53 percent of its disposable income and 62 percent of its manufacturing income.

Top 10 Employers in Greater Columbus (2020)

Full-Time Employees (source: Cols. Chamber of Commerce)

	The Ohio State University	29,685
	State of Ohio	22,030
	JP Morgan Chase & Co.	16,975
	OhioHealth	16,000
	Nationwide Insurance	11,235
	U.S. Government	10,800
	City of Columbus	8,653
	Columbus Public Schools	8,611
	Mount Carmel Health	8,448
	Honda of America Mfg.	7,400

COLUMBUS, OHIO

Colleges and Universities

20 colleges and universities in the Greater Columbus area including:

Ohio State University (50,000+ students)

Columbus State Community College

Otterbein College

Denison University

DeVry Technical Institute

Capital University

College population in the Greater Columbus area exceeds 90,000 students.

Population

Columbus is the 14th largest city in the United States with a population of 905,748. The 2020 Columbus Metro population is estimated at 2,200,000.

Getting to Columbus by Airplane

John Glenn Columbus International Airport (CMH), located just eight minutes from downtown, is served by nine passenger airlines. In 2020, the airport served 3,269,127 passengers.

Climate

Columbus has a moderate climate with four distinct seasons. Average annual temperature is 54 degrees, with the average monthly temperature in January at 20 degrees and 85 degrees in July.

Columbus Population and Demographics (2020)

Columbus is the largest city in Ohio.

Columbus has the first largest growth rate of major cities in the Midwest

Columbus is the 14th largest city in the United States.

Columbus metro population is estimated at 2,200,000.

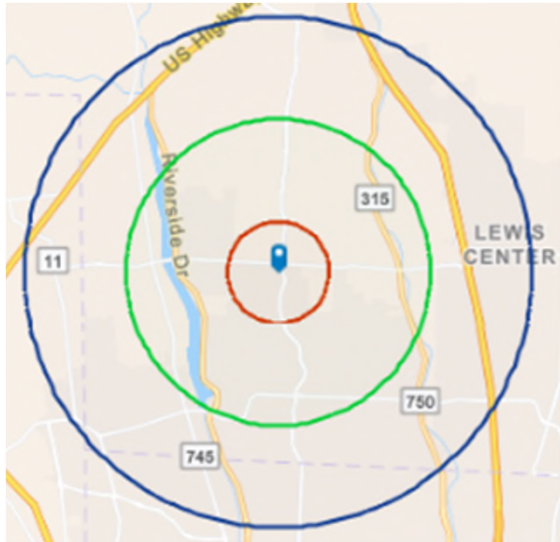
Median age is 35.9.

Median household income is \$ 66,645.

Approximately 40 percent of its population is in the 18-44 age group.

22.70% of Columbus' residents hold a bachelor's degree and 12.6% hold graduate or professional degrees.

1-MILE RADIUS DEMOS



KEY FACTS

5,875

Population



Average
Household Size



Median Age

\$200,001

Median Household Income

BUSINESS



91

Total Businesses



888

Total Employees

EDUCATION



2%

No High School
Diploma



12%

High School
Graduate



17%

Some
College



69%

Bachelor's/Grad/Prof
Degree

INCOME



\$71,558

Per Capita
Income



\$200,001

Median
Household
Income



\$227,092

Average
Household
Income

EMPLOYMENT



80.0

White
Collar %



8.6

Blue
Collar %



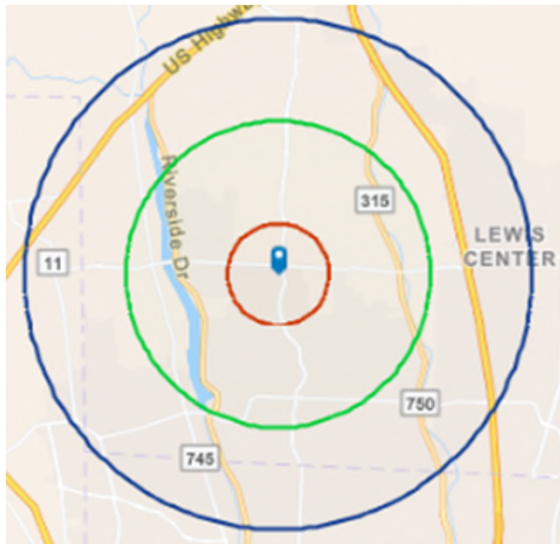
11.4

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

32,808

Population



Average
Household Size



Median Age

\$182,784

Median Household Income

BUSINESS



991

Total Businesses



8,569

Total Employees

EDUCATION



1%

No High School
Diploma



10%

High School
Graduate



17%

Some
College



72%

Bachelor's/Grad/Prof
Degree

INCOME



\$76,782

Per Capita
Income



\$182,784

Median
Household
Income



\$222,435

Average
Household
Income

EMPLOYMENT



84.8

White
Collar %



5.5

Blue
Collar %



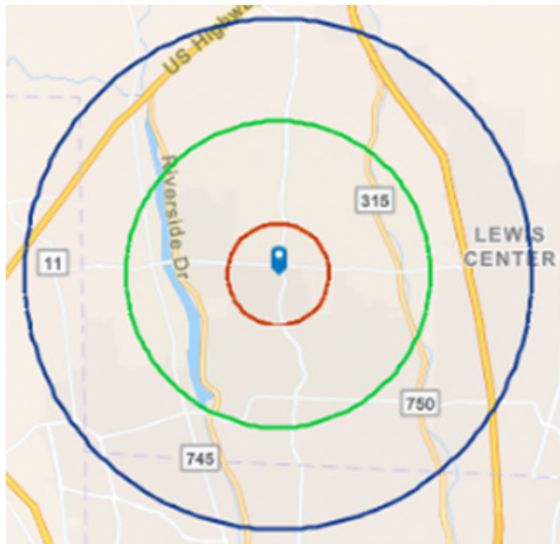
9.6

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

90,918

Population



Average
Household Size



Median Age

\$167,050

Median Household Income

BUSINESS



2,347

Total Businesses



23,916

Total Employees

EDUCATION



2%

No High School
Diploma



10%

High School
Graduate



17%

Some
College



71%

Bachelor's/Grad/Prof
Degree

INCOME



\$74,159

Per Capita
Income



\$167,050

Median
Household
Income



\$213,595

Average
Household
Income

EMPLOYMENT



85.1

White
Collar %



6.0

Blue
Collar %



8.9

Services
%

equity | brokerage

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