

# TUTOR TIME

6365 EMERALD PKWY, DUBLIN, OH 43016 (COLUMBUS MSA)



OFFERING MEMORANDUM

Marcus & Millichap



**OhioHealth**  
Dublin Methodist Hospital

**giant eagle**

**DUBLIN COFFMAN  
HIGH SCHOOL**  
±1,880 Students

**OCLC**  
Conference Center

**BRIDGE PARK**  
30-Acre Mixed-Use,  
Walkable Community

**Kroger**

**VOLVO**  
**Audi**  
**VW**  
**BMW**  
**LAND ROVER**

**METRO CENTER**  
210-Acre Office Park Undergoing Major Revitalization

**THE OHIO STATE UNIVERSITY**  
WEXNER MEDICAL CENTER

**meijer** **DICK'S**  
**PET SMART**  
**target** **KOHL'S**

**UNITEDHEALTH GROUP**  
**Univar Solutions**  
Corporate Offices

**Quantum HEALTH** **BOSTIK**  
**Pepper Construction** **MAL TOOLS**  
Corporate Offices

**TUTOR TIME**  
CHILD CARE / LEARNING CENTERS

**Marriott** **Bob Evans**  
**DRURY INN & SUITES** **HYATT PLACE** **LONGHORN STEAKHOUSE**  
**LAQUINTA INNS & SUITES** **P.F. CHANG'S**

**STAYBRIDGE SUITES** **TurkeyHill**  
**Holiday Inn Express** **extended STAY AMERICA**

**JCPenney** **Scenetics** **WALDEN** **BJ'S**  
**macy's** **HOLLISTER** **RESTAURANT BREWHOUSE**  
**THE MALL AT TUTTLE CROSSING**

**Walmart** **WORLD MARKET**  
**BEST BUY** **ROSS DRESS FOR LESS** **GOLF GALAXY**



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**COLUMBUS**  
**ZOO**  
 AND AQUARIUM

**TARGET** **COSTCO WHOLESALE** **DAVE & BUSTERS**  
**The Cheesecake Factory** **Kroger** **Ashley HOMESTORE**  
**BARNES & NOBLE** **at home** **BEST BUY**  
**POLARIS FASHION PLACE MALL**

**ACE Hardware** **McDonald's**  
**DOLLAR GENERAL**

**Kroger** **giant eagle**  
**OhioHealth**

**LOWE'S** **DICK'S SPORTING GOODS**  
**sam's club** **WHOLE FOODS MARKET**  
**target** **COSTCO WHOLESALE** **PET SMART**

**TUTOR TIME**  
 CHILD CARE / LEARNING CENTERS

**THE OHIO STATE UNIVERSITY AIRPORT**

**Walmart** **WORLD MARKET** **BEST BUY**  
**JCPenney** **LONGHORN STEAKHOUSE** **BJ's**  
**macy's** **P.F. CHANG'S RESTAURANT BREWHOUSE**  
**THE MALL AT TUTTLE CROSSING**

**macy's** **NORDSTROM**  
**Apple** **LEGO DISCOVERY CENTER** **LIFETIME FITNESS**  
**Sur la table** **AMC THEATRES** **The Cheesecake Factory**  
**EASTON TOWN CENTER**

**O**  
**THE OHIO STATE UNIVERSITY**  
 ±65,795 Students

**JPMorganChase**  
 Corporate Office

**FLOOR DECOR** **at home** **TARGET**  
 The Home Décor Superstore  
**LOWE'S** **Hampton by HILTON** **DAVE & BUSTERS** **THE HOME DEPOT** **ALDI**  
**TOWNEPLACE SUITES MARRIOTT** **HOMWOOD SUITES BY HILTON** **ExtraSpace Storage** **Market DISTRICT**

**sam's club** **HOBBY LOBBY**  
**Walmart** **meijer** **AMC THEATRES**  
**Michaels** **Marshalls** **PET SMART**

**DOWNTOWN COLUMBUS**



# Executive Summary

6365 Emerald Pkwy, Dublin, OH 43016

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,870,000</b>
Cap Rate	7.0%
Building Size	10,775 SF
Net Cash Flow	7.0% \$270,900
Year Built	2007
Lot Size	3 Acres

## LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease <sup>(1)</sup>
Tenant	Learning Care Group, Inc.
Lease Commencement Date	June 9, 2008
Lease Expiration Date	December 31, 2032
Lease Term Remaining	6+ Years
Rental Increases	7.5% Every 5 Years
Renewal Options	3, 5 Year Options

(1) Landlord shall be responsible for the maintenance and repair of the foundation of the building and the structural portions of the building and the structural portion of the roof, but landlord shall not be responsible for the maintenance and repair of shingles, gutters, or other roofing materials not part of the structural portions of the roof.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/31/2027	\$270,900.00	7.00%
1/1/2028 – 12/31/2032	\$291,217.56	7.53%
Renewal Options	Annual Rent	Cap Rate
Option 1 (1/1/2033 – 12/31/2037)	\$313,058.76	8.09%
Option 2 (1/1/2038 – 12/31/2042)	\$336,438.20	8.69%
Option 3 (1/1/2043 – 12/31/2047)	\$361,778.64	9.35%

<b>Base Rent</b>	<b>\$270,900</b>
<b>Net Operating Income</b>	<b>\$270,900</b>
<b>Total Return</b>	<b>7.0% \$270,900</b>



**DOWNTOWN COLUMBUS**

**THE MALL AT TURTLE CROSSING**

**CORPORATE OFFICE**

**123,700 CPD**  
 INTERSTATE 270

**HEART OF OHIO CLASSICAL ACADEMY - MIDDLE SCHOOL**

International Center for Creativity

**Foot Locker**

**Walmart**  
 Supercenter

**CORPORATE OFFICE**

UNITED STATES POSTAL SERVICE

**HOME SERVICES**

**CORPORATE OFFICES**

**PSI TESTING CENTER**

**LAW FIRM**

**PARK**

**DANCE SCHOOL**  
**JET'S PIZZA**  
**MADRAS BAKERY CAFE**

**TUTOR TIME**  
 CHILD CARE / LEARNING CENTERS

**Dublin Glenn**  
 MEMORY CARE

**N**

161

96,780 CPD

OH-161

igsenergy

BOSTIK  
Technical Center

Quantum  
HEALTH  
Corporate Office

Pepper  
Construction

MAL  
TOOLS  
Headquarters

Univar  
Solutions  
Corporate Office

UNITEDHEALTH  
GROUP  
Corporate Office

123,700 CPD  
INTERSTATE 270

JET'S  
PIZZA

MADRAS  
BAKERY CAFE

DANCE SCHOOL

Dublin Glenn  
MEMORY CARE

TUTOR TIME  
CHILD CARE / LEARNING CENTERS



# Property Description



## INVESTMENT HIGHLIGHTS

- » **6+ Years Remaining on Lease Term with Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with 1,150+ Schools Across 11 Brands - 7.53% Cap Rate Approx. 18 Months**
- » 7.5% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Located in a Major Employment Center - Surrounded by Corporate Offices/Headquarters**
- » Average Household Income in the Surrounding Area Exceeds \$110,000
- » **Immediate Access to Interstate 270 (123,700+ Cars Per Day)**
- » Households and Population Projected to Increase Over 6% in the Surrounding Area Over the Next 5 Years
- » **Located Less than One Mile from Major Retailers Including Walmart, Best Buy, World Market, Macy's, and More**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	7,982	84,568	194,860
2025 Estimate	7,491	82,561	190,309
Growth 2025 - 2030	6.56%	2.43%	2.39%

### Households

2030 Projections	3,253	36,548	82,613
2025 Estimate	3,057	35,598	80,572
Growth 2025 - 2030	6.42%	2.67%	2.53%

### Income

2025 Est. Average Household Income	\$117,460	\$132,259	\$139,769
2025 Est. Median Household Income	\$103,613	\$111,054	\$119,206

# Tenant Overview



**NOVI, MI**  
Headquarters



**±125**  
Locations



**TUTORTIME.COM**  
Website



**1988**  
Founded

Founded in 1988 in Boca Raton, Florida, Tutor Time is dedicated to fostering education development, building self-esteem, and sparking imagination in a safe and loving environment. As a leader in early child education and family solutions, Tutor Time is committed to developing innovative educational solutions. There are approximately 125 corporate Tutor Time schools throughout the United States.

Tutor Time is a subsidiary of Learning Care Group, the second-largest for-profit provider of child care and education services in the United States. Learning Care Group was founded in 1967 and operates more than 1,150 schools across 11 unique brands in 40 states nationwide. Headquartered in Novi, Michigan, Learning Care Group provides quality care and early learning for children ages 6 weeks to 12 years old.

# Property Photos





# [ exclusively listed by ]

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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For financing options, please reach out to:

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