



CAPITOL
EQUITIES

FOR SALE

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INVESTMENT

PICKERINGTON

809 REFUGEE RD, PICKERINGTON, OH 43147

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

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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 in the Pickerington commercial corridor
- New, ten-year lease in place with a well-financed 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 services the stable and growing Pickerington community
- New roof installed in 2024

Location Description

With easy access to major thoroughfares and situated in the vibrant Pickerington commercial corridor, 809 Refugee Road is ideally located to ensure a long-term, steady investment opportunity. The location, at the intersection of Refugee and Hill Road offers 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 Profiles



Rent Schedule

LEASE YEARS	ANNUAL RENT	BUMP
1 - 5	\$150,000	
6 - 10	\$165,000	10%
Renewal Option 1 11 - 15	\$181,500	10%
Renewal Option 2 16 - 20	\$199,650	10%
Renewal Option 3 21 - 25	\$219,615	10%
Renewal Option 4 26 - 30	\$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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LOCATION INFORMATION

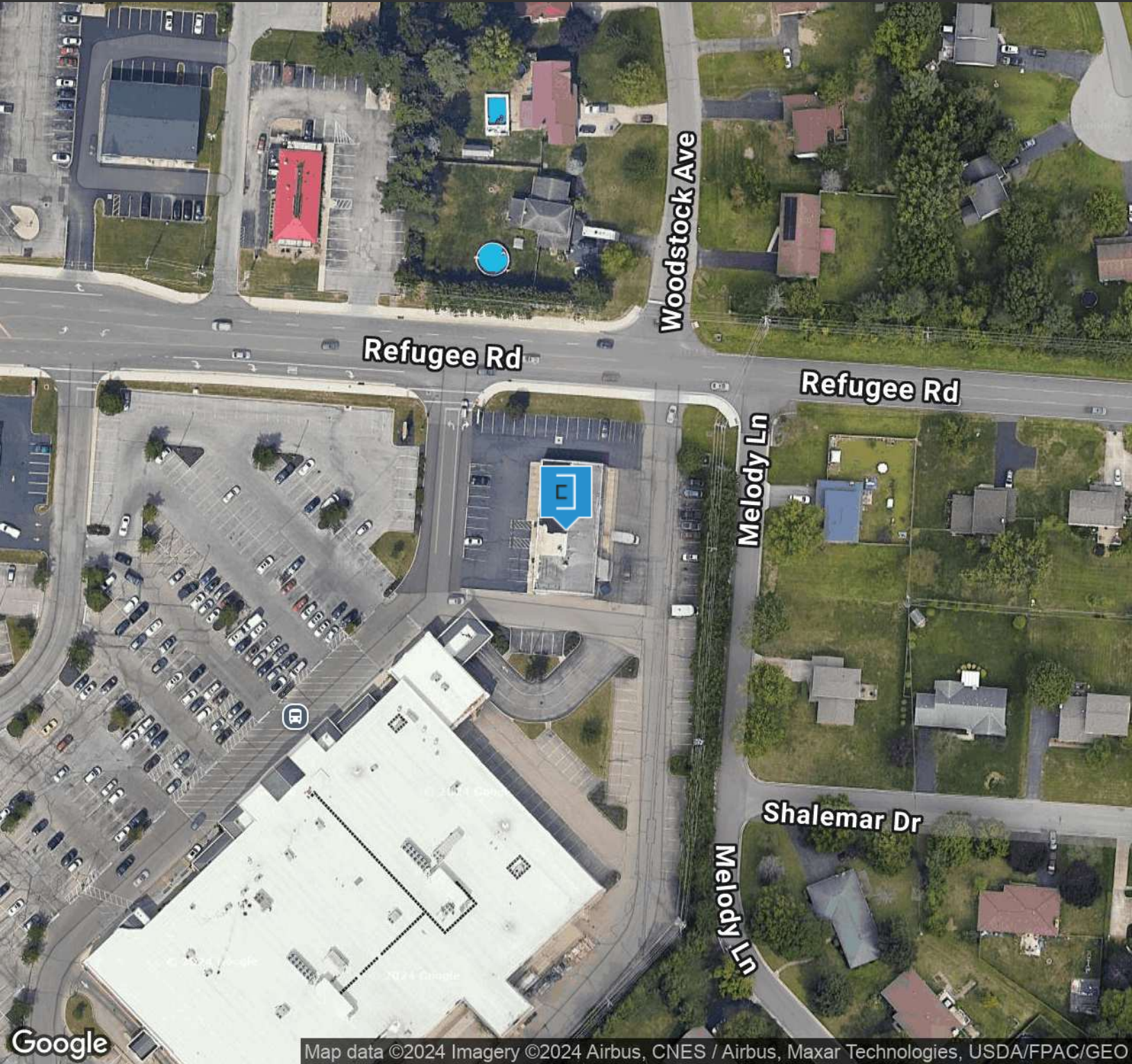
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Aerial Map



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Regional Map



LOCATION OVERVIEW

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Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

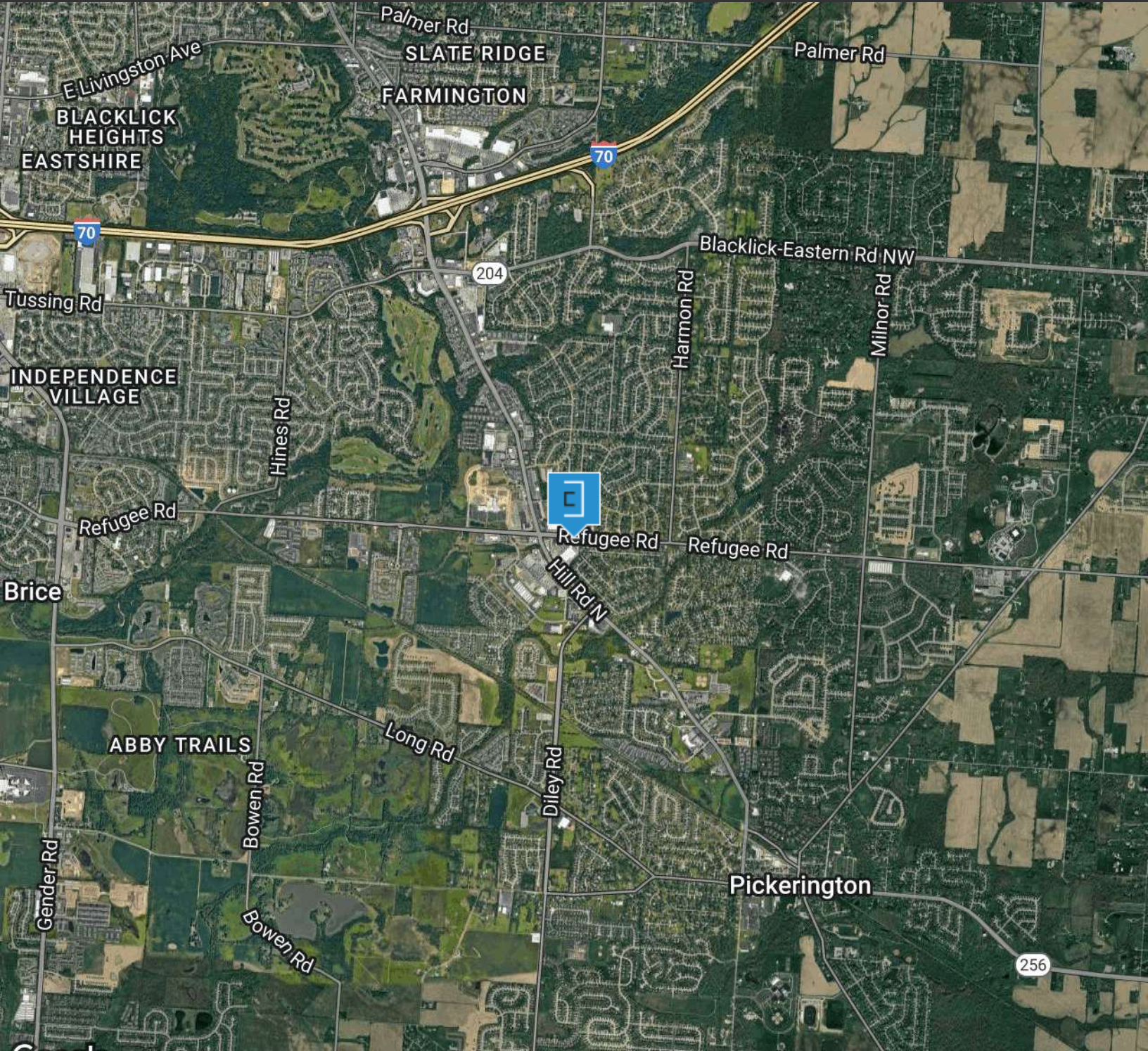
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Location Map



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DEMOGRAPHICS

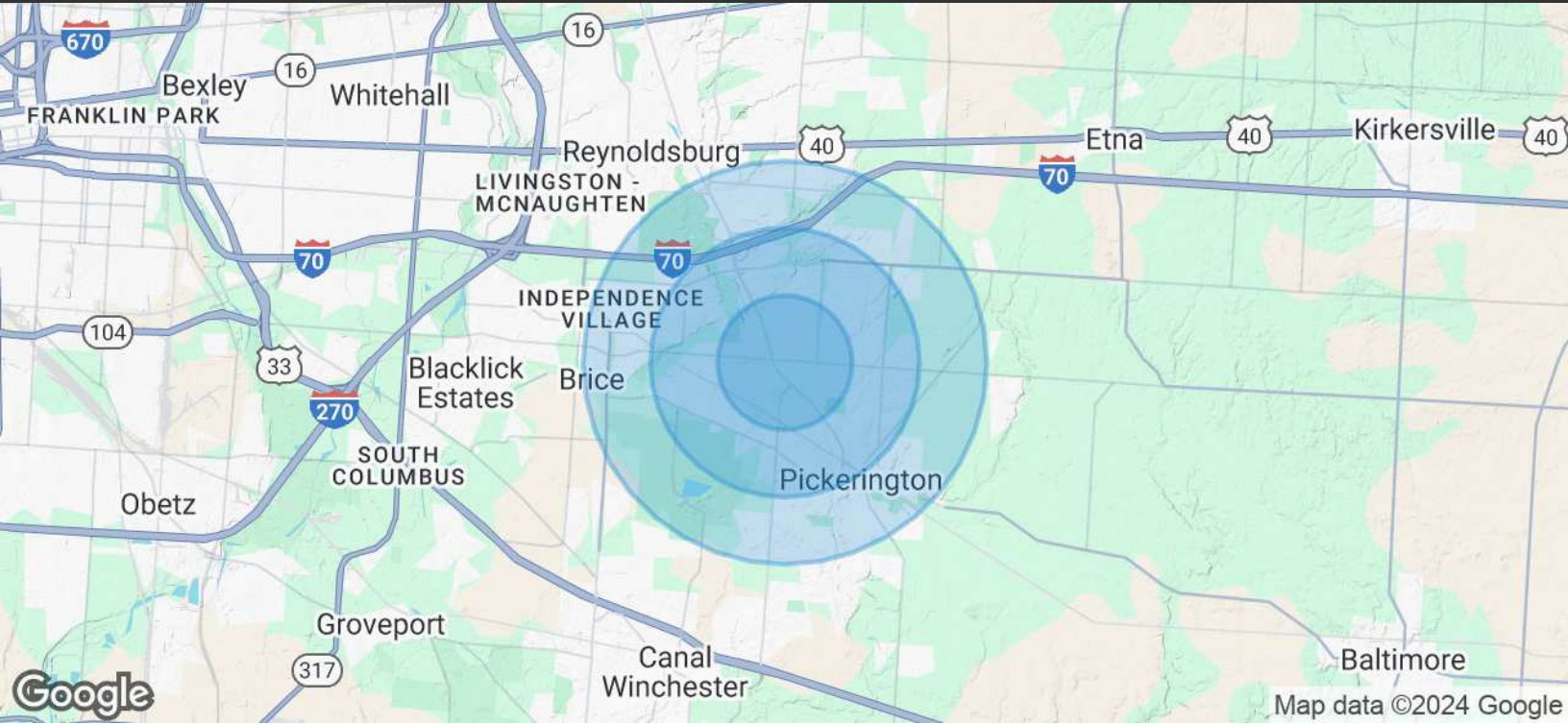
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Demographics Map & Report



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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