

Tim Hortons®

ABSOLUTE NNN LEASE
LARGEST OPERATOR IN THE U.S. - 134 LOCATIONS

3120 E MAIN STREET
COLUMBUS, OH 43209



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

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Marcus & Millichap
NNN DEAL GROUP

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DOLLAR TREE
boost mobile CATO

WING-STOP

MURPHY USA
clean LAUNDRY

AutoZone
Cane's

Walmart Supercenter

U-HAUL

ExtraSpace Storage

SHADDAI Auto Sales

MIDAS

BANK OF AMERICA

jiffy lube

bp

40
E MAIN ST - 28,966 VPD

S JAMES RD - 20,432 VPD

Tim Hortons





INVESTMENT SUMMARY

3120 E MAIN STREET, COLUMBUS, OH 43209

PRICE: \$1,625,000

CAP: 6.30%

NOI: \$102,410

OVERVIEW

PRICE	\$1,625,000
TOTAL GROSS LEASABLE AREA (GLA)	1,780 SF
LOT SIZE	.38 Acres
TOTAL NET OPERATING INCOME	\$102,410
YEAR BUILT	2018

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 6-10	\$102,410
YEARS 11-15	\$112,651
OPTION 1	\$123,916
OPTION 2	\$136,308
OPTION 3	\$149,938

LEASE ABSTRACT

LEASE TYPE	NNN
BASE TERM	15 Years
LEASE COMMENCEMENT	2/7/2019
LEASE EXPIRATION	2/7/2034
RENEWAL OPTIONS	3x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	None At All

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PNC

Hollywood Feed
FIRST first financial bank
WesBanco

KeyBank

USPS.COM

Speedway

Huntington

O'Reilly AUTO PARTS

Pizza Hut

Wendy's

JOHNSON'S
REAL ICE CREAM
EST. 1958

DONATOS

PAPA JOHN'S

us bank

ups

40

E MAIN ST - 28,966 VPD

Tim Hortons

S JAMES RD - 20,432 VPD



INVESTMENT HIGHLIGHTS



LONG-TERM ABSOLUTE NNN LEASE

Absolute NNN structure provides truly passive ownership with zero landlord responsibilities



EXPERIENCED FRANCHISE OPERATOR

Operated by the largest Tim Hortons franchisee in the U.S. (134 locations), offering operational strength and stability



STRONG NATIONAL BRAND

Tim Hortons is an internationally recognized quick-service brand with a large and loyal customer base, recently acquired by RBI



PRIME SIGNALIZED CORNER LOCATION

Situated on a high-traffic, signaled intersection with excellent visibility and multiple points of access



MODERN CONSTRUCTION WITH DRIVE-THRU

Built in 2018 with a drive-thru, optimized for high-volume quick-service operations



DENSE RETAIL CORRIDOR

Surrounded by national and regional retailers, driving strong daily traffic and consumer draw



ROBUST DEMOGRAPHICS

Located in a rapidly growing metro with an expanding population and dense population base with strong household incomes supporting consistent quick-service demand



ESTABLISHED MARKET PRESENCE

Columbus is one of the strongest Tim Hortons markets in the U.S., benefiting from brand density and regional familiarity







Waffle House

BW | Best Western. Hotels & Resorts

COLUMBUS REGIONAL AIRPORT AUTHORITY

DOLLAR GENERAL

U-HAUL

I-670 - 119,720 VPD

670

Days Inn BY WYNDHAM



317

270

Chick-fil-A

Champion Middle School

E BROAD ST - 23,598 VPD

LOWE'S

Kroger

TARGET

MOUNT CARMEL A Member of Trinity Health

Bexley High School

Tim Hortons

DOLLAR GENERAL

Kroger

PNC

ROSS

Kroger

at home

70

40

E MAIN ST - 28,966 VPD



BANK OF AMERICA



Advance Auto Parts

McDonald's

40

CVS pharmacy

Capital University Ask. Think. Lead.

Wendy's Pizza Hut bp O'Reilly AUTO PARTS USPS.COM US bank

Walmart Supercenter

Burlington

Bishop Hartley High School

Berwick Alternative K-8 School

S HAMILTON RD 23,549 VPD

Sherwood Middle School

South High School

Moler Elementary School

DWIGHT D. EISENHOWER HWY 106,070 VPD

70

317

ExtraSpace Storage

270

70

save a lot

Hampton by Hilton

Public Storage

JCPenney

104

104

DOLLAR GENERAL

NAPA

BIG LOTS!

DOLLAR TREE

Independence High School

DOLLAR GENERAL

8

SITE PLAN



TENANT SUMMARY

TIM HORTONS

Tim Hortons® is one of North America’s largest restaurant chains operating in the quick service segment. Founded as a single location in Canada in 1964, Tim Hortons appeals to a broad range of guest tastes, with a menu that includes premium coffee, hot and cold specialty drinks (including lattes, cappuccinos and espresso shots), specialty teas and fruit smoothies, fresh baked goods, grilled Panini and classic sandwiches, wraps, soups, prepared foods and other food products. Tim Hortons has more than 6,000 system wide restaurants located in Canada, the United States and around the world.

In its latest earnings report (February 12, 2026), Tim Hortons posted a solid 2.8% comparable sales growth for Q4 2025.

Franchisees reported a significant 27% year-over-year increase in EBITDA entering 2025, driven by a “back to basics” menu strategy and lower supply chain volatility.



RESTAURANT BRANDS INTERNATIONAL

Restaurant Brands International Inc. is one of the world’s largest quick service restaurant companies with nearly \$45 billion in annual system-wide sales and over 32,000 restaurants in more than 120 countries and territories. RBI owns four of the world’s most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES® and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades. Through its Restaurant Brands for Good framework, RBI is improving sustainable outcomes related to its food, the planet, and people and communities.



Headquarters
MIAMI, FL



Year Founded
1964



#3
Largest Coffee Chain
in the United States



Locations
6,000+
In 100 Countries



Parent Company
RBI (NYSE: QSR)
Restaurant Brands
International



RBI 2025 Revenue
\$9.43 BIL

LOCATION OVERVIEW

COLUMBUS

The Columbus market is centered in the heart of Ohio and serves as the state’s largest metropolitan area and its capital city. The local economy is bolstered by the presence of The Ohio State University, the state government, and a rapidly expanding tech sector, including Intel’s multi-billion dollar semiconductor manufacturing hub. The MSA of Columbus is home to over 2,225,000 residents, making it one of the fastest-growing major cities in the Midwest.

Economy

- The Columbus economy is currently defined by its transition into a global technology and manufacturing hub, often referred to as the “Silicon Heartland.”
- The economy is further bolstered by a dense concentration of Fortune 500 headquarters—including Nationwide, Cardinal Health, and American Electric Power—which provides a level of sector diversity that outpaces many other Midwestern metros.
- Columbus has secured a spot in the top 10 metropolitan areas for economic development for 14 consecutive years. This consistent growth is driven by aggressive regional partnerships and a talent pipeline that draws nearly 30,000 new residents annually, putting the metro on track to reach a population of 3M by 2050.



Columbus, OH

METRO HIGHLIGHTS

HIGHER EDUCATION



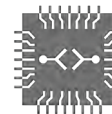
The Ohio State University has over 67,000 students and more than 41,000 employees. It is estimated the school has an over \$19 billion impact on the state’s economy per year.

MIDWEST ECONOMIC ANCHOR



Columbus is widely considered the “Economic Engine of the Midwest” - it is the only major metropolitan area in the region to see consistent, significant population and job growth over the last decade.

SEMICONDUCTOR AND EV HUB



Intel’s “Ohio One” campus slated for 2030 start is massive long-term economic catalyst. Combined with the Honda-LG Energy Solution battery plant and a multi-billion dollar data center corridor, Columbus has secured its place as a national hub for advanced manufacturing and domestic supply chains.

DEMOGRAPHICS / COLUMBUS, OH

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	17,699	112,972	279,823
2025 Estimate	17,544	111,567	275,871
Growth 2025 - 2030	0.88%	1.26%	1.43%
2010 Census	16,803	106,106	251,473
2020 Census	18,484	113,212	275,342
Growth 2010 - 2020	10.00%	6.70%	9.49%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	7,922	49,041	125,537
2025 Estimate	7,831	48,155	122,927
Growth 2025 - 2030	1.17%	1.84%	2.12%
2010 Census	7,198	43,831	106,605
2020 Census	7,655	46,459	117,926
Growth 2010 - 2020	6.35%	5.99%	10.62%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	8.93%	5.99%	5.96%
\$150,000 - \$199,999	7.42%	4.45%	5.18%
\$100,000 - \$149,999	11.76%	10.90%	13.35%
\$75,000 - \$99,999	13.49%	12.22%	12.78%
\$50,000 - \$74,999	15.08%	17.09%	17.52%
\$35,000 - \$49,999	12.70%	14.52%	14.06%
\$25,000 - \$34,999	8.58%	10.45%	9.29%
\$15,000 - \$24,999	8.35%	10.05%	8.80%
\$10,000 - \$14,999	6.43%	6.58%	5.63%
Under \$9,999	7.26%	7.74%	7.44%
2025 Est. Average Household Income	\$92,906	\$76,093	\$77,362
2025 Est. Median Household Income	\$77,714	\$60,915	\$61,974
2025 Est. Per Capita Income	\$39,411	\$32,650	\$35,120

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	17,544	111,567	275,871
Under 4	7.3%	6.9%	6.6%
5 to 14 Years	14.7%	14.3%	13.3%
15 to 17 Years	4.3%	4.0%	3.7%
18 to 19 Years	2.6%	3.0%	2.6%
20 to 24 Years	4.0%	5.2%	5.4%
25 to 29 Years	5.4%	6.9%	8.5%
30 to 34 Years	7.0%	7.7%	9.1%
35 to 39 Years	7.8%	7.3%	7.6%
40 to 49 Years	13.5%	12.4%	12.2%
50 to 59 Years	12.3%	11.8%	11.5%
60 to 64 Years	6.2%	6.0%	5.7%
65 to 69 Years	5.4%	5.1%	4.8%
70 to 74 Years	4.3%	3.9%	3.7%
Age 75+	5.2%	5.6%	5.4%
2025 Median Age	38.0	37.0	36.0

2025 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	2.08%	2.13%	1.81%
Some High School (9-11)	5.85%	7.64%	7.80%
High School Graduate (12)	27.92%	32.21%	30.20%
Some College (13-15)	17.96%	21.53%	21.17%
Associates Degree Only	6.21%	6.90%	7.00%
Bachelors Degree Only	24.25%	17.29%	19.13%
Graduate Degree	15.12%	10.70%	11.34%

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