

[▶ VIEW PROPERTY VIDEO](#)



ACTUAL SITE PHOTO

NATIONAL TIRE & BATTERY

1-MILE FROM THE OHIO STATE UNIVERSITY

2385 SILVER DRIVE | COLUMBUS, OH 43211

OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

PRICE \$2,300,000

CAP RATE 5.75%

PROPERTY SUMMARY

NOI: \$132,213

Building Area: 6,672 SF

Year Built: 2002

Lot Size: 1.0 Acres

Lease Structure: Absolute NNN

Rental Increases: 10% Every 5 Years starting in 2033

Lease Term: 18 Years

Lease Expiration: 2/28/43

Options: (2), 5 Years

Tenant: National Tire & Battery

Lessee: TBC Retail Group, Inc.

Credit Type: Corporate



RENT ROLL

LEASE PERIOD	START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	RENT PER SF	CAP RATE
Base Term	Current	2/28/2033	\$11,018	\$132,214	\$19.82	5.75%
Base Term	3/1/2033	2/28/2038	\$12,120	\$145,435	\$21.80	6.32%
Base Term	3/1/2038	2/28/2043	\$13,332	\$159,979	\$23.98	6.96%
Option 1*	3/1/2043	2/29/2048	\$14,665	\$175,977	\$26.38	7.65%
Option 2*	3/1/2048	2/29/2053	\$16,131	\$193,574	\$29.01	8.42%

Further Clarification: The tenant is National Tire & Battery who is owned by Mavis Tire & Supply Co.



INVESTMENT HIGHLIGHTS

PROPERTY

- **Absolute NNN Lease Structure**
Tenant is responsible for Taxes, Insurance, and Common Area Maintenance (CAM) making this an ideal investment for investors seeking true passive incoming producing assets with zero landlord responsibilities.
- **Newly Constructed Long-Term Lease**
Tenant recently committed to an early 15-year lease extension bringing the total remaining term to 18 years of guaranteed operational cash flow.
- **Updated Third Party Reports**
Clear Title, Clean Environmental, and newly constructed ALTA Survey allows prospective Buyers to help save on due diligence costs and provides reassurance of a seamless transaction.
- **Strong Operational History**
Property was a Build-to-Suit for tenant in 2001, holding a minimum long-term operating outlook of 40+ years.

LOCATION

- **Superior Location**
Located within walking distance of The Ohio State University: Home to the Buckeyes with a total enrollment of roughly 70,000 students giving way to a strong customer base.
- **Lack of Corporate Competition**
Dominant market share as National Tire & Battery is the only premiere non-franchised and nationally recognized repair tenant within the immediate trade area.
- **Healthy Traffic Counts & Strong Access**
Property is ideally outparceled next to the areas two major retailers – An ALDI grocer and Lowe's Home Improvement located along E Hudson St. & Silver Dr. that sees roughly 20,000 VPD.
- **Ideal Target Market**
Average Household Income ranges between \$50,000 - \$85,000 within a 1,3, & 5-mile radius falling in-line with auto service preferred operational parameters.

TENANT

- **Nationally Recognized Tenant** - Lessee is with TBC Retail Group, Inc
- **Proven Parent Company Growth**
Just last year, Mavis Tire & Supply Co. finalized their purchase of roughly 600 TBC Corp-owned retail tire stores bringing their total store count to more than 2,300 service centers across 39 states making them the largest independent tire retail dealership in the US.





TENANT	National Tire & Battery
2023 ESTIMATED REVENUE (NTB)	578.6M
LOCATIONS	600+ Locations
CORPORATE COMPANY	TBC
2023 ESTIMATED REVENUE (TBC)	\$5 Billion
LOCATIONS + FRANCHISED (TBC)	1200+ Locations
HEADQUARTERS	Palm Beach Gardens, Florida
YEAR FOUNDED	1997
NTB WEBSITE	https://www.ntb.com/
TBC WEBSITE	https://www.tbccorp.com/

TENANT OVERVIEW

National Tire and Battery (NTB) is a premier American brand of auto service centers, renowned for delivering comprehensive and high-quality vehicle care services to customers nationwide. NTB offers an extensive range of automotive solutions, including tire sales, fluid services such as oil changes, brake fluid exchange, coolant exchange, and transmission fluid exchange, as well as battery replacements, wiper blade installation, brake repairs, steering and suspension maintenance, and complete vehicle inspections. Originally part of Sears, NTB became an independent entity in 2003 and quickly rose as a prominent player in the auto service industry. In 2020, Mavis Tire Supply Co. acquired 112 NTB Tire & Service Centers. Despite the sale, NTB's parent company, TBC Corporation, continues to oversee more than 600 NTB and Tire Kingdom locations, maintaining a strong presence across 26 states in the United States.

TBC Corporation, headquartered in Palm Beach Gardens, Florida, operates a robust network of over 1,200 locations under its flagship brands, including NTB, Tire Kingdom, Merchant's Tire, and Big O Tires. This extensive reach spans 41 states, Washington, D.C., and parts of Canada, including Alberta and British Columbia. With a strong legacy of growth and innovation, NTB remains a vital part of TBC's portfolio, driving value and reliability in the automotive service market. NTB's success is driven by its commitment to innovation, customer satisfaction, and a dedication to upholding the highest standards of service. Its expansive footprint and reputation for excellence make it a standout name in the automotive services sector, trusted by millions of drivers for their vehicle maintenance and repair needs.

 [VIEW PROPERTY VIDEO](#)





COMPANY

Mavis Discount Tire

HEADQUARTERS

Millwood, NY

WEBSITE

www.mavis.com

TENANT HIGHLIGHTS

- Mavis is one of the largest independent automotive service businesses in the U.S. with over +1,450 service centers in 26 states.
- Mavis acquired TBC Corporation's retail business in 2023, adding 595 retail stores in 15 states to its portfolio, marking one of the largest transactions in the U.S. retail tire industry in the past 25 years.

TENANT OVERVIEW

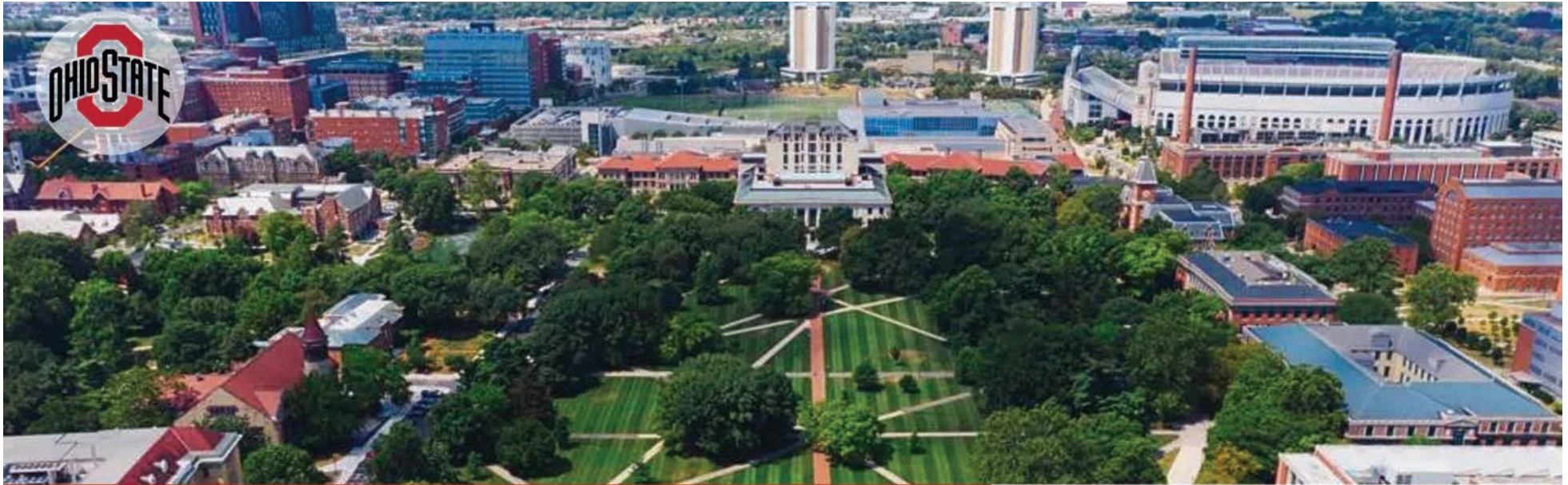
Mavis Discount Tire, founded in 1972 and headquartered in Millwood, New York, is a leading independent tire dealer and automotive service provider in the United States. The company offers a comprehensive range of services, including tire sales and installation, brake services, alignments, suspension work, oil changes, battery replacements, and exhaust system repairs.

As of 2024, Mavis operates over 1,150 service centers across 21 states, primarily in the Northeast, Midwest, and Southern regions. The company employs approximately 3,500 individuals and sells more than three million tire units annually.

In 2018, Mavis merged with Express Oil Change & Tire Engineers, creating one of the largest automotive service platforms in the U.S. Mavis's commitment to value-oriented service has been the backbone of the company since its inception. This dedication has enabled Mavis to establish a strong reputation for quality and customer satisfaction in the automotive service industry.

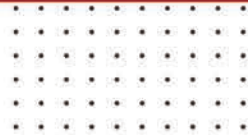
[▶ VIEW PROPERTY VIDEO](#)





STUDENTS ENROLLED

66,900



The Ohio State University (OSU), located just 1.7 miles from the National Tire & Battery property, is one of the nation's largest and most prestigious public universities. Founded in 1870, OSU has grown into a world-class educational and research institution, known for its rigorous academic programs, groundbreaking research, and vibrant campus culture. With a total enrollment of over 66,900 students in 2023, including a record-breaking first-year class, OSU continues to attract talent from across the globe. The university offers over 200 undergraduate majors and 250 graduate and professional programs, solidifying its reputation as a leader in higher education. OSU's influence extends far beyond its academic offerings.

The university is a cornerstone of the Columbus economy, contributing billions annually through research, innovation, and job creation. Its renowned Wexner Medical Center is a hub for healthcare and medical research, further enhancing OSU's economic and social impact. Additionally, the university's vibrant athletic program, including its nationally recognized football team, draws millions of visitors and fans to Columbus each year, creating consistent activity and demand in the local market.

The NTB property benefits from its proximity to OSU, attracting traffic from the university's large student body, faculty, and visitors. Located just 4.3 miles from Downtown Columbus and 1.9 miles from the Ohio State Fairgrounds, the property is ideally situated to serve a diverse and active demographic. This strategic location not only enhances the property's visibility but also ensures sustained demand from one of the Midwest's most dynamic communities.

1.7 MILES

4.3 MILES

1.9 MILES



OHIO STADIUM & HISTORIC CREW STADIUM



OHIO STADIUM: THE HEART OF BUCKEYE NATION

Ohio Stadium, known as “The Horseshoe,” is one of the most iconic college football venues in the world, serving as the home of the Ohio State Buckeyes. With a seating capacity of over 102,000, it comes alive on game days, hosting seven to eight home games each season and drawing tens of thousands of passionate fans from across Ohio and beyond. Buckeye Nation’s loyalty generates immense foot and vehicle traffic, creating a ripple effect of economic activity for nearby businesses and retailers. The stadium’s influence extends beyond game days, with year-round events, campus tours, and student activities contributing to the area’s vibrant atmosphere.

Located just 2.3 miles from Ohio Stadium, the NTB property is ideally positioned to benefit from this unparalleled energy and activity. Game days bring significant traffic to the surrounding area, boosting demand for retail, dining, and services like automotive care. With its proximity to one of the largest fan bases in college sports, the NTB property is uniquely situated to capture the attention and business of Buckeye Nation, making it a prime investment in a thriving and dynamic market.



HISTORIC CREW STADIUM: A LANDMARK OF COLUMBUS SPORTS

Historic Crew Stadium, the original home of Major League Soccer’s Columbus Crew, holds a special place in the city’s sports legacy. Opened in 1999 as the first soccer-specific stadium in the United States, it paved the way for the growth of professional soccer nationwide. While the Crew now play at Lower.com Field, Historic Crew Stadium remains a vibrant venue hosting concerts, community events, and youth sports, attracting thousands of visitors annually. Its rich history and continued use make it a key landmark for the Columbus community.

Located just 0.2 miles from the NTB property, Historic Crew Stadium contributes to the steady flow of foot and vehicle traffic in the area. The venue’s events draw diverse crowds, creating opportunities for nearby businesses to benefit from increased activity. With its close proximity to this historic landmark, the NTB property enjoys visibility and accessibility to a dynamic mix of visitors, making it a prime location in an active and growing market.



PROPERTY PHOTOS



SITE PHOTO 1



SITE PHOTO 2



SITE PHOTO 3



SITE PHOTO 4



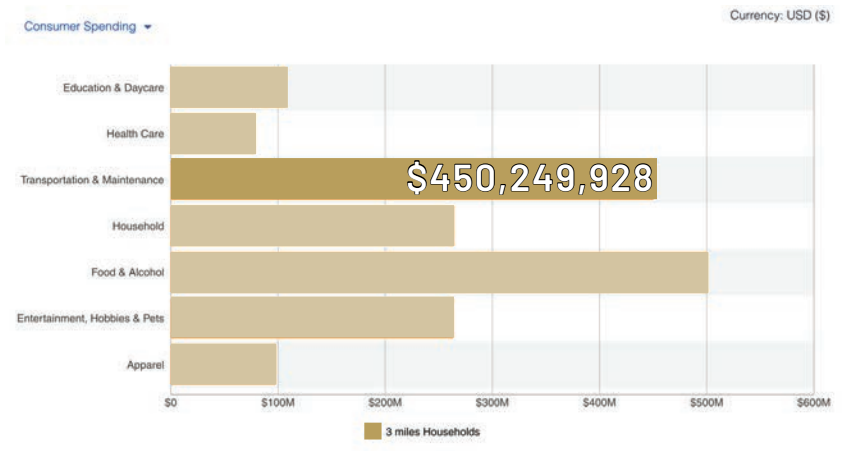
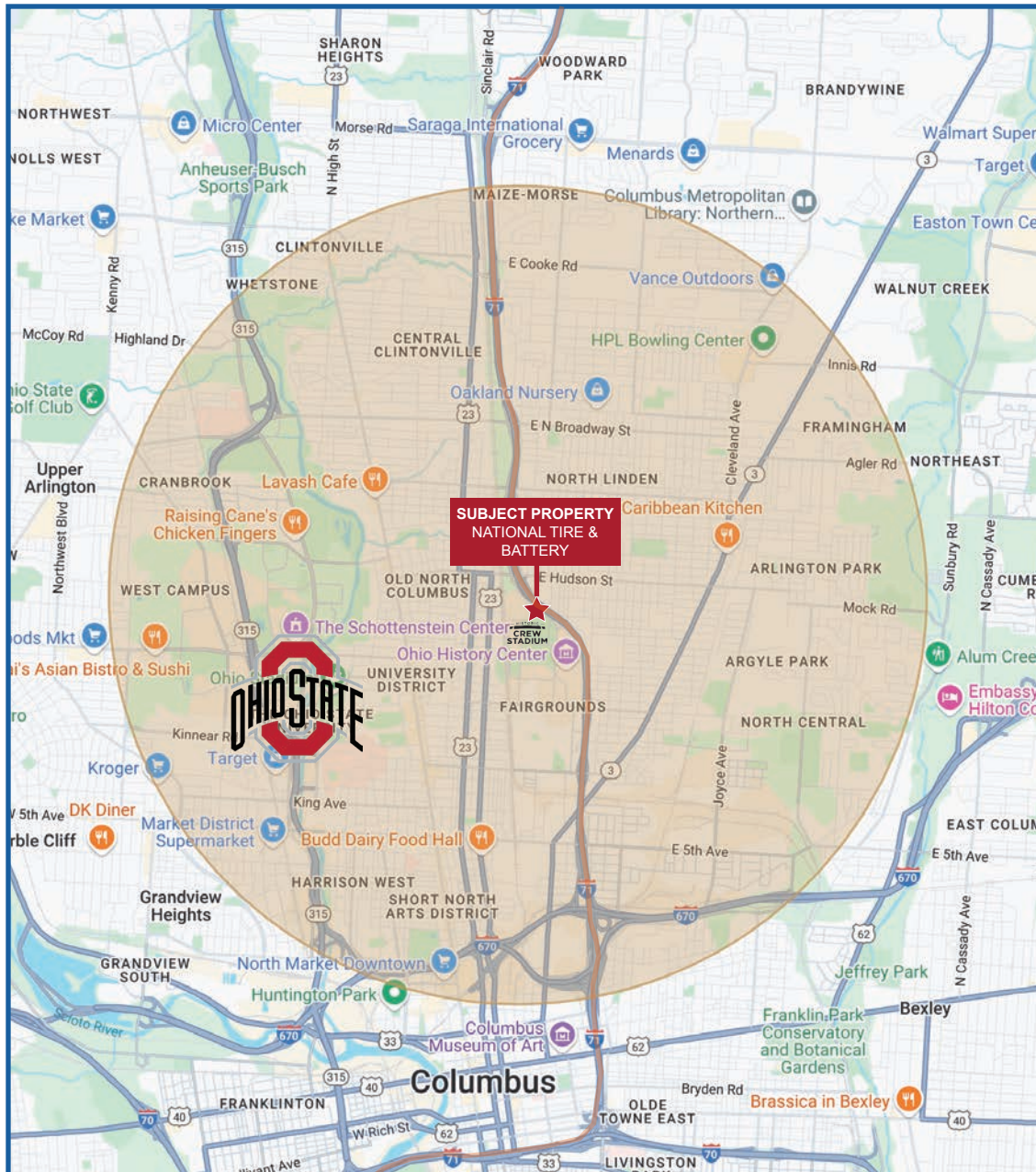
AERIAL



RETAIL MAP



DEMOGRAPHIC SUMMARY



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	27,543	165,682	380,665
2029 Population Projection	27,671	166,751	383,418
Annual Growth 2024-2029	0.1%	0.1%	0.1%
Median Age	28.2	30.1	33.1

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	10,909	70,544	165,245
2029 Household Projection	10,954	70,954	166,510
Annual Growth 2024-2029	0.1%	0.1%	0.2%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$53,872	\$70,427	\$82,109
Median Household Income	\$39,820	\$50,205	\$57,815
< \$25,000	3,784	18,645	37,437
\$25,000 - 50,000	2,451	16,513	34,984
\$50,000 - 75,000	1,891	12,049	28,410



MARKET OVERVIEW

Columbus, OH

Columbus, Ohio, is a dynamic and rapidly growing city, ranking as the 14th largest in the United States with a population exceeding 900,000. Known for its vibrant economy, the city benefits from a diverse range of industries, including education, healthcare, technology, and logistics, anchored by The Ohio State University and Fortune 500 companies like Nationwide and Cardinal Health. Columbus is celebrated for its highly educated workforce, thriving cultural scene, and strong infrastructure, making it a magnet for young professionals and businesses. With a lower-than-average unemployment rate and steady population growth, the city offers a stable and attractive environment for investment. Its central location and excellent connectivity position Columbus as a vital hub for commerce and development in the Midwest.

A THRIVING ECONOMY

Columbus boasts a robust economy driven by education, healthcare, technology, and logistics, with a strong foothold in the automotive and transportation industries. Home to Honda's North American headquarters and several manufacturing and R&D facilities, the city is a hub for automotive innovation and production. The Smart City initiative further enhances Columbus' infrastructure, positioning it as a leader in advanced mobility solutions and future transportation technologies.

For a property like National Tire & Battery, this strong automotive presence and transportation focus create an ideal market with consistent demand for automotive services. Combined with steady population growth, low unemployment, and a growing GDP, Columbus offers a dynamic and stable environment for automotive-related businesses to thrive and expand.

A GROWING AND DYNAMIC POPULATION

As one of the fastest-growing cities in the Midwest, Columbus attracts a diverse and dynamic mix of young professionals, families, and businesses. The city's population is bolstered by its highly educated workforce, with The Ohio State University contributing over 60,000 students annually and providing a steady stream of talented graduates to the local economy. This influx of educated individuals creates a vibrant community that supports innovation and growth.

In addition to its strong educational foundation, Columbus offers an affordable cost of living, a thriving cultural scene, and a robust job market, making it one of the most desirable places to live and work in the region. The steady population growth translates into a consistent customer base and workforce availability, ensuring a favorable environment for businesses like National Tire & Battery. With its diverse and growing population, Columbus continues to solidify its position as a prime market for investment and long-term success.



66,900

STUDENTS ENROLLED AT
OHIO STATE UNIVERSITY

11,235

EMPLOYEES AT NATIONWIDE INSURANCE

7,400

EMPLOYEES AT HONDA OF AMERICA
MANUFACTURING, INC.

4,030

EMPLOYEES AT CARDINAL HEALTH



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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