



Tire Business Group

Exclusive Automotive Business & Real Estate
Advisors

PROPERTY:

6-Bay Auto shop across from Ohio State

Columbus, OH

HIGHLIGHTS

0.5 Miles to Ohio State University

Directly adjacent to a 60,000+ student campus,
the 4th-largest in the U.S.

Under 4 Years - to owner-operator control

16,000+ VPD - signalized corner traffic count

20,000+ Residents packed into 2.5 sq. mi.

EXCLUSIVELY REPRESENTED BY:

Tire Business Group, LLC - July 2026

Tire Choice Auto Service Centers

4.4 ★★★★★ (606)



LOCATION:

3085 Olentangy River Rd, Columbus, OH 43202 (Ohio State University)



Harry Archer

Founder & CEO

Tire Business Group

678.522.1553

harry@tirebusinessgroup.com

GA #BK82424



Brett Whitfield

Partner/Agent

Tire Business Group

770.283.7459

brett@tirebusinessgroup.com

GA #418173

Brian Brockman
License #: BRK 2009000214
Bang Realty, Inc
bor@bangrealty.com
513-898-1551



Acquisition Summary

Tire Choice (Monro, Inc.) | 3085 Olentangy River Road, Columbus, OH 43202

\$1,350,000 ASKING PRICE	Under 4 Years LEASE TERM REMAINING	\$42,500 INTERIM ANNUAL INCOME	\$341.25 PRICE / SF
--	--	--	---

WHY OWN THIS SITE

Offered at \$1,350,000, this acquisition secures a signalized corner lot half a mile from Ohio State University with a defined, near-term path to owner-operator control. Monro's lease runs through June 30, 2030 — under 4 years from today — with no renewal options remaining. In the meantime, in-place absolute NNN rent of \$42,500 per year offsets the cost of ownership with zero landlord responsibilities. This is a real estate and operating acquisition first, priced for a buyer planning to run the location, not a passive cap-rate hold.

PRICING DETAIL

Asking Price	\$1,350,000
Lease Term Remaining	Under 4 Years
Interim Annual Income	\$42,500
Building Size	3,956 SF
Price / SF	\$341.25
Reference Cap Rate	3.15% (Interim, Pre-Occupancy)

Operator Highlights



Clear Path to Operator Control

Lease expires June 30, 2030 (under 4 years away) with no renewal options — a defined runway to owner-operator occupancy.



Turnkey Automotive Service Facility

Existing service bays and infrastructure are ready for continued automotive use with minimal buildout.



Interim Income Funds the Hold

Absolute NNN rent of \$42,500/year covers holding costs while the operator's timeline plays out — zero landlord obligations.



Steps From Ohio State University

Located approximately 0.5 miles from OSU's campus, the 4th-largest university campus in the U.S.



High-Traffic Signalized Corner

Positioned at a signalized intersection seeing 16,000+ vehicles per day on Olentangy River Road.



Flexible Transition Options

Buyer can wait for natural lease expiration, negotiate an earlier transition directly with Monro, or retenant sooner.

Tire Choice (Monro, Inc.)

Own the Real Estate Today, Operate It in Under 4 Years | 3085 Olentangy River Road, Columbus, OH 43202

Under 4 Years

LEASE TERM REMAINING

0.5 Miles

DISTANCE TO OHIO STATE

3,956 SF

BUILDING SIZE

\$1,350,000

ASKING PRICE

THE OPERATOR PATHWAY

Monro's lease runs through June 30, 2030 — under 4 years from today — with no renewal options remaining. That gives a buyer a defined, near-term runway to step in as the operator of an established automotive service facility directly adjacent to Ohio State University, while collecting in-place NNN income in the meantime. An earlier transition may also be negotiable directly with Monro.

QUICK FACTS

Current Tenant	Monro, Inc. (NASDAQ: MNRO)
Lease Expiration	June 30, 2030
Renewal Options	None — Clear Path to Operator
Interim Annual Income	\$42,500 (Absolute NNN)
Site Size	0.368 AC (±16,071 SF)

Lease Abstract

Under 4 years remain on the current term — no renewal options follow

Tenant	Monro, Inc. (f.k.a. Monro Muffler Brake, Inc.)
Premises	3,956 SF
Permitted Use	Automotive Repair
Lease Commencement	1979
Current Extended Term	July 1, 2020 - June 30, 2030
Lease Term Remaining	Under 4 Years
Renewal Options	None Remaining
Current Monthly Rent	\$3,541.67
Current Annual Rent	\$42,500.00
Rent Per SF	\$10.74
Lease Type	Absolute NNN
Guarantor	Corporate (NASDAQ: MNRO)

LANDLORD RESPONSIBILITIES

None — Absolute NNN Lease

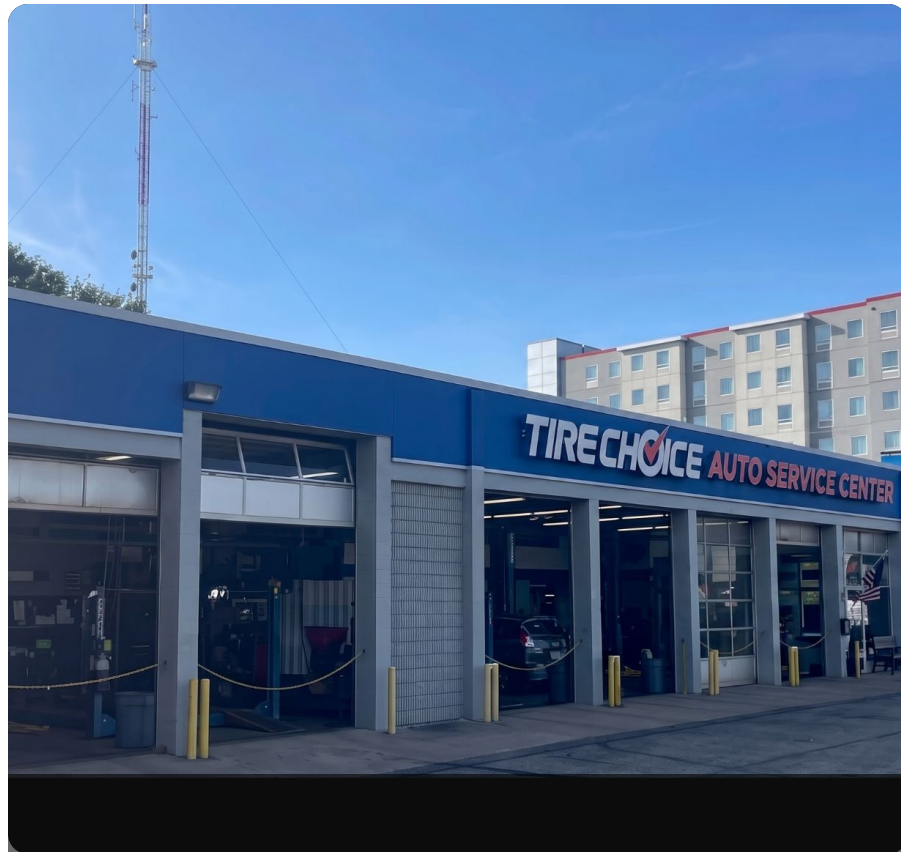
TENANT RESPONSIBILITIES

- ✓ Property Taxes
- ✓ Insurance
- ✓ Parking Lot
- ✓ Roof & Structure
- ✓ Repairs & Maintenance
- ✓ HVAC
- ✓ Utilities

Operator Note: With no renewal options remaining, this lease sets a fixed, known runway to owner-operator control at expiration — rather than an open-ended hold.



*Representative Image







Exclusively Represented

Competitive Process facilitated & managed by Tire Business Group



TEAM'S TRACK RECORD

TOTAL SOLD

Over \$170+ Million in Closings

TOTAL LISTED

Over \$42 Million in Active Inventory

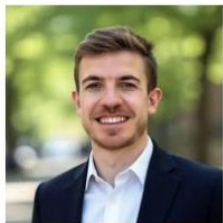
PROPERTIES SOLD

120+ Transactions
(Real Estate & Business)





TIRE BUSINESS GROUP



HARRY ARCHER
(678)-522-1553



ALEC COOPER
(404)-358-0946



BRETT WHITFIELD
(770)-341-0457





TEAM'S TRACK RECORD



TOTAL SOLD

Over \$170+ Million
in Closings



TOTAL LISTED

Over \$42 Million in
Active Inventory



PROPERTIES SOLD

120+ Transactions
(Real Estate & Business)



CONFIDENTIALITY & DISCLAIMER

© 2026 **Tire Business Group (TBG)**. The information contained in this Offering Memorandum ("Memorandum") has been obtained from sources believed to be reliable. While **Tire Business Group** does not doubt its accuracy, we make no guarantee, representation, or warranty, express or implied, regarding the accuracy or completeness of the information contained herein. It is the sole responsibility of each individual to conduct thorough, independent due diligence to determine the accuracy and completeness of any and all information provided. Any projections, market assumptions, and cash flow analyses are provided for illustrative purposes only to offer a potential overview of the property; they do not constitute a guarantee of future performance and are subject to change based on property and market conditions. **Limitation of Liability:** Tire Business Group, its brokers, agents, and employees shall not be held liable for any inaccuracies, errors, or omissions in the marketing materials or sales process. All potential buyers are strongly encouraged to seek advice from qualified tax, financial, and legal advisors before entering into any real estate purchase or transaction.

CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **Tire Business Group** and shall not be made available to any other person or entity without the express written consent of Tire Business Group. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Tire Business Group makes no warranty or representation regarding the property's income, expenses, projected financial performance, size, square footage, physical condition, the presence of environmental hazards such as PCBs or asbestos, compliance with State and Federal regulations, or the financial standing and future intentions of any tenant. The information herein has been obtained from sources we believe to be reliable; however, **Tire Business Group** has not verified, and will not verify, any of the information contained herein, nor has Tire Business Group conducted an investigation regarding these matters. **Release of Liability:** By receipt of this Memorandum, you agree to its confidential nature and agree to hold and treat it in the strictest confidence. You further agree to **release Tire Business Group and hold it harmless** from any claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Tire Business Group

Exclusive Automotive Business & Real Estate Advisors

Tire Choice Auto Service Centers

4.4 ★★★★★ (606)

PROPERTY:

6-Bay Auto shop across from Ohio State

Columbus, OH



Harry Archer

Founder & CEO

678.522.1553

harry@tirebusinessgroup.com



Brett Whitfield

Business Development

770.283.7459

brett@tirebusinessgroup.com



Location:

3085 Olentangy River Rd, Columbus, OH 43202 (Ohio State University)

Exclusively Represented by Tire Business Group
July 2026

Brian Brockman
License #:
BRK.2009000214
Bang Realty, Inc
bor@bangrealty.com
513-898-1551