



Bojangles

OUTPARCEL TO WALMART SUPERCENTER, TARGET, AND INDIAN MOUND MALL (1.6 MILLION VISITS, PER PLACER.AI) – ACROSS FROM TOP RANKED LOWE'S HOME IMPROVEMENT

HEATH, OH (COLUMBUS MSA)



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A Licensed Ohio Broker #REC.2020005946



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Bojangles

853 S 30th St, Heath, OH 43056 [↗](#)

\$2,961,000

PRICE

6.00%

CAP RATE

NOI	\$177,672
LEASE TYPE	Absolute NNN
LEASE TERM	16 Years
BUILDING SIZE	2,962 SF
LAND AREA	0.913 AC



Recently Opened – Top-Ranked Fast Food in Ohio by visits (Placer.ai)

The subject property is located in Heath, a suburb of Columbus, at S 30th Street and Hebron Road (39,719 combined VPD), the area's primary retail, residential, and industrial corridor. Bojangles is positioned in front of a Walmart Supercenter, Target, and Indian Mound Mall, which draws 1.6 million annual visits (per Placer.ai) and is anchored by Dick's Sporting Goods, AMC Theatre, and JCPenney. The site also sits across from a Lowe's Home Improvement ranked in the top 5%, and Kroger ranked in the top 10% in terms of store visits (nationwide), per Placer.ai.

New Single-Tenant Bojangles

- The subject property is one of the top visited Bojangles locations and fast food restaurants overall in Ohio per Placer.ai
- Absolute NNN Lease ~14-years of term remaining
- Rent increases 7% every 5 years, beginning in year 7 and in each option period
- Zero Landlord maintenance or expense responsibilities

High-Traffic Location

- Located at S 30th Street and Hebron Road within a rapidly expanding retail, industrial and residential area
- In front of Walmart Supercenter, Target, and Indian Mound Mall anchored by Dick's Sporting Goods, AMC Theater and JCPenney
- Across from a Lowe's ranked in the top 5%, and Kroger ranked in the top 10% in terms of store visits (nationwide), per Placer.ai
- Nearby national hotels and retailers include Hampton Inn, Comfort Inn & Suites, Target, Chase Bank, Old Navy, Ulta Beauty, Verizon, Staples, Starbucks, McDonald's, Harbor Freight, Best Buy, Tractor Supply, Sheetz and Firestone Tires
- Family friendly suburb of Columbus proximate to downtown (36.7) miles and John Glenn (CMH) Columbus International Airport (34 miles)

Economic and Growth Drivers

- Heath is a hub for defense aerospace manufacturing, centered around the Central Ohio Aerospace and Technology Center (COATC)
- The region is anchored by Boeing, which is investing over \$50 million to expand its facility for advanced defense navigation and guidance systems
- Ohio State University (~45,000 students, faculty and staff), and Columbus State Community College (~41,000 students and 2,500 faculty and staff) are located in nearby Columbus, OH
- Heath City School District (1,647 students)



		CURRENT
Price		\$2,961,000
Capitalization Rate		6.00%
Building Size (SF)		2,962
Lot Size (AC)		0.913
Stabilized Income	\$/SF	
Scheduled Rent	\$59.98	\$177,672
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$177,672

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

CURRENT	
Premise & Term	
Tenant	BOJ of WNC, LLC*
Rent Increases	7% Every 5 Years Beginning Year 7
Lease Type	Absolute NNN
Lease Term	16 Years
Rent Commencement	November 2023
Lease Expiration	November 2039
Options	Three (3), 5-year
Year Built	2023
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC & Parking Lot	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

**Eyas Capital recently acquired BOJ of WNC LLC, the largest franchise operator of Bojangles. They plan to use the acquisition to expand Bojangles further, including opening dozens of new locations in markets such as Cincinnati and Columbus.*

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Bojangles	2,962	11/2023	11/2039			
		Year	1-6	\$177,672	\$14,806	\$177,672
						7% increases every 5 years starting in Year 7
	Increase	Year	7-11		\$15,842	\$190,109
	Increase	Year	12-16		\$16,951	\$203,416
	<i>Option 1</i>	<i>Year</i>	<i>17-21</i>		<i>\$18,138</i>	<i>\$217,655</i>
	<i>Option 2</i>	<i>Year</i>	<i>22-26</i>		<i>\$19,408</i>	<i>\$232,891</i>
	<i>Option 3</i>	<i>Year</i>	<i>27-31</i>		<i>\$20,766</i>	<i>\$249,194</i>
TOTALS:	2,962			\$177,672	\$14,806	\$177,672

LEGEND

Property Boundary

2,962

Rentable SF

0.913

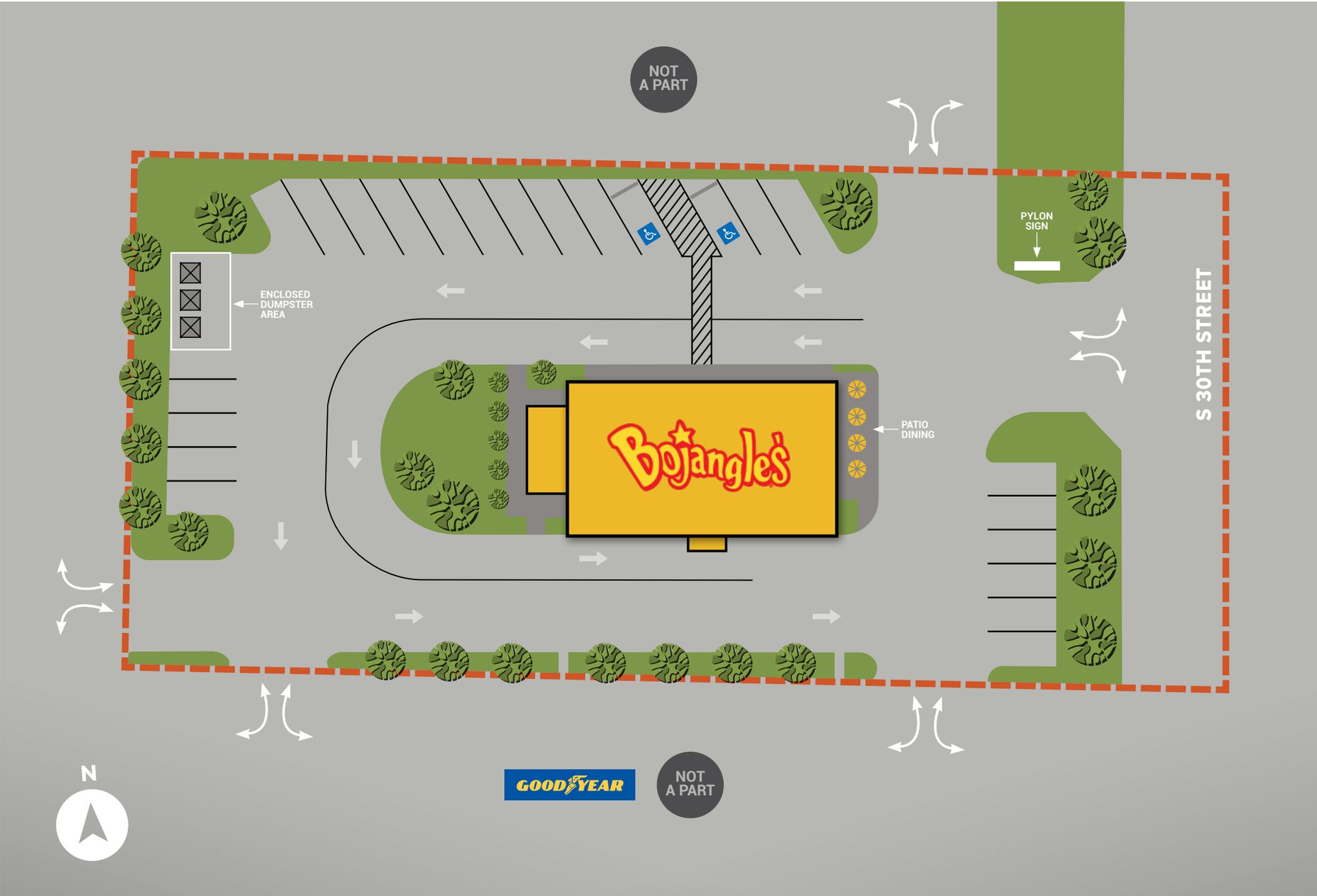
Acres

24

Parking Spaces



Egress



The authentic Southern chicken franchise powerhouse



850+

TOTAL RESTAURANTS

\$1.88 Billion

SYSTEM-WIDE GROSS SALES (FY 2024)

9,000+

TEAM MEMBERS



About Bojangles

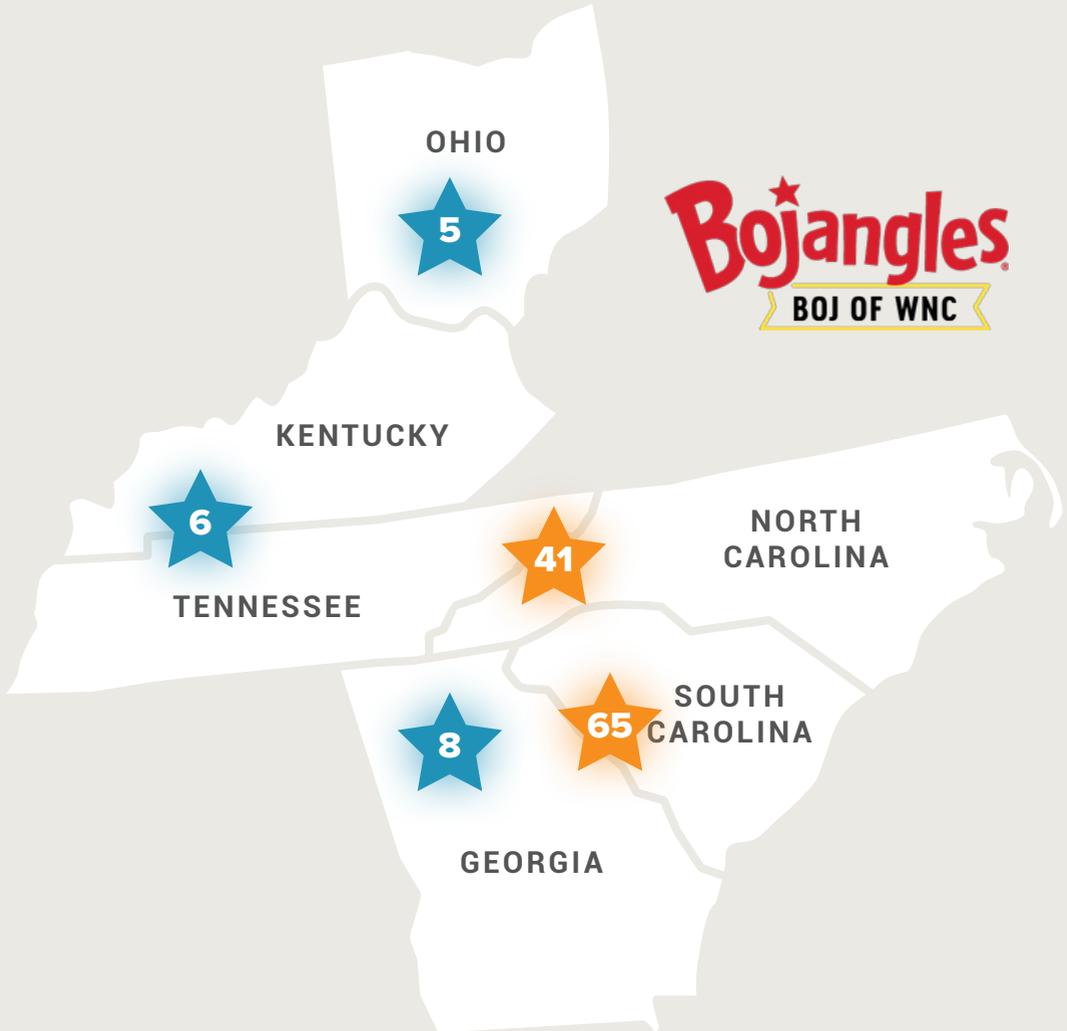
- Established in 1977, Bojangles has established itself as a leading brand in the QSR industry, renowned for its crowd-pleasing breakfast offerings and signature Southern-style chicken
- Since its first restaurant opening in Charlotte, North Carolina, Bojangles' Southern-Style chicken empire has quickly grown and now operates over 850 restaurants in 22 states
- The menu features made-from-scratch biscuits, flavorful chicken, hearty breakfasts, and refreshing iced teas, all served with prompt and friendly service

Financial Highlights

- For fiscal year 2024, Bojangles reported system-wide gross sales totaling \$1.88 billion across all franchised and company-operated restaurants
- Breakfast plays a significant role in Bojangles' business model, with morning meals (served before 11 a.m.) contributing up to 31% of franchisee sales

[Tenant Website](#)

[Franchisee Website](#) 



125

TOTAL LOCATIONS
IN SIX STATES

40+ Years

OF RESTAURANT
EXPERIENCE

4

NATIONAL
AWARDS

About the Franchisee: BOJ of WNC

- BOJ of WNC is the nation's largest franchisee of Bojangles restaurants, with over 40 years of restaurant experience
- Founder and CEO Jeff Rigsby, a lifelong QSR chicken operator, started his career in high school working at KFC, joined Bojangles in 1994, and by 2001 purchased six Bojangles restaurants in the Asheville, NC area
- Since its establishment, BOJ of WNC has experienced significant growth, expanding its operations to over 125 locations including 5 in Ohio
- Eyas Capital recently acquired BOJ of WNC LLC with plans to use the acquisition to expand Bojangles further, including opening dozens of new locations in markets such as Cincinnati and Columbus

Awards & Accolades

The company has received several national awards, including:

- **Master Chicken Challenge Competition:** 2024 winner
- **Master Biscuit Maker Competition:** Winners in 2012, 2016, 2018, 2019, and 2024
- **Bojangles Show Bo Award:** Multiple placements from 2007 to 2019
- **Bojangles Developer of the Year:** Recognized in 2012, 2013, 2014, and 2016

Testimonial from **REALTYLINK**

RealtyLink has been a development partner of BOJ of WNC for 23 years. They have partnered on over 60 build-to-suits. RealtyLink has found BOJ of WNC to be an extraordinary client and tenant. Jack Jamison, Principal at RealtyLink with 44 years in the industry said, "Jeff Rigsby and his team are the best operators I have worked with in my career. Having seen them go from the original 6 corporate stores in Asheville, NC, to over 122 locations in 6 states, I am amazed it has gone as smooth and professional as it possibly could. They are all people of great character that put customers and relationships first. They are always reasonable and responsible to work with. They consistently exceed operational and financial expectations."



LICKING COUNTY REGIONAL AIRPORT

ALDI
PETSMART SALLY.
SHOE CARNIVAL

Walmart
Supercenter

LICKING COUNTY HUMANE SOCIETY

RURAL KING
EST'D 1960
AMERICA'S FARM & HOME STORE

TARGET

UNIVERSAL VENEER
International Paper

TAMARACK FARMS DAIRY

Applebee's
GRILL + BAR

RED LOBSTER
FRESH SEA LIFE LOBBERS

T.J. MAXX

LONGHORN STEAKHOUSE

AT&T

Starbucks

verizon

Greally AUTO PARTS
HARBOR FREIGHT

SUBJECT PROPERTY
Bojangles

INDIAN MOUND MALL
JCPenney
amc THEATRES
DICK'S
BIG SANDY Superstore
maurices
ALYCE TRAMPOLINE PARK
ULTA BEAUTY
Bath & Body Works

CHASE

GOODYEAR

Tim Hortons

30TH STREET

6,761 VPD

Shade RESTAURANTS



Located in a thriving Columbus submarket

1.6 Million

ANNUAL VISITS TO THE NEARBY INDIAN MOUND MALL (PLACER.AI)

39,719

COMBINED VEHICLES PER DAY ALONG 30TH STREET & HEBRON STREET/SR 79

36.7 miles

TO DOWNTOWN COLUMBUS



32,659 VPD

79

7,060 VPD

SUBJECT PROPERTY
Bojangles

LOWE'S

Kroger

Olive Garden

White Castle

CHASE

verizon

Tim Hortons

Starbucks

GOODYEAR

TUMBLEWEED

O'Reilly AUTO PARTS

HARBOR FREIGHT

Shade RESTAURANTS

ON THE RIVER POKER CLUB

Puerto Vallarta

RED LOBSTER

Applebee's

TACO BELL

JJ HONIGSMAN



PCA
PACKAGING CORPORATION OF AMERICA

giant eagle
Dunham's DOLLAR TREE
petco
HUMAN SOCIETY
Buffalo Wild Wings
IHOP
Jockey
Rite Aid

Ford

Aaron's
Easy, Beautiful, Affordable.
DUNKIN'
MIDAS

Advance
Auto Parts

SHEETZ

HEATH HIGH SCHOOL

GARFIELD ELEMENTARY SCHOOL

KFC

BEST BUY
HOBBY LOBBY
FIVE GUYS
verizon
Panera BREAD

Comfort INN & SUITES
Firestone
COMPLETE AUTO CARE

Chick-fil-ee
Cane's
CHICKEN FINGERES

Staples
MATTRESS FIRM

W

TAKE 5

BURGER KING

30TH STREET

HEBRON ROAD

finders keepers
VILLAGE

SUBJECT PROPERTY
Bojangles

Shade RESTAURANTS

Tim Hortons

32,659 VPD

HOT HEAD BURRITOS

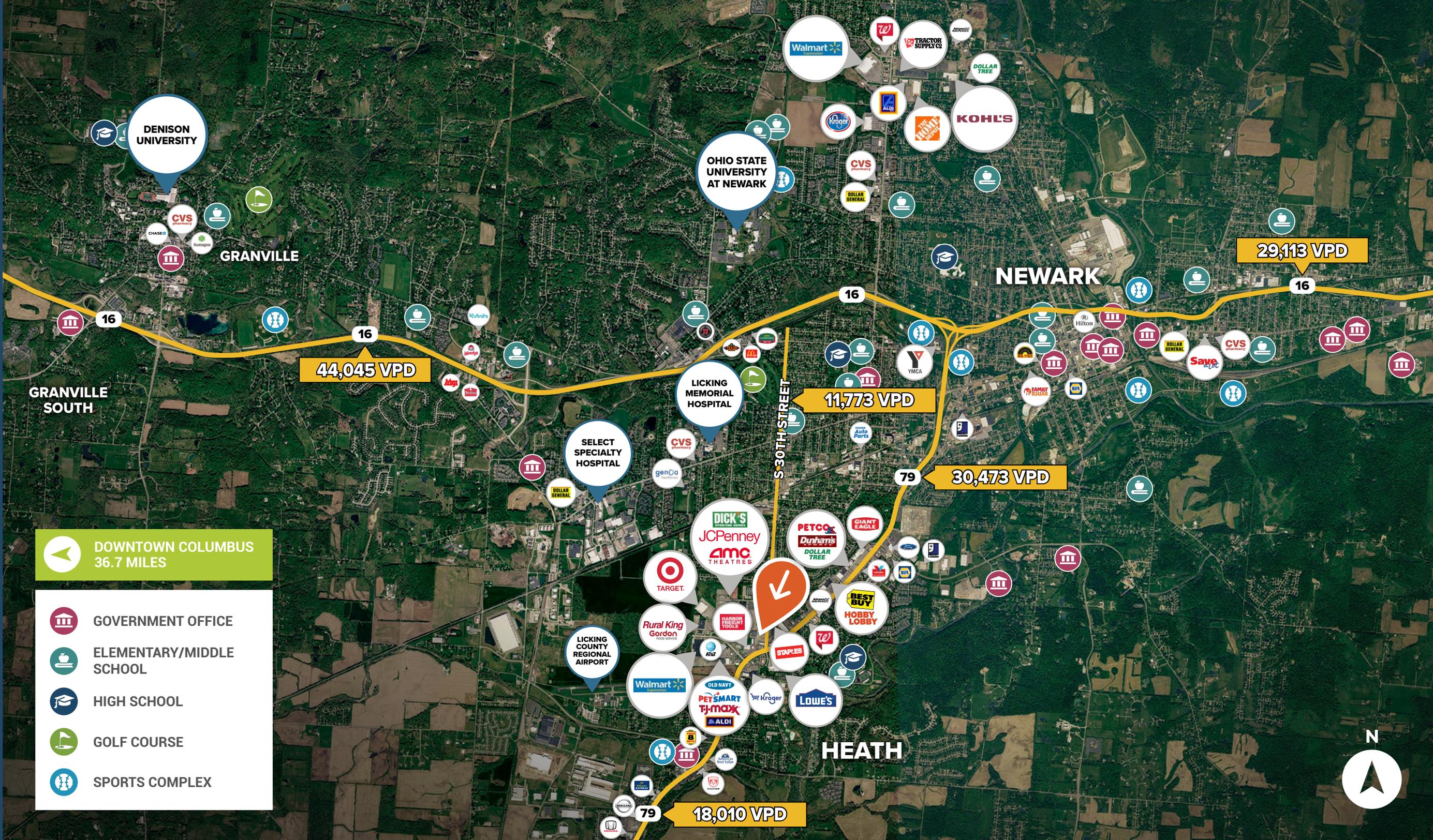
7,060 VPD

79

McDonald's

Puerto Vallarta RESTAURANT

GOODYEAR



DOWNTOWN COLUMBUS
36.7 MILES

- GOVERNMENT OFFICE
- ELEMENTARY/MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	5,424	35,768	71,800
2029 Projection	5,478	36,139	72,731

Ring Radius Income Household Data

	1-MILE	3-MILES	5-MILES
Average	\$82,819	\$82,363	\$85,871
Median	\$70,215	\$63,582	\$63,957

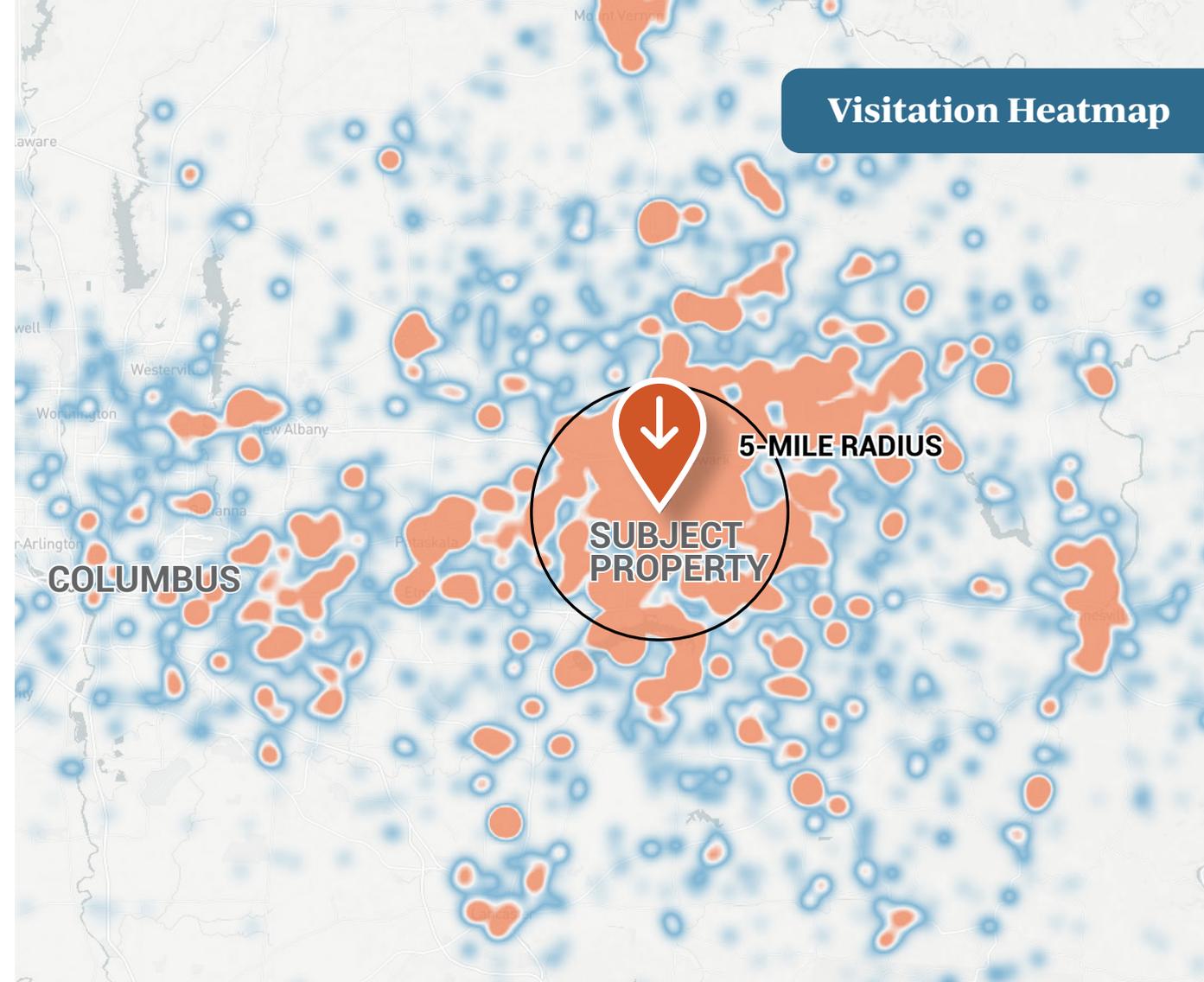
The nearby Indian Mound Mall welcomes **1.6 million visitors annually**, drawing strong foot traffic near the subject property

225.5K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

16 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Heath, OH

THE CITY OF PROGRESS



Family-Friendly Neighborhood

- Home to approximately 10,822 residents, Heath is located in Licking County in Central Ohio, part of the greater Columbus metropolitan area
- The city's \$218 million downtown "Central Park" project is underway, transforming 300 acres into a mixed-use district that will feature residential buildings, a community pool, dining options and expanded park space

Midwest Hub

- Columbus is the state capital of Ohio and the state's most populated city with 933,263 residents
- The county seat of Franklin County, Columbus is the second-most populous city in the Midwest and the third-most populous state capital
- The city is located along the confluence of the Scioto and Olentangy rivers
- Greater Columbus, which encompasses 10 counties in central Ohio, has an estimated metro population of 2.2 million residents

Business & Economy

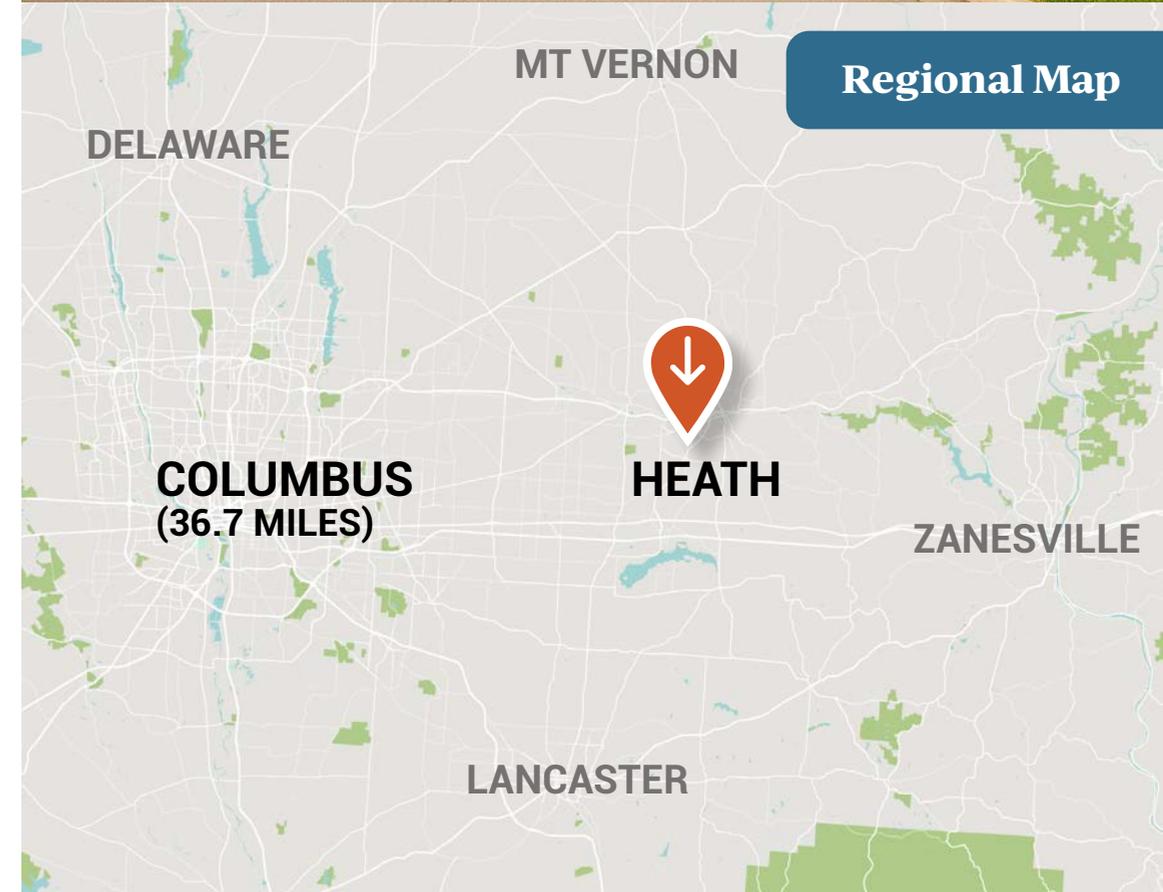
- The Columbus economy is balanced with a combination of education, technology, government, research, insurance and healthcare entities as major employers within the city
- Home to Ohio State University (OSU), which is the highest ranked public university in Ohio and one of the largest campuses in the nation
- Additionally, Ohio State is further recognized by a top-rated academic medical center and a premier cancer hospital and research center

2.2 Million

COLUMBUS MSA
ESTIMATED POPULATION

\$182 B

COLUMBUS MSA GDP



Heath's Central Park development expected to start in early 2026

NEWARK ADVOCATE | DEC. 28, 2025

The city of Heath and partner developers are tentatively planning to start construction in early 2026 on the 320-acre Central Park development that features many retail and housing projects.

The six-phase, \$218 million development is set to be built west of Walmart in Heath, with Newark-Heath-Licking County Airport and Geller Park also surrounding it to the north and south, respectively.

The first phase, which includes plans to build 36 single-family homes, 28 townhomes, 120 multifamily ranch units and 424 multifamily and assisted living units, kicks off what officials expect will be a multiyear process. [...]

The zoning change allows crews to build single-family homes, apartments, restaurants, parks, trails and other retail areas on the site near the airport. Project developers plan to build more than 1,800 housing units across all phases, with outdoor recreation and more than 40,000 square feet of commercial space available for future residents and tenants. [...]

Officials say a tax increment financing agreement and creation of a new community authority will help pay for the infrastructure. The state also approved \$4.1 million in tax credits for the development.

[Read More](#) 

Renderings



Image: Realm Collab



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