

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New Construction 16-Year Lease | Out-parcel To Top Performing Walmart |
Genesis Hospital (600,000+ Annual Patients)



2953 Balls Lane

ZANESVILLE OHIO

ACTUAL SITE



EXCLUSIVELY MARKETED BY



GREG LABARRE

**Vice President
National Net Lease**

greg.labarre@srsre.com
D: 619.489.9002 | M: 619.997.1242
CA License No. 02069301

CHUCK KLEIN

**EVP & Principal
National Net Lease**

chuck.klein@srsre.com
D: 619.223.3017 | M: 858.449.9922
CA License No. 00947314

ROBERT DONNELL

**First Vice President
National Net Lease**

robert.donnell@srsre.com
M: 619.818.5852
CA License No. 02082187

SARAH SHANKS

**Vice President | Broker of Record
SRS National Net Lease Group**

sarah.shanks@srsre.com
D: 502.442.7079 | M: 502.417.6773
9078 Union Centre Blvd, Suite 350
West Chester, OH 45069
BRKP.2023006361 | REC.2024000384





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FINANCIALS

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Brand Profile

PROPERTY PHOTOS





OFFERING

Price	\$3,748,188
Annual Rent	\$219,269
Cap Rate	5.85%
Tenant	Bojangles
Lease Signator	BOJ of WNC, LLC (120+ Unit Operator)
Lease Type	Absolute NNN
Lease Term	~15 Years Remaining
Renewal Options	3 (5-Year)
Increases	10% Year 7; 10% Year 12 & Each Option Period

PROPERTY SPECIFICATIONS

Rentable Area	~2,880 SF
Land Area	~0.95 AC
Property Address	2953 Balls Lane Zanesville, Ohio 43701
Year Built	2025
Parcel Number	85-39-03-01-000

New 16-Year Lease | Options To Extend | Scheduled Rent Increases

- The tenant recently signed a brand-new 16-year lease that commenced in May, 2025 featuring 3 additional 5-year renewal options, demonstrating long-term commitment to the site
- Scheduled rent increases throughout the primary term and renewal options enhance long-term NOI growth and provide a built-in hedge against inflation

2025 Construction | Absolute NNN Lease

- Constructed in 2025 with modern design, materials, and systems, the property offers contemporary aesthetics and operational efficiency consistent with today's retail development standards
- The lease is structured as an Absolute NNN lease, with the tenant responsible for CAM, taxes, insurance, and all maintenance of the premises
- This zero-responsibility structure makes the asset an ideal, management-free investment for out-of-state or passive investors

Strong National Brand & Largest Franchisee Operator in Bojangles' System

- Bojangles was founded in 1977 and has since expanded to ~800 locations in 17 states
- The franchisee operator, BOJ of WNC LLC, owns and operates 125 restaurants in Ohio, North Carolina, South Carolina, Tennessee, Georgia and Kentucky, and is the largest franchisee in the system
- Sales at all of BOJ of WNC's Ohio stores (including Zanesville) are up double digit % year over year
- Ranked #31 on QSR Magazine's 2025 release of its top 50 restaurants based on US system-wide sales, and #7 in the Chicken category

[QSRMAGAZINE.COM >>](https://www.qsrmagazine.com)

Situated In Front of Top Performing Walmart Supercenter | Across Street from Genesis HealthCare System | 1 Mile South of Colony Square Mall

- Located directly in front of a top performing Walmart Supercenter, ranked 7th out of 141 locations in Ohio with 2.93M annual visits, and in the 87th percentile nationwide
- Across Maple Avenue from Genesis HealthCare System, the largest healthcare provider in a six-county region of southeastern Ohio, with over 300 physicians, 247 patient-beds, and 600,000+ annual patient visits across various departments. Estimated to have over 1,000,000 total annual visitors.
- 1 mile south of Colony Square Mall, a 610,000 square foot super-regional shopping mall anchored by JCPenney, Dunham's Sports, Planet Fitness, TJ Maxx, Five Below, American Eagle and Cinemark Theatres

Dense Residential Base | Strong Demographics

- Over 44,700 residents and 26,900 employees within a 5-mile radius, with average household income projected to grow from \$71,448 in 2025 to \$78,556 by 2030

Excellent Frontage, Visibility & Access

- Strategic proximity to Maple Avenue (Highway 60) with over over 25,000 cars passing the site every day
- Outstanding visibility and access in one of Zanesville's most heavily trafficked retail corridors

Proximity To Community Anchors

- 1.5 miles north of Zanesville High School (~653 students) and 2.5 miles northeast of Ohio University Zanesville (~2,097 students)
- Strong access to local schools and community institutions supports repeat visits and reliable day-to-day traffic

PROPERTY OVERVIEW



LOCATION



Zanesville, Ohio
Muskingum County

ACCESS



Balls Lane: 1 Access Point

TRAFFIC COUNTS



Maple Ave: 25,757 VPD

IMPROVEMENTS



~ 2,880 SF of existing building area

PARKING



36 parking spaces on the owned parcel. Parking ratio is 12.5 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 85-39-03-01-000
Acres: 0.95

CONSTRUCTION



Year Built: 2026

ZONING



C-4: Commercial




 Placer.ai
 Top 5% Walmart in Ohio

Bojangles

Staples


 Placer.ai
 Top 12% Location in US



 FAMILY DOLLAR





ZANESVILLE


 COSMO PROF


CLIFFS

HARBOR/FREIGHT

CAPTAIN D'S

verizon



PNC

BALLS LN

JAMES ST

Ohio Valley Dermatology

Bob Evans
FARMHOUSE KITCHEN

PANDA EXPRESS
CHINESE KITCHEN

AutoZone

BURGER KING
THE HONEY BAKED Ham

Genesis Hospital
600,000 + Annual Patients





Zanesville High School
~650 Students

Zane State College
~ 1,700 Students

Genesis Hospital
600,000 + Annual
Patients

Ohio Valley
Dermatology

MAPLE AVENUE
25,797 VPD

BALLS IN

JAMES ST

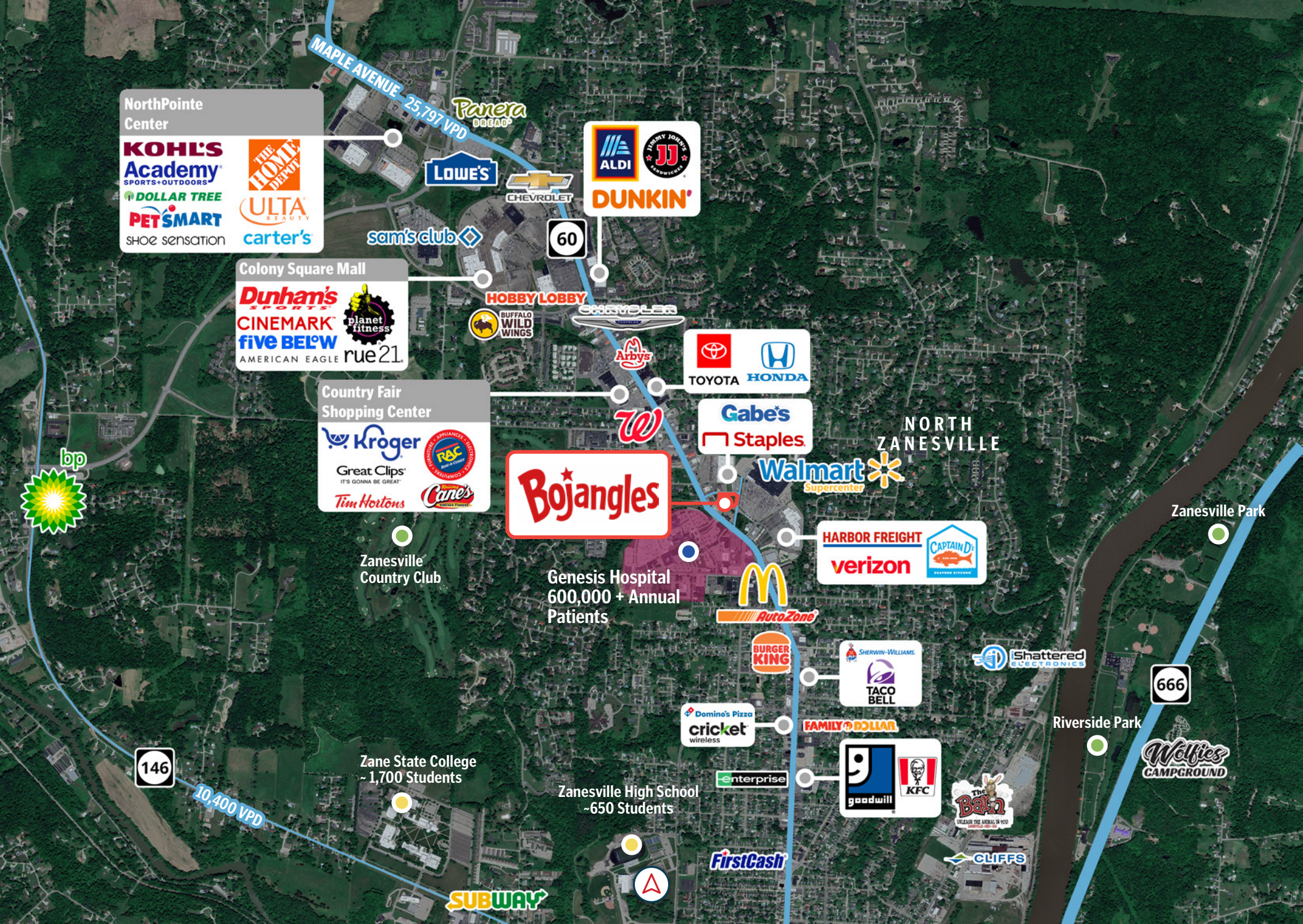


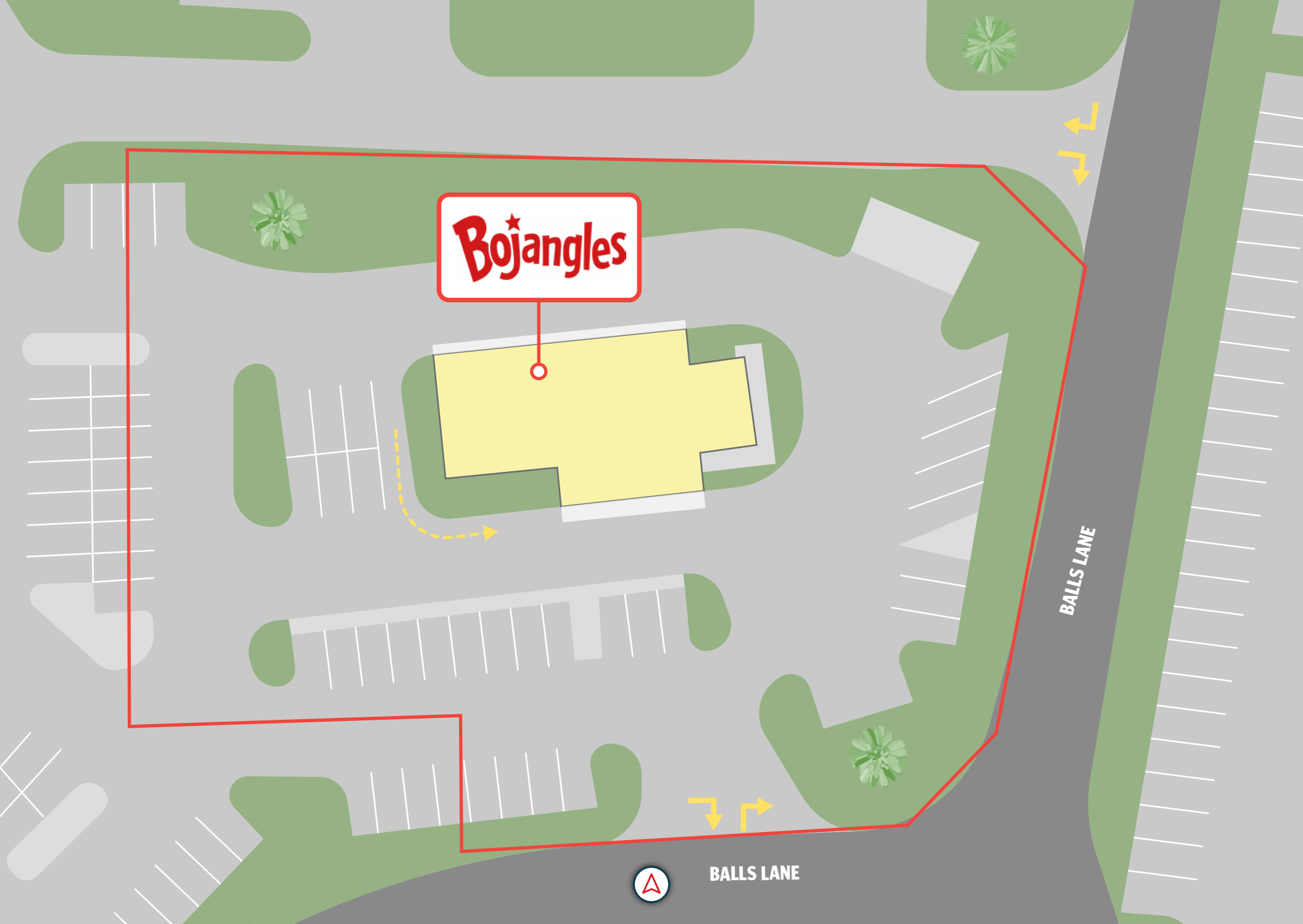
Walmart
Supercenter
Placer.ai
Top 5% Walmart in Ohio

Bojangles



Gabe's
Placer.ai
Top 12% Location in US





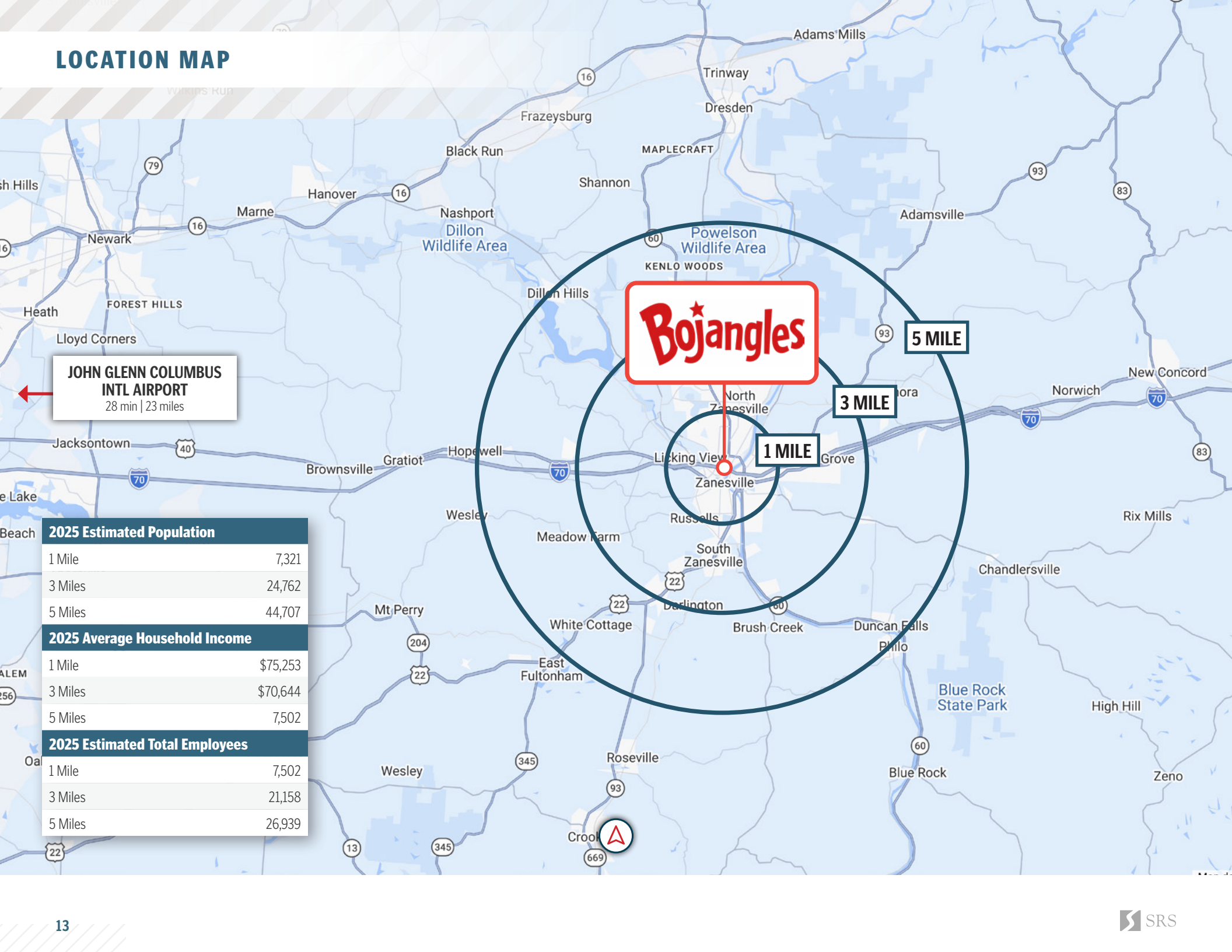
Bojangles

BALLS LANE

BALLS LANE



LOCATION MAP



Bojangles

**JOHN GLENN COLUMBUS
INTL AIRPORT**
28 min | 23 miles

2025 Estimated Population	
1 Mile	7,321
3 Miles	24,762
5 Miles	44,707
2025 Average Household Income	
1 Mile	\$75,253
3 Miles	\$70,644
5 Miles	7,502
2025 Estimated Total Employees	
1 Mile	7,502
3 Miles	21,158
5 Miles	26,939



ZANESVILLE, OHIO

Zanesville is a historic city located in Muskingum County, southeastern Ohio, approximately 55 miles east of Columbus. Situated at the confluence of the Licking and Muskingum Rivers, the city has a rich heritage in manufacturing and transportation. Known for its distinctive bridges and historic downtown, Zanesville serves as a regional hub for commerce, healthcare, and services in the surrounding area. The City of Zanesville had a population of 24,959 as of July 1, 2025.

Zanesville's economy is supported by manufacturing, healthcare, logistics, retail, education, and energy-related industries. The city has a strong manufacturing base, including glass, ceramics, and industrial production, reflecting its historic roots. Healthcare systems and educational institutions serve as major employers, while its location along Interstate 70 supports distribution and logistics operations. Retail and service businesses are concentrated along key commercial corridors, providing economic stability for the region.



Zanesville offers a variety of cultural and recreational attractions. The Y-Bridge, one of the only bridges in the United States where drivers can cross and turn in the middle, is a local landmark. The Zanesville Museum of Art and historic downtown district provide cultural experiences, while parks and riverfront areas offer outdoor recreation. The nearby The Wilds, a large conservation center and safari park, is a major regional attraction.

Zanesville is served by Zanesville City Schools, offering elementary, middle, and high school education with academic and extracurricular programs. Higher education opportunities are available through Zane State College, which provides associate degrees and workforce training. Additional universities and colleges are accessible in nearby Columbus and throughout the region. The nearest major airport is Port Columbus International Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,321	24,762	44,707
2030 Projected Population	7,231	24,583	44,431
2010 Census Population	7,138	24,495	44,696
Historical Annual Growth 2010 to 2020	0.22%	0.13%	0.02%
Households & Growth			
2025 Estimated Households	3,585	11,040	19,448
2030 Projected Households	3,569	11,043	19,473
2010 Census Households	3,534	10,684	18,770
Historical Annual Growth 2010 to 2020	0.16%	0.24%	0.26%
Income			
2025 Estimated Average Household Income	\$75,253	\$70,644	\$71,448
2025 Estimated Median Household Income	\$57,584	\$50,142	\$51,871
2025 Estimated Per Capita Income	\$35,310	\$31,343	\$30,781
Businesses & Employees			
2025 Estimated Total Businesses	531	1,539	2,010
2025 Estimated Total Employees	7,502	21,158	26,939



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Bojangles	2,880	May 2025	May 2041	Current	-	\$18,272	\$6.34	\$219,269	\$76.14	Absolute NNN	3 (5-Year)
(BOJ of WNC, LLC)				May 2031	10.00%	\$20,100	\$6.98	\$241,195	\$83.75		10% year 7; 10% year 12; 10% each option
				May 2036	10.00%	\$22,110	\$7.68	\$265,315	\$92.12		
				Option 1	10.00%	\$24,320	\$8.44	\$291,846	\$101.34		
				Option 2	10.00%	\$26,753	\$9.29	\$321,031	\$111.47		
				Option 3	10.00%	\$29,428	\$10.22	\$353,134	\$122.62		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at debtandequity@srsre.com



BOJANGLES

bojangles.com

Company Type: Private

Locations: 884+

Bojangles is a Carolina-born restaurant chain serving boldly seasoned hand-breaded chicken, scratch-made biscuits and sweet tea steeped with soul. Founded in 1977 as a single location in Charlotte, the legendary brand continues to grow with more than 884 company-owned and franchised restaurants in 22 states. Their guests are at the forefront of everything we do. In addition to serving up flavorful food, we're committed to doing good in the communities we serve. Fans from all over know Bojangles for our catchy tagline – "It's Bo Time!"

BOJ OF WNC

Based in Arden NC, BOJ of WNC owns and operates over 120 restaurants in North Carolina, South Carolina, Tennessee, Georgia and Kentucky. The franchise group began with six locations in Asheville NC in 2001 and has grown to serve Bojangles menu items, including delicious chicken; made-from-scratch buttermilk biscuits; flavorful fixins and Legendary Iced Tea® to five, soon-to-be-six, states. They recently celebrated their 21st anniversary with the announcement of a substantial expansion agreement within their existing core markets along with a new Bojangles market: Columbus OH, which is slated for 15 locations. In connection with the planned development of 45 new restaurants, they also recently acquired 16 company operated restaurants making them the largest franchisee in the system. For more information, visit www.bocountry.com.

Source: bojangles.com/news



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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