

STONEGATE MEDICAL BUILDINGS

6484 E MAIN ST, REYNOLDSBURG, OH 43068 (COLUMBUS MSA)



OFFERING MEMORANDUM

Marcus & Millichap



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

EASTON TOWN CENTER

JPMorganChase
CORPORATE OFFICE

O
THE OHIO STATE UNIVERSITY
±67,225 STUDENTS

meijer
Kroger THE HOME DEPOT
KOHLS CLERK'S
giant eagle

Google
DATA CENTER

Meta
DATA CENTER

meijer
Lowe's
target ALDI
HOBBY LOBBY

JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT

MOUNT CARMEL EAST

SUBJECT PROPERTY

amazon
FULFILLMENT CENTER

JCPenney
LOGISTICS CENTER

sam's club HOME 2
Walmart SUITES BY HILTON
target Marshalls BEST BUY

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Rent Roll

Lessee Information as of January 2026

6484 E Main St, Reynoldsburg, OH 43068

TENANT NAME	APPROX. RENTABLE SQ.FT.	PERCENT OCCUPANCY	EST. LEASE COMMENCEMENT	EST. LEASE EXPIRATION	APPROX RENT PSF	BASE RENT PER MONTH	ANNUAL RENT	LEASE TYPE	RENTAL INCREASES	RENEWAL OPTIONS
Novacare	3,024	24.3%	3/1/2023	2/29/2028	\$13.53	\$3,408.35	\$40,900.20	NNN	2% Annually; FMV in Options	2, 3 Year Options
Ivory Home Health	2,976	23.9%	3/1/2025	6/1/2028	\$15.00	\$3,720.00	\$44,640.00	NNN	3% Annually; FMV in Options	1, 3 Year Option
Central Ohio Surgical Associates*	6,459	51.8%	Est. Oct 2025	Est. April 2036	\$15.50	\$8,342.88	\$100,114.56	NNN	2.75% Annually	2, 5 Year Options
Total SF	12,459	100%				Monthly Income	\$15,471			
Occupied SF	12,459	100%				Annual Income	\$185,655			
Available SF	0	0%				Average Per SF	\$14.90			

*Tenant scheduled to open October 2025. Rent is based off year 2 rent as there is a rent abatement period for the first year. There is no rent for the first 6 months. Rent is half at \$4,171.44/month for months 7 through 11. The difference in rent will be credited at closing.

Income & Expense Summary

PROPERTY SUMMARY

Total Square Feet per Leases	12,459 SF
Year Built	1989
Lot Size	1.35 Acres*
Occupancy as of January 2026	100%

INCOME

Scheduled Base Rent	\$185,655
Estimated Total Potential Base Rent	\$185,655
Plus Expense Reimbursements	\$94,326
GROSS INCOME	\$279,981
EFFECTIVE GROSS INCOME	\$279,981

ESTIMATED OPERATING EXPENSES

		PSF
CAM Expense	\$44,792	\$3.60
Insurance	\$4,508	\$0.36
Property Taxes	\$42,643	\$3.42
Management Fee (3%)**	\$8,399	\$0.67
TOTAL OPERATING EXPENSES	\$100,343	\$8.05

NET OPERATING INCOME **\$179,639**

OFFERING PRICE **\$2,566,000**

CAPITALIZATION RATE **7.0%**

PRICE PER SF **\$205.96**

*2 parcels, 1 for each building. West parcel is 0.6 acres; East parcel is 0.75 acres.

**Central Ohio Surgical pays 5% of pro rate share of Operating Expenses as an admin fee.



12,459 SF

TOTAL SQUARE FEET
PER LEASES



100%

OCCUPANCY AS OF
JANUARY 2026



30,900 CPD
E MAIN STREET



**SUBJECT
PROPERTY**

STONEGATE BUSINESS CENTER



N



COLUMBUS
METROPOLITAN
LIBRARY

KIDDIE ACADEMY,
EDUCATIONAL CHILD CARE

TACO
BELL

McDonald's

DOLLAR TREE

Burlington
VCF VALUE CITY FURNITURE
Rally's

CRUNCH
FITNESS

AutoZone

Walgreens

at home
The Home Décor Superstore

NAPA
AUTOCARE
CENTER

HobbyTown

30,900 CPD
E MAIN STREET

STONEGATE BUSINESS CENTER

SUBJECT
PROPERTY

CUBESMART
self storage

Kroger

N

Property Description



INVESTMENT HIGHLIGHTS

- » **100% Leased Medical Office Buildings within Stonegate Business Center**
- » New Triple-Net (NNN) Leases with Annual Rental Increases and Options for Renewal
- » **Dense Trade Area in the Columbus MSA - 237,557 Residents within a 5-Mile Radius**
- » Adjacent to Kroger Grocery Store and Surrounded by National Retailers: At Home, Dollar Tree, Walgreens, McDonald's, and More
- » **Easily Accessible Location Along East Main Street (±30,900 Cars per Day), Situated Immediately Off Interstate 270**
- » Less Than 10 Minutes from Mount Carmel East Medical Center (±419 Beds)
- » **Average Household Income Exceeds \$86,000 within the Surrounding Area**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	14,474	107,993	243,039
2024 Estimate	14,299	106,213	237,557
Growth 2024 - 2029	1.22%	1.68%	2.31%

Households

2029 Projections	6,048	44,517	97,582
2024 Estimate	5,965	43,699	95,131
Growth 2024 - 2029	1.39%	1.87%	2.58%

Income

2024 Est. Average Household Income	\$73,279	\$78,997	\$86,094
2024 Est. Median Household Income	\$59,635	\$65,635	\$71,769

Tenant Overview



NovaCare is part of the largest physical therapy network in the U.S. with almost 2,000 outpatient physical therapy centers and over 7,000 licensed therapists. NovaCare is present in 39 states and has over 375 partnerships with university, college, and community organizations. NovaCare offers occupational and hand therapy, sports medicine, workplace injury treatment and prevention, and specialized rehabilitation services. For more information: novacare.com



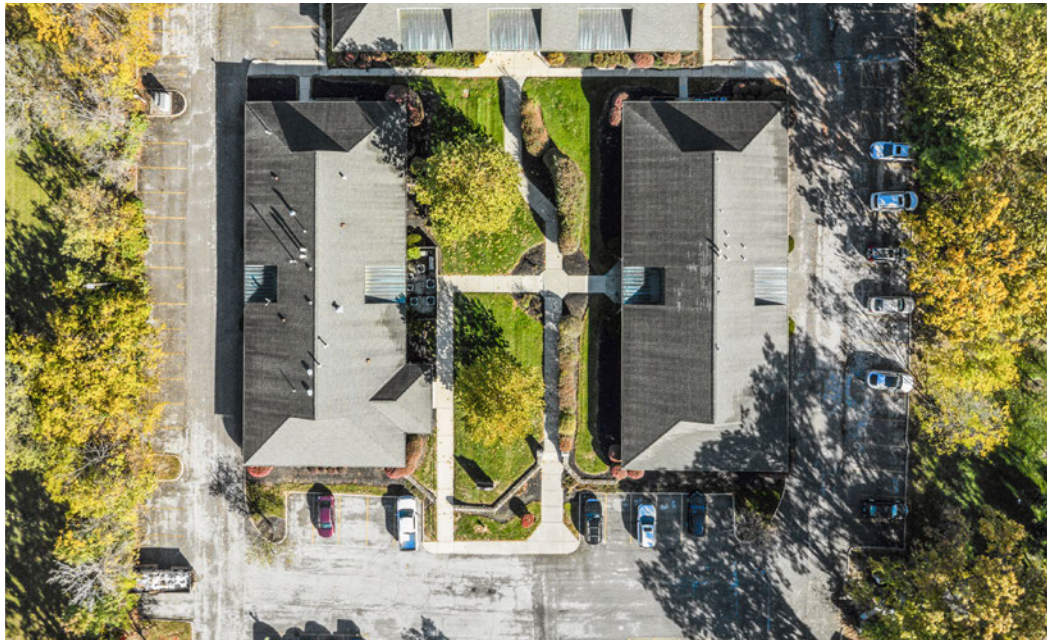
Ivory Home Health provides skilled nursing, personal care, respite care, wound care, and home making, among many other services. Ivory Home Health specializes in care and daily living assistance to an array of individuals, aiming to help patients feel better in the comfort of their own homes. The caregivers with Ivory Home Health strive to help patients with everyday tasks, providing one-on-one care.

For more information: ivoryhomehealth.com

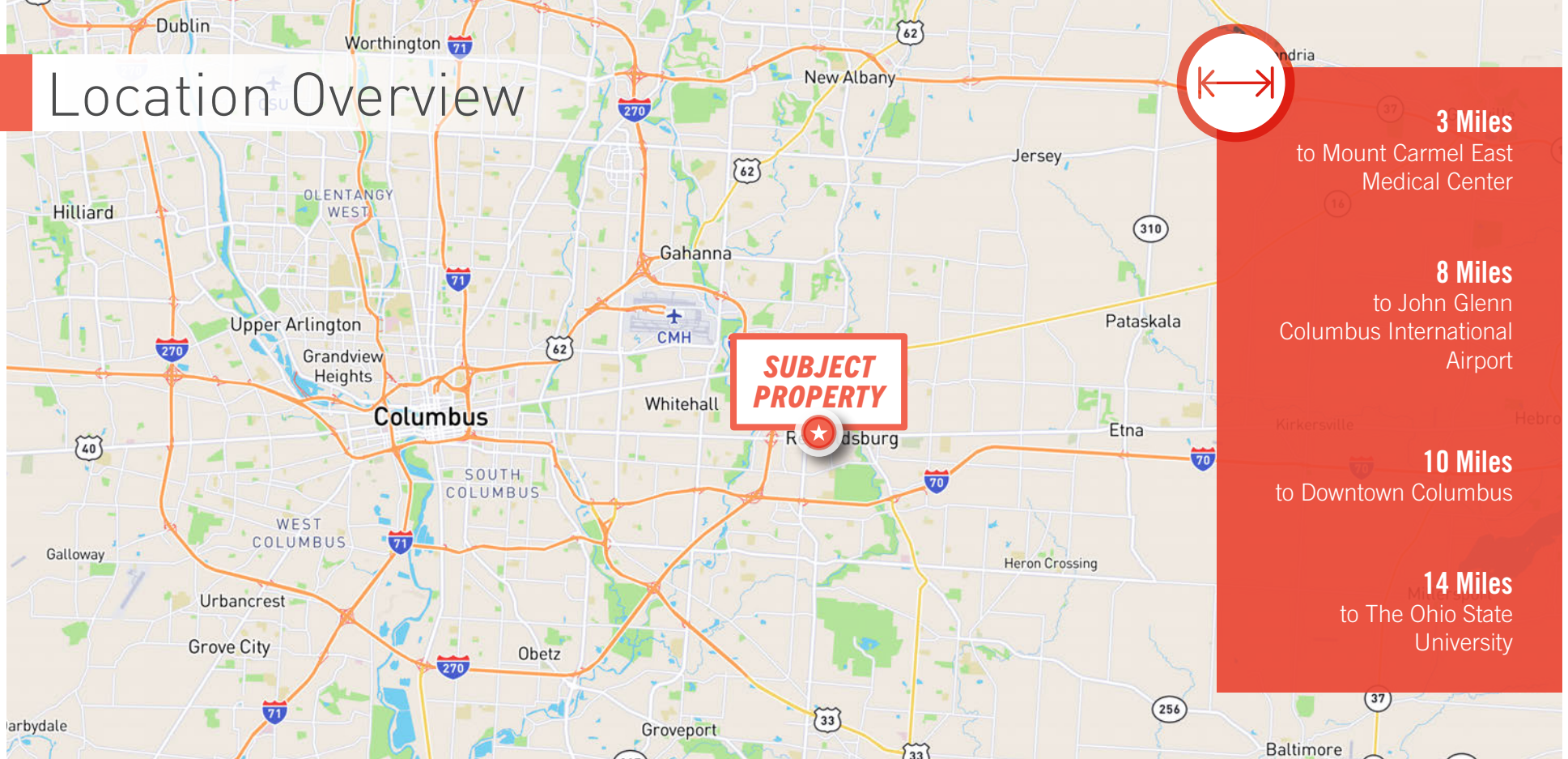


Central Ohio Surgical Associates (COSA) specializes in a wide range of surgeries, including many of today's most complex and specialized procedures: general surgery, breast surgery, bariatric surgery, laparoscopic surgery, plastic and reconstructive, robotic surgery, endocrine surgery, and surgical oncology. COSA offers same day, next day, and concierge scheduling. COSA has six locations throughout the Columbus metro area. For more information: cosadocs.com

Property Photos



Location Overview



Reynoldsburg is a city in Fairfield, Franklin, and Licking counties in Ohio. A suburb of Columbus, the city is home to approximately 41,000 residents. Reynoldsburg is known as "The Birthplace of the Tomato", and hosts a Tomato Festival each year.

COLUMBUS METROPOLITAN AREA

The Columbus metro is Ohio's most populated metropolitan area, composed of 10 counties in the gently rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River, which crosses through the city itself. Situated in Franklin County, the city of Columbus is the capital of Ohio and is now the country's 14th-largest city. Multiple geographic attributes also make Colum-

bus a national transportation and distribution hub, with nearly 65 percent of the U.S. population within a one-day driving radius. Interstates 70 and 71 intersect in Columbus, while Interstate 270 forms a beltway around the metro and Interstate 670 bisects the city. John Glenn Columbus International Airport, located east of downtown, is the area's primary air passenger facility. In 2022, Intel Corp. broke ground on the first of two microchip factories in New Albany, set to bring 3,000 permanent positions to the metro by 2025. The Columbus metro is expected to add 103,600 new residents in the next five years. A study performed by Bank of America found Columbus to be the fastest-growing city in the second half of 2023.

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For financing options, please reach out to:

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