



CAPITOL
EQUITIES

FOR SALE

Providing creative commercial real estate solutions since 1997



STABLE NNN INVESTMENT

COLUMBUS METRO

809 REFUGEE RD, PICKERINGTON, OH 43147

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PROPERTY INFORMATION

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Property Summary



Property Description

Introducing a prime investment opportunity in the heart of the Pickerington, Ohio commercial corridor This automotive services retail center, built in 1988, is a stand-alone, 5,772 SF building. A long-term, stable lease commenced in 2024, providing a great, low-risk investment opportunity.

Property Highlights

- Stand-alone, 5,772 SF automotive services building fronting Giant Eagle at the intersection of Hill Road and Refugee Road, in the Pickerington commercial corridor
- New, ten-year lease in place with a well-financed, national automotive services and tire operation
- Tenant: SunAuto Tire & Service has 485 locations nationwide with over 21 brands, including Boyd's Tire & Service
- Prime location at the intersection of Refugee and Hill Road, the business is adjacent to prime retailers - Giant Eagle, Kroger, CVS, Walgreens, et al- and the new Ohio Health Medical Campus & Hospital
- New roof installed in 2024

Location Description

With easy access to major thoroughfares and situated as an outlot of the Giant Eagle center, 809 Refugee is ideally located to ensure a long-term, steady investment opportunity.. Located at the intersection of Hill Road and Refugee Road, in proximity to essential amenities, including banks, hotels, and healthcare facilities. Investors will appreciate the dynamic blend of business opportunities and everyday conveniences that the area provides.

OFFERING SUMMARY	
SALE PRICE	\$2,300,000
BUILDING	5,772 SF
SITE	0.88 acres
NOI	\$150,000
CAP RATE	6.52%

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Tenant Profile



Rent Schedule

LEASE YEARS	ANNUAL RENT	BUMP
Years 1 - 5 8/1/24 - 7/31/29	\$150,000	
Years 6 - 10 8/1/29 - 7/31/34	\$165,000	10%
Renewal Option 1 8/1/34 - 7/31/39	\$181,500	10%
Renewal Option 2 8/1/39 - 7/31/44	\$199,650	10%
Renewal Option 3 8/1/44 - 7/31/49	\$219,615	10%
Renewal Option 4 8/1/49 - 7/31/54	\$241,576	10%

TENANT OVERVIEW

Company:	SunAuto Tire & Service, Inc
Locations:	485 locations nationwide
Website:	www.sun.auto

PROPERTY SUMMARY

Building	5,772 SF
Site	0.88 acres
Fairfield County Parcel	0411189500
Annual Taxes	\$17,000
Lease Term	10-years
Lease Commencement	8/1/2024
Lease Expiration	7/31/2034
Renewal Options	Four 5-year options

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Sun Auto Press Release

FOR IMMEDIATE RELEASE JANUARY 23 2024

Sun Auto Tire & Service Embarks on Ohio Expansion with Acquisition of seven Boyd's Tire & Service in the Central Ohio area.

- Sun Auto continues their growth in the Midwest with their first activity in Ohio, acquiring Boyd's Tire & Service based in the fast-growing Columbus market.
- In addition to development plans nationwide, Sun Auto has an extensive growth strategy reaching beyond Ohio and the Midwest.
- Boyd's reputation for service excellence, integrity and commitment to their teammates aligns with Sun Auto's core values and business model.

Sun Auto Tire & Service today announces the acquisition of Boyd's Tire & Service, marking a significant expansion into Central Ohio. This acquisition brings Boyd's into a nationwide leader in auto repair, reinforcing Sun Auto's dedication to excellence and its values-centered approach across its growing national footprint.

Sun Auto Tire & Service CEO Tony Puckett celebrates the union: "Boyd's being welcomed into the Sun Auto family is a milestone in our growth journey. We are thrilled to make our first entrance into Ohio, which is a region that is going to be very important to our store growth plans going forward. I can't wait to welcome these new members of the Sun Team into our group".

Established in 1996, Boyd's Tire and Service is a pillar in the Central Ohio community. Boyd's seven locations across the Central Ohio area are known for their exceptional facilities, premium tire and service offerings, and focusing on customer satisfaction. These qualities align perfectly with Sun Auto's philosophy and track record. In addition to the nationwide warranty programs now available to customers, Boyd's associates themselves will benefit from Sun Auto's robust benefits programs and resources.

District Manager Gary Taylor is also enthusiastic about the acquisition: "Joining forces with Sun Auto is a promising development for Boyd's. We're excited to integrate our commitment to excellence and service passion with the horsepower that Sun Auto has demonstrated through their growth. Our teammates are the most important facet of our business and we're thrilled to have chosen Sun Auto as a trusted partner for their continued benefit".

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Aerial Map

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Regional Map



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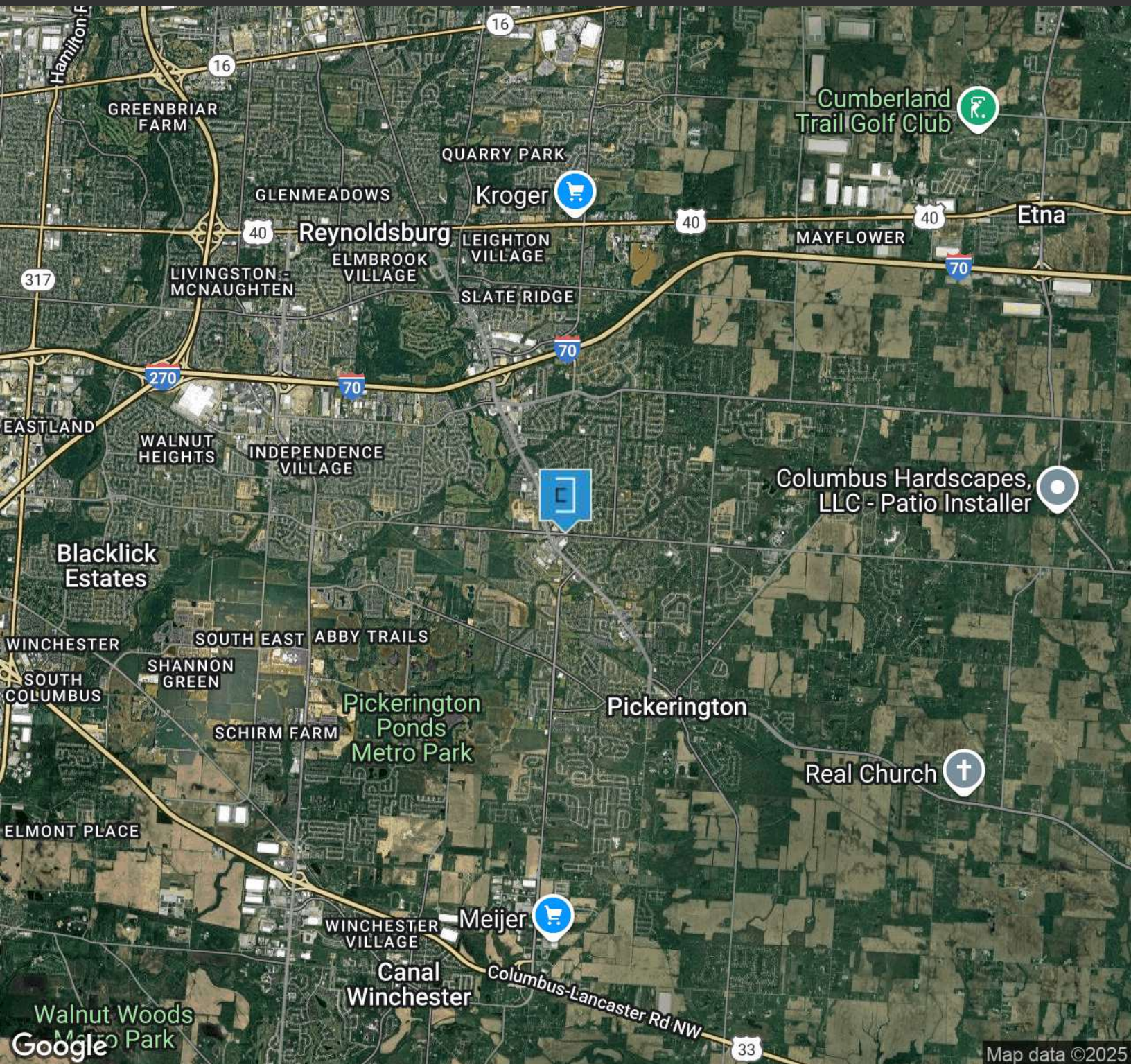
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Location Map

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DEMOGRAPHICS

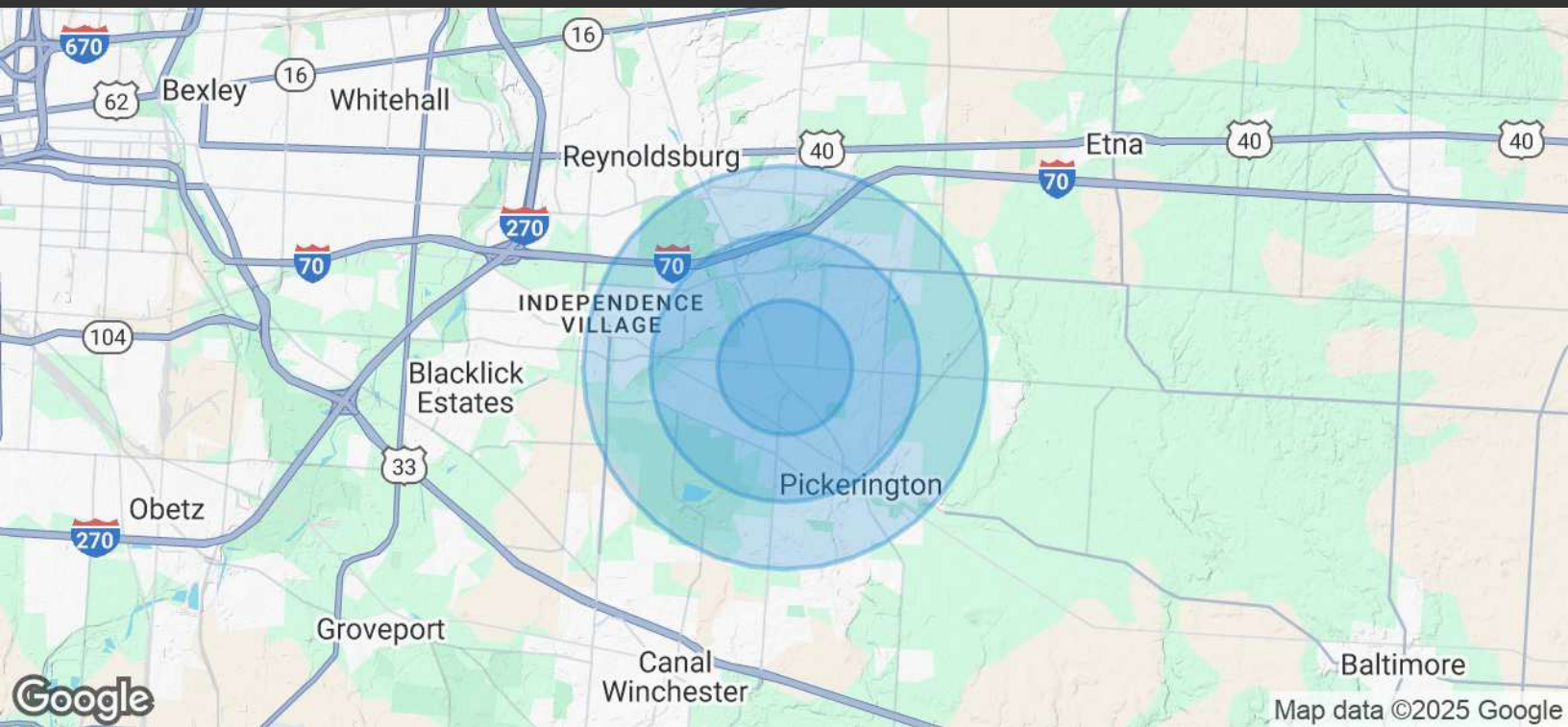
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,684	33,408	70,192
Average Age	40	38	38
Daytime Employment	4,680	9,654	17,408

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,102	11,749	25,318
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$132,621	\$127,311	\$114,496
Average House Value	\$326,303	\$321,059	\$296,607

Demographics data derived from AlphaMap

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