

TIM HORTONS - 10 YEAR SLB

737 BETHEL RD, COLUMBUS, OH 43214

» **GROCERY ANCHORED OUTPARCEL - HIGH BARRIER TO ENTRY CORRIDOR**



OFFERING MEMORANDUM

Marcus & Millichap



34,659 CPD
BETHEL RD

CENTENNIAL HIGH SCHOOL
±700 Students

MEDICAL OFFICES



MEDICAL OFFICES



WINTERSET ELEMENTARY SCHOOL
±300 Students



315 118,327 CPD
OLENTANGY FWY



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ACE
Hardware
McDonald's
DOLLAR GENERAL

COLUMBUS
200
AND AQUARIUM

TARGET **COSTCO** **DAVE & BUSTERS**
The Cheesecake Factory Kroger Ashley
BARNES & NOBLE at home BEST BUY
The Home Decor Superstore
POLARIS FASHION PLACE MALL

Kroger giant eagle
OhioHealth

Walmart COST PLUS WORLD MARKET BEST BUY
JCPenney LONGHORN STEAKHOUSE BJ's
★ macy's P.F. CHANG'S RESTAURANT BREWHOUSE
THE MALL AT TUTTLE CROSSING

FLOOR DECOR at home TARGET
The Home Decor Superstore
LOWE'S Hampton DAVE & BUSTERS THE HOME DEPOT ALDI
TOWNEPLACE SUITES HOMESWOOD SUITES ExtraSpace Storage Market DISTRICT
MARRIOTT BY HILTON

sam's club HOBBY LOBBY
Walmart meijer AMC THEATRES
Michaels Marshalls PETSMART

Tim Hortons

O
THE OHIO STATE UNIVERSITY
±65,795 Students

LOWE'S DICK'S SPORTING GOODS
sam's club WHOLE FOODS MARKET
target COSTCO PETSMART

★ macy's NORDSTROM
Apple LEGOLAND LIFETIME
DISCOVERY CENTER FITNESS
Sur la table AMC THEATRES The Cheesecake Factory
EASTON TOWN CENTER

JPMorganChase
Corporate Office

DOWNTOWN COLUMBUS



Executive Summary

737 Bethel Rd, Columbus, OH 43214

FINANCIAL SUMMARY

Price	\$1,739,000
Cap Rate	5.75%
Building Size	1,611 SF
Net Cash Flow	5.75% \$100,000
Year Built	2001
Lot Size	0.50 Acres

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 - 5	\$100,000	5.75%
Years 6 - 10	\$110,000	6.33%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$121,000	6.96%
Option 2	\$133,100	7.65%
Option 3	\$146,410	8.42%
Option 4	\$161,051	9.26%

Base Rent	\$100,000
Net Operating Income	\$100,000
Total Return	5.75% \$100,000

GROUND LEASE SUMMARY – IN PLACE

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	Tim Hortons
Guarantor	Corporate Guarantee – Tim Donut U.S. Limited, Inc.
Lease Term Expiration	December 31, 2031
Rental Increases	None
Renewal Options	None Remaining
Annual Rent	\$66,088
Improvements	Revert to Owner upon Ground Lease Expiration

SUPPLEMENTAL SALE-LEASEBACK – PROPOSED

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Rensko Holdings LLC (140+ Units)
Guarantor	Franchisee – Parent Entity Guarantee
Lease Term	10 Years from Close of Escrow
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Annual Rent (Years 1 - 5)	\$33,912
Annual Rent (Years 6 - 10)	\$110,000

The Tim Hortons logo, featuring the brand name in a red, cursive script font with a registered trademark symbol.



Marshall's
CARD CASTLE GAMES
DOLLAR TREE
GROCERY OUTLET
Bargain Market
MICRO CENTER

KENDALL PARK APARTMENTS
±175 Units

CENTENNIAL HIGH SCHOOL
±700 Students

Starbucks
CVS pharmacy

HOKKAIDO
REVOLVING SUSHI BAR
SHARK TANK
POKER CLUB
FIFTEEN32
Social
BETHEL SHOPPING CENTER

THE OHIO STATE UNIVERSITY AIRPORT

ME Massage Envy
PENN STATION
EAST COAST SLABS
FIVE GUYS
BURGERS and FRIES

bbq CHICKEN
KOREA'S FINEST FRIED CHICKEN
Bob Evans

TAYLOR HOUSE APARTMENTS
±325 Units

Hoagy's
BBQ

OLENTANGY SQUARE SHOPPING CENTER

Wendy's

McDonald's

Tim Hortons

BMI
FEDERAL CREDIT UNION

34,659 CPD
BETHEL ROAD

KeyBank

bp

N



315 **118,327 CPD**
OLENTANGY FWY

**ANHEUSER-BUSCH
SPORTS PARK**

**CENTRAL OHIO
PRIMARY CARE**
THE BEST FOR PRIMARY CARE

**TAYLOR HOUSE
APARTMENTS**
±325 Units

10,944 CPD
OLENTANGY RIVER RD



**OLENTANGY SQUARE
SHOPPING CENTER**

BMI.
FEDERAL CREDIT UNION

34,659 CPD
BETHEL ROAD

KeyBank

Tim Hortons

McDonald's



ME Massage Envy
PENN STATION
EAST COAST SUBS
FIVE GUYS
BURGERS and FRIES

Marshall's
CARD CASTLE GAMES
GROCERY OUTLET
bargain market
DOLLAR TREE
MICRO CENTER




THE OHIO STATE
UNIVERSITY
±65,795 Students

 OhioHealth
Riverside Methodist
Hospital

GOVERNOURS SQUARE
APARTMENTS
±820 Units

DOWNTOWN COLUMBUS

 CENTRAL OHIO
PRIMARY CARE
THE BEST FOR PRIMARY CARE

MEDICAL OFFICES

Marshall's
CARD CASTLE GAMES
GROCERY OUTLET
DOLLAR TREE
MICRO CENTER
Bargain Market

TAYLOR HOUSE
APARTMENTS
±325 Units

ME Massage Envy
PENN STATION
FIVE GUYS
BURGERS and FRIES

Tim Hortons



KeyBank

Wendy's

30,470 CPD
BETHEL ROAD

BMI
FEDERAL CREDIT UNION

McDonald's



Property Description



INVESTMENT HIGHLIGHTS

- » **Fee Ownership of Improvements Upon Ground Lease Expiration – 12/31/2031**
- » New 10-Year Absolute NNN Lease from Close of Escrow, Four 5-Year Options at 10% Increase
- » **RBI Corporate Ground Rent Through 2031; 140+ Unit Largest Franchisee Backing the Full Term**
- » Morning Commuter Capture – 34,659 CPD on Bethel Rd Feeding the OH-315 Interchange at 118,327 CPD
- » **1,300+ Apartment Units and Centennial High School Within Walking Distance**
- » High Barrier to Entry Corridor in Columbus with Over 45K VPD at Intersection
- » **Established Bethel Rd Retail Node – Wendy's, McDonald's, Starbucks, CVS, KeyBank and Olentangy Square**
- » 350,000+ Residents Within 5 Miles; \$120,892 Average Household Income Within 3 Miles



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	13,988	104,187	354,989
2025 Estimate	13,716	102,477	349,894
Growth 2025 - 2030	1.99%	1.67%	1.46%

Households

2030 Projections	7,399	49,609	151,723
2025 Estimate	7,280	48,847	149,398
Growth 2025 - 2030	1.65%	1.56%	1.56%

Income

2025 Est. Average Household Income	\$90,733	\$120,892	\$101,314
2025 Est. Median Household Income	\$74,672	\$100,537	\$83,815

Tenant Overview



Tim Hortons



TORONTO, CANADA

Headquarters



1964

Founded



6,000+

Locations



WWW.TIMHORTONS.COM

Website

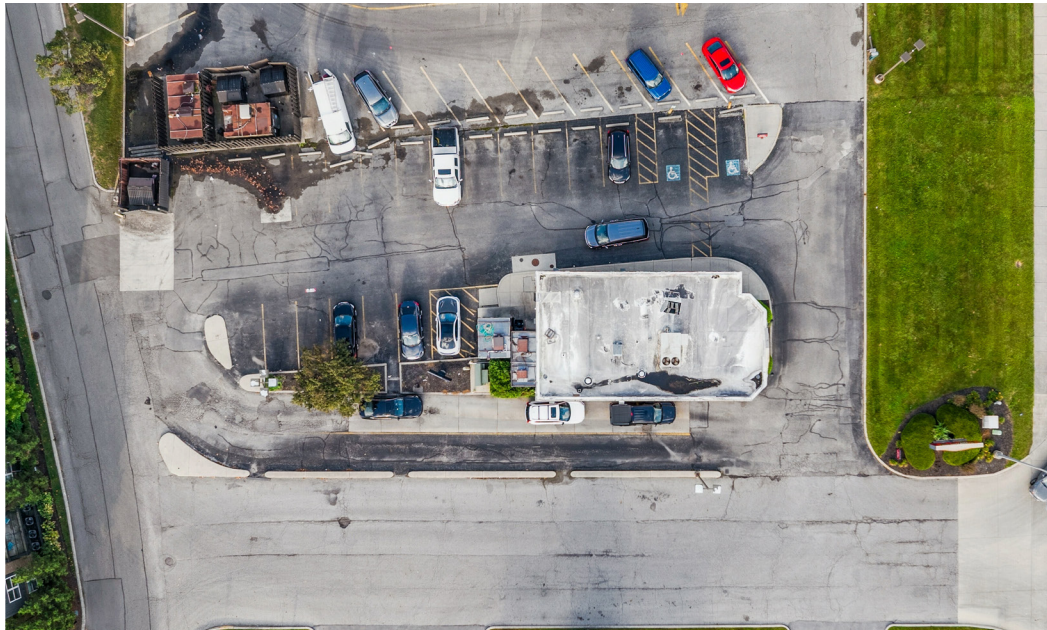
Tim Hortons Inc. is a Canadian multinational coffeehouse and restaurant chain with headquarters in Toronto, serving coffee, donuts, sandwiches, breakfast egg muffins and other fast-food items. Founded in 1954 by Canadian NHL hockey star Tim Horton and businessman Jim Charade, the company has grown to be Canada's largest quick-service restaurant chain, with 6,043 restaurants across 14 countries.

In 2014, Tim Hortons merged with Burger King in a \$11.4B deal. This formed the parent conglomerate Restaurant Brands International (RBI), which also oversees brands like Popeyes and Firehouse Subs.

Their local Owners and their teams care deeply about the communities they serve, providing over \$60 million per year to organizations and communities throughout Canada. From signature programs like Timbits® Sports and the Tim Hortons Foundation Camps, they invest in community projects and initiatives big and small.

RENSKO HOLDINGS is a multi-unit franchise operator that owns and operates over 140 Tim Hortons locations across the country. The brand operates under Restaurant Brands International (RBI), one of the world's largest quick-service restaurant holding companies alongside Burger King, Popeyes, and Firehouse Subs.

Property Photos



Location Overview



Columbus is the capital and most populous city of the U.S. state of Ohio. The Columbus metro is composed of 10 counties and is best known as a college-centric city, but for a midsize community, it offers residents big-city amenities. The metro is home to major league sports teams, including the Blue Jackets of the NHL and the Columbus Crew of MLS.

The region's economic vitality and social scene are supported by a strong post-secondary education network, including the nationally-recognized Ohio State University and many other four-year colleges, universities and two-year institutions. These help bring a lower cost of doing business, a strong education system and a strategic location draw major corporations to the metro.

Columbus has emerged as a powerhouse logistics and tech hub, anchored by the global research footprint of the Battelle Memorial Institute and massive data center campuses maintained by Meta, Google, Microsoft, and Amazon. While Intel Corp. originally broke ground in 2022 on its landmark semiconductor campus in New Albany—promising to bring roughly 3,000 permanent positions—the operational timeline for the \$28 billion “Silicon Heartland” project has shifted. Backed by significant CHIPS Act milestones and new manufacturing partnerships with tech giants like Apple, Intel now targets 2030 to finish its first fabrication building, keeping the region at the forefront of the nation's long-term domestic tech manufacturing infrastructure.

[exclusively listed by]

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For financing options, please reach out to:

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