

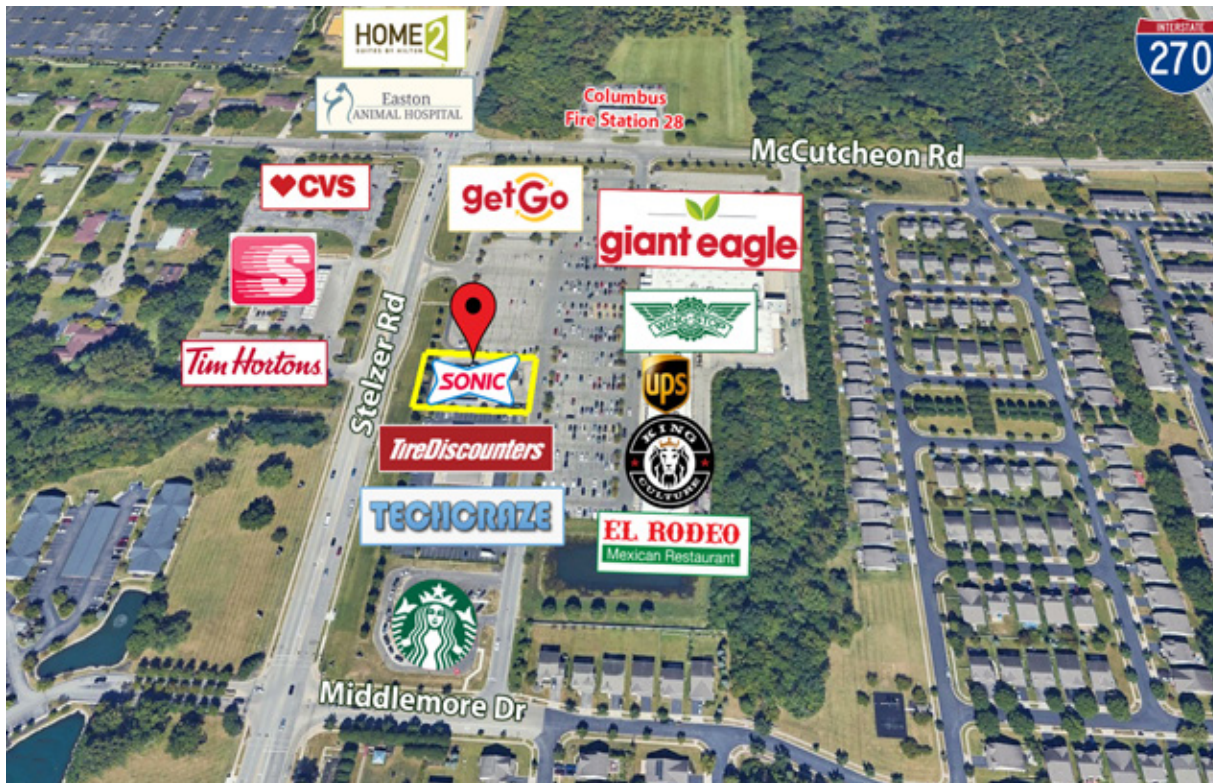
THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



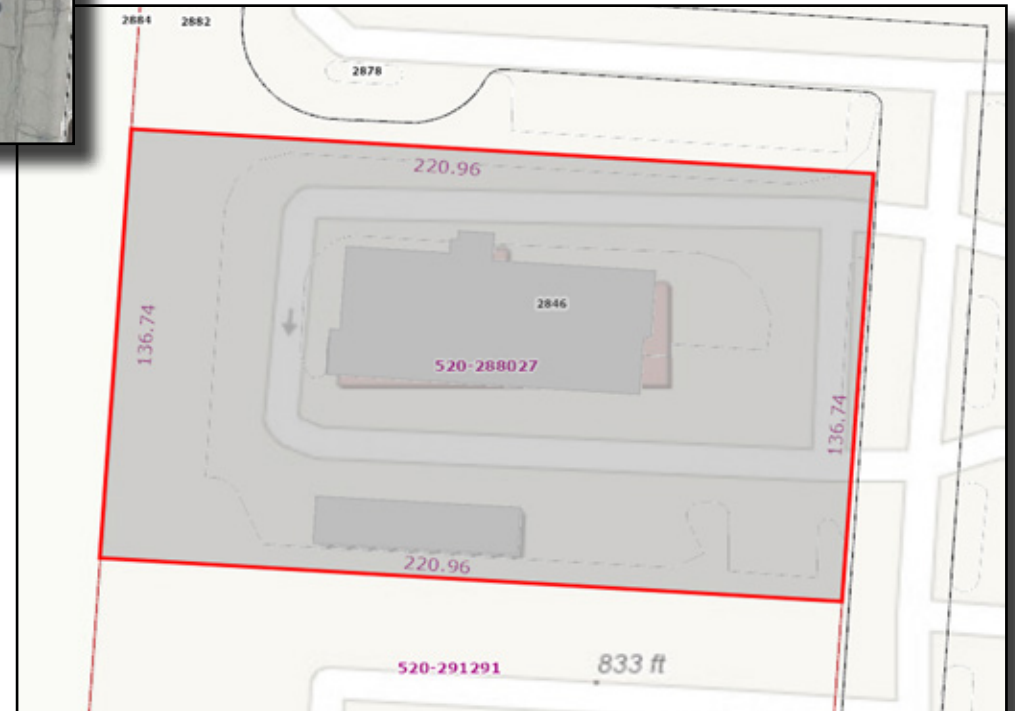
ABSOLUTE NNN INVESTMENT JUST A MILE SOUTH OF EASTON!

Fee interest of the 0.694 +/- acre outlot that has been long term ground leased to Sonic Drive-In on Stelzer Rd, south of McCutcheon Rd. 1,641 +/- SF building is situated on an outparcel to the Giant Eagle Market District multi-tenant strip center. Tenant has operated at his location over 15 years. Current term expires July 2031 with options to extend to 2051. Absolute NNN - tenant pays for all interior and exterior repairs, maintenance, and replacement of any part of the premise or building in addition to taxes, insurance and access road maintenance. Rent increases every 5 years. Excellent investment opportunity close to Easton!



Property Highlights

Address:	2846 Stelzer Road Columbus, Ohio 43219
County:	Franklin
PID:	520-288027-00
Location:	SEC of Stelzer Rd and McCutcheon Rd
Acreage:	0.694 +/- ac
Year Built:	2008
Building SF:	1,641 +/- SF
Levels:	1 Story
Taxes 2024:	\$25,187.72
Sale Price:	\$1,200,000
Zoning:	CPD - Commercial Planned Development





ABOUT US
A rich brand heritage and tradition of innovation make for a unique drive-in restaurant experience.

SONIC

PRESS CENTER

RESPONSIBILITY

LEADERSHIP

HISTORY

DIVERSITY

COMMUNITY
It's not just the right thing to do...it's good business.

LIMEADES FOR LEARNING
Because of your voting and support, SONIC was able to fund more than \$1 million worth of public school teacher projects last fall.

CAREERS
Where is it written that Fun and Work can't be one and the same?

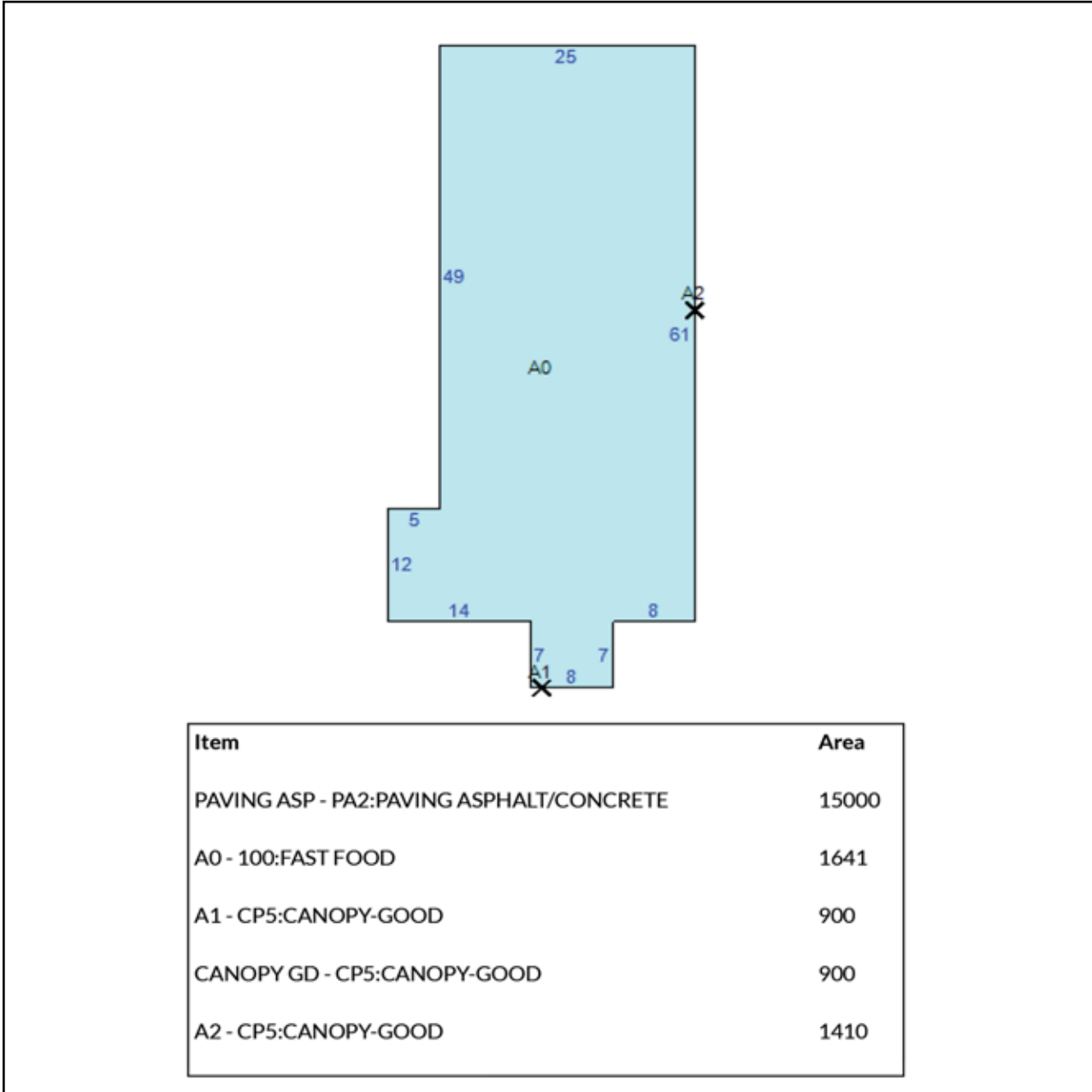
ANIMAL WELFARE
Handling animals in a manner that is humane is an important responsibility and quite simply, the right thing to do.

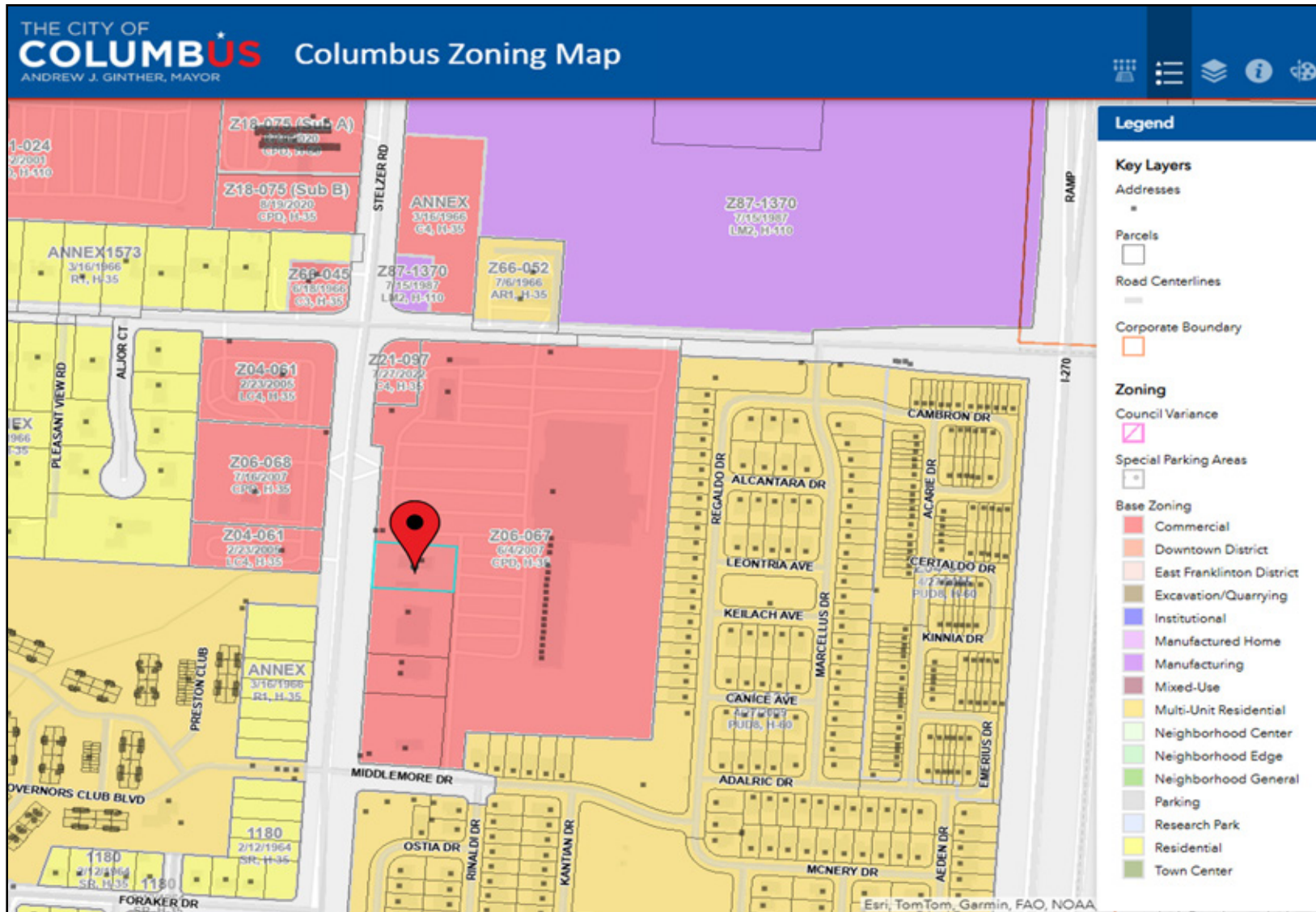
Proforma

Term	Period	Annula Base Rent	Cap Rate
Modified Current Term	8/1/2021 - 7/31/2026	\$61,794.15	5.15%
	8/1/2026 - 7/31/2031	\$67,973.57	5.66%
First Renewal Term	8/1/2031 - 7/31/2036	\$74,770.92	6.23%
Second Renewal Term	8/1/2036 - 7/31/2041	\$82,248.01	6.85%
Third Renewal Term	8/1/2041 - 7/31/2046	\$90,472.82	7.54%
Fourth Renewal Term	8/1/2046 - 7/31/2051	\$99,520.10	8.29%

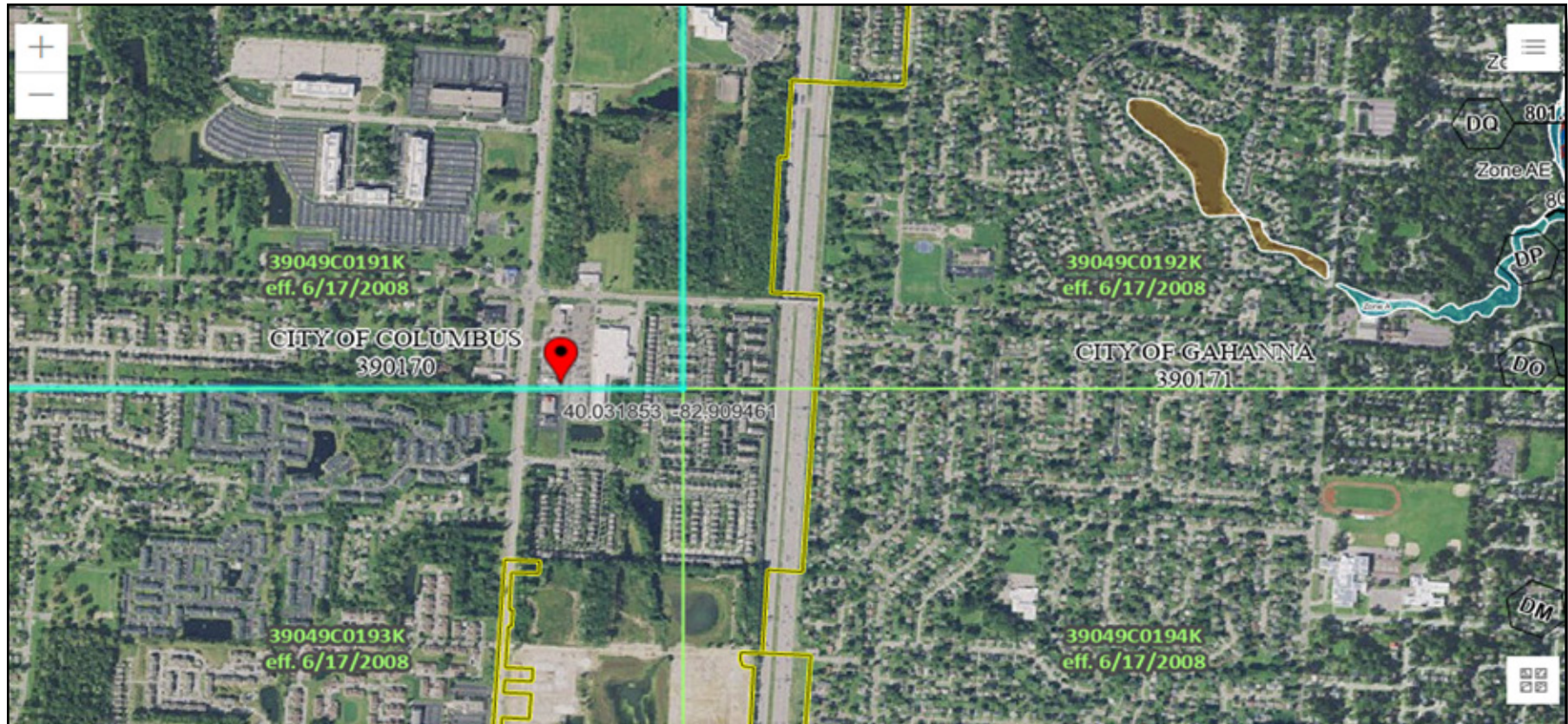
1,641 +/- SF Building on 0.694 +/- ac
2846 Stelzer Rd, Columbus, OH 43219





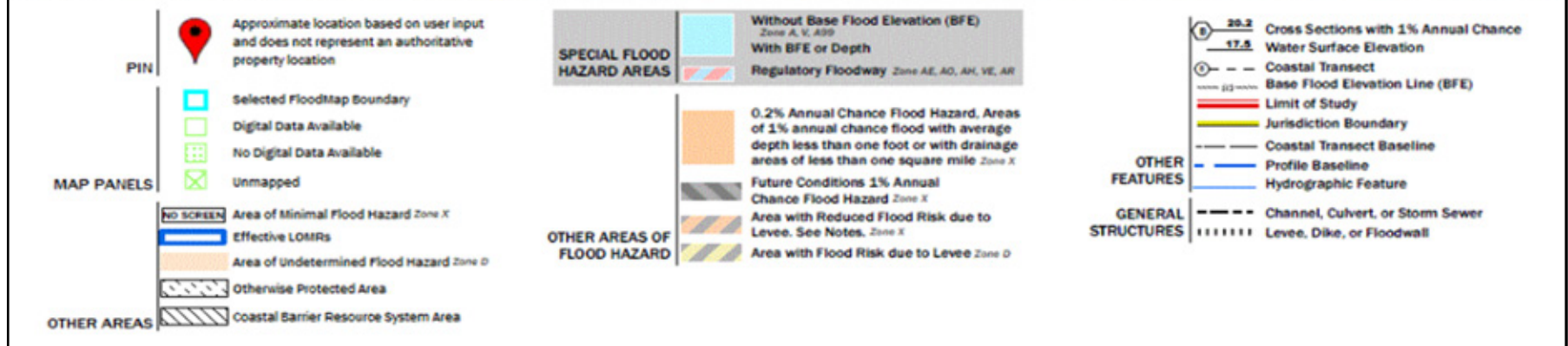


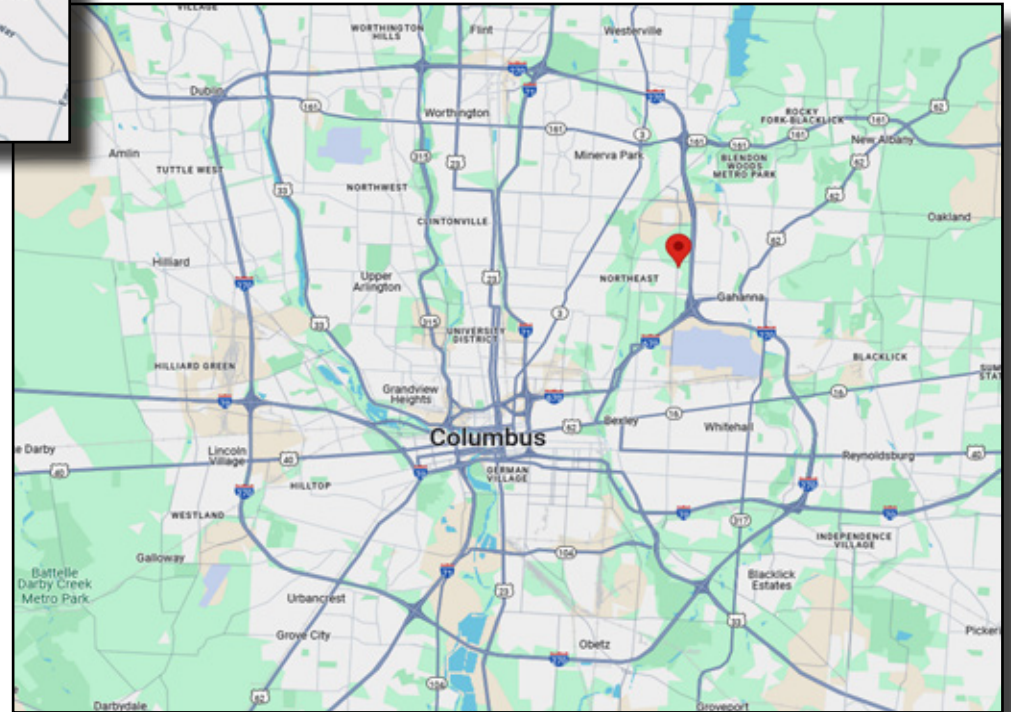
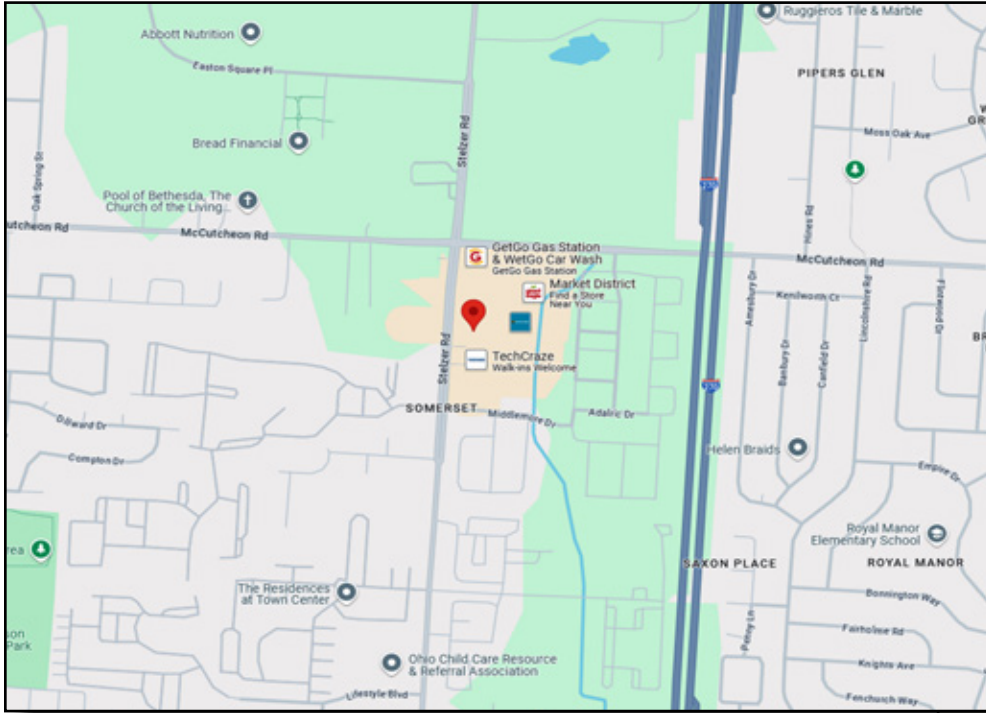
Click [here](#) to view zoning regulations



SDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri





Appraisal Brokerage Consulting Development




Great Location

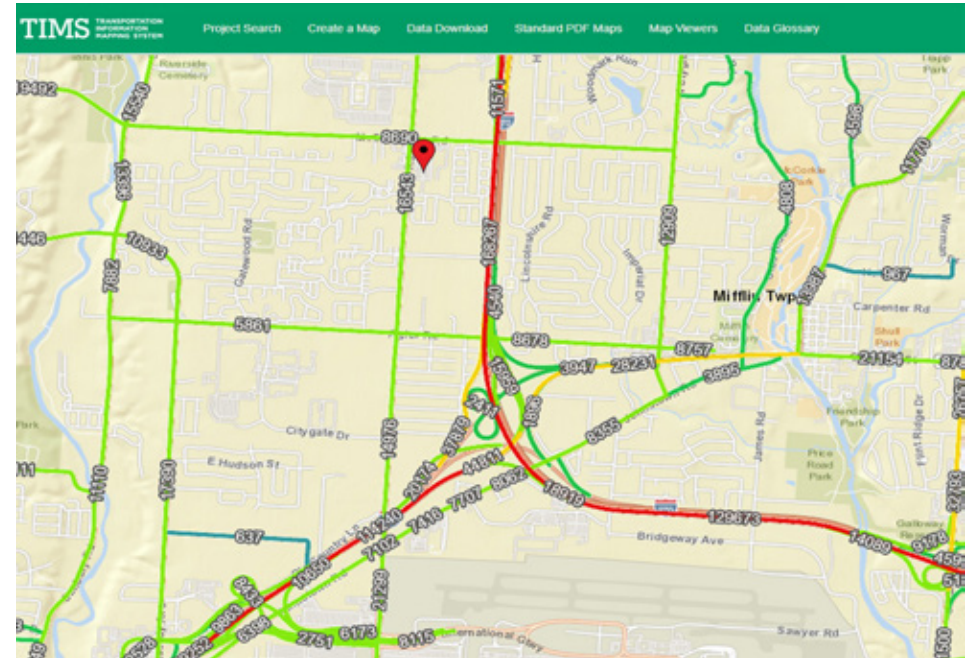
Easy access to major highways


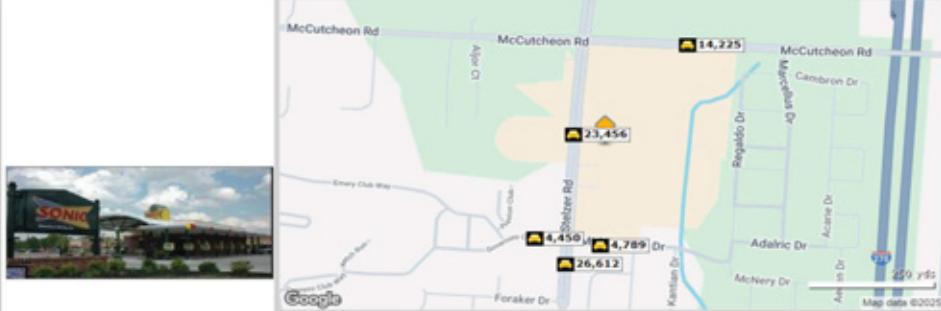
10 minutes to John Glenn International Airport

15 Minutes to Downtown Columbus

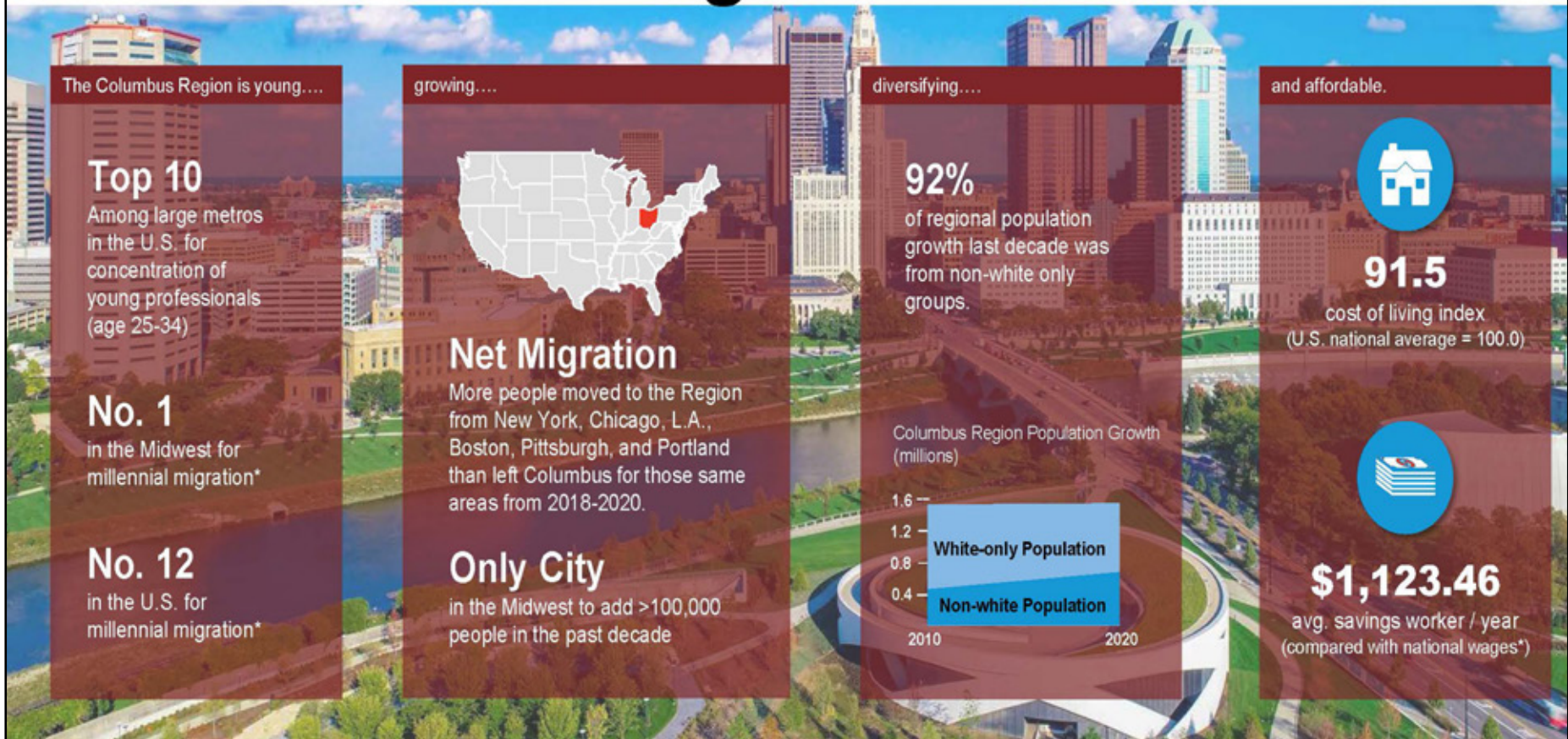
Demographic Summary Report

Sonic 2846 Stelzer Rd, Columbus, OH 43219			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	14,024	82,813	277,701
2024 Estimate	14,080	82,880	277,334
2020 Census	14,502	83,969	277,863
Growth 2024 - 2029	-0.40%	-0.08%	0.13%
Growth 2020 - 2024	-2.91%	-1.30%	-0.19%
2024 Population by Hispanic Origin			
2024 Population	14,080	82,880	277,334
White	4,940 35.09%	33,485 40.40%	121,723 43.89%
Black	6,506 46.21%	34,972 42.20%	103,205 37.21%
Am. Indian & Alaskan	47 0.33%	332 0.40%	1,335 0.48%
Asian	1,143 8.12%	4,207 5.08%	14,243 5.14%
Hawaiian & Pacific Island	4 0.03%	30 0.04%	86 0.03%
Other	1,440 10.23%	9,855 11.89%	36,742 13.25%
U.S. Armed Forces	12	67	158
Households			
2029 Projection	5,300	31,772	110,831
2024 Estimate	5,324	31,804	110,712
2020 Census	5,486	32,228	111,004
Growth 2024 - 2029	-0.45%	-0.10%	0.11%
Growth 2020 - 2024	-2.95%	-1.32%	-0.26%
Owner Occupied	2,475 46.49%	16,164 50.82%	52,768 47.66%
Renter Occupied	2,849 53.51%	15,640 49.18%	57,944 52.34%
2024 Households by HH Income			
Income: <\$25,000	849 15.95%	5,887 18.51%	21,771 19.66%
Income: \$25,000 - \$50,000	1,105 20.76%	6,831 21.48%	25,575 23.10%
Income: \$50,000 - \$75,000	956 17.96%	6,111 19.22%	21,823 19.71%
Income: \$75,000 - \$100,000	682 12.81%	3,985 12.53%	13,442 12.14%
Income: \$100,000 - \$125,000	619 11.63%	3,626 11.40%	10,218 9.23%
Income: \$125,000 - \$150,000	470 8.83%	2,126 6.68%	6,116 5.52%
Income: \$150,000 - \$200,000	396 7.44%	1,906 5.99%	5,953 5.38%
Income: \$200,000+	245 4.60%	1,331 4.19%	5,814 5.25%
2024 Avg Household Income	\$85,050	\$78,833	\$77,744
2024 Med Household Income	\$67,705	\$61,534	\$57,781



Sonic 2846 Stelzer Rd, Columbus, OH 43219						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Stelzer Rd	McCutcheon Rd	0.12 N	2022	23,108	MPSI	.04
2 Stelzer Rd	McCutcheon Rd	0.12 N	2021	23,456	MPSI	.04
3 Middlemore Dr	Rinaldi Dr	0.04 E	2020	5,142	MPSI	.13
4 Middlemore Dr	Rinaldi Dr	0.04 E	2022	4,789	MPSI	.13
5 Governors Club Blvd	Stelzer Rd	0.04 E	2020	4,774	MPSI	.14
6 Governors Club Blvd	Stelzer Rd	0.04 E	2022	4,450	MPSI	.14
7 Stelzer Road	Middlemore Dr	0.03 N	2020	27,840	MPSI	.16
8 Stelzer Road	Middlemore Dr	0.03 N	2022	26,612	MPSI	.16
9 McCutcheon Rd	Marcellus Dr	0.11 E	2022	14,061	MPSI	.16
10 McCutcheon Rd	Marcellus Dr	0.11 E	2021	14,225	MPSI	.16

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at
www.rweiler.com

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