

TUTOR TIME

3731 DISCOVERY LANE, POWELL, OH 43065 (COLUMBUS MSA)



OFFERING MEMORANDUM

Marcus & Millichap



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THE HOME DEPOT KOHL'S Walmart
BJ's meijer HALF PRICE BOOKS

IKEA planet fitness Cabela's ROSS DRESS FOR LESS
TJ-maxx at home ULTA
TOPGOLF TARGET

TUTOR TIME
CHILD CARE / LEARNING CENTERS

THE HOME DEPOT meijer Kroger

COLUMBUS ZOO AND AQUARIUM

WORTHINGTON HILLS COUNTRY CLUB

Saks Fifth Avenue BARNES & NOBLE macy's DAVE & BUSTERS
The Cheesecake Factory H&M
JCPenney lululemon
POLARIS FASHION PLACE

Walmart Kroger Starbucks

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



MOUNT CARMEL
A Member of Trinity Health

THE OHIO STATE UNIVERSITY AIRPORT



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

FLOOR DECOR at home TARGET
LOWE'S Hampton by Marriott DAVE & BUSTERS THE HOME DEPOT ALDI
TOWNEPLACE SUITES MARRIOTT HOMEWOOD SUITES BY HILTON ExtraSpace Storage Market DISTRICT

THE OHIO STATE UNIVERSITY GOLF CLUB

THE OHIO STATE UNIVERSITY
±65,795 Students

NORDSTROM macy's
AMC THEATRES Sur la table Apple
EASTON TOWN CENTER

JPMorganChase
Corporate Office

JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT



Executive Summary

3731 Discovery Lane, Powell, OH 43065

FINANCIAL SUMMARY

Price	\$3,870,000
Cap Rate	7.0%
Building Size	10,705 SF
Net Cash Flow	7.0% \$270,900
Year Built	2008
Lot Size	1.72 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease ⁽¹⁾
Tenant	Learning Care Group, Inc.
Lease Commencement Date	April 15, 2009
Lease Expiration Date	December 31, 2032
Lease Term Remaining	6+ Years
Rental Increases	7.5% Every 5 Years
Renewal Options	3, 5 Year Options

(1) Landlord shall be responsible for the maintenance and repair of the foundation of the building and the structural portions of the building and the structural portion of the roof, but landlord shall not be responsible for the maintenance and repair of shingles, gutters, or other roofing materials not part of the structural portions of the roof.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/31/2027	\$270,900.00	7.00%
1/1/2028 – 12/31/2032	\$291,217.56	7.53%
Renewal Options	Annual Rent	Cap Rate
Option 1 (1/1/2033 – 12/31/2037)	\$313,058.76	8.09%
Option 2 (1/1/2038 – 12/31/2042)	\$336,438.20	8.69%
Option 3 (1/1/2043 – 12/31/2047)	\$361,778.64	9.35%

Base Rent	\$270,900
Net Operating Income	\$270,900
Total Return	7.0% \$270,900





COLUMBUS
ZOO
AND AQUARIUM

WEDGEWOOD
Golf & Country Club

Kroger

Culver's
FIFTH THIRD BANK
Wendy's

CHASE
KeyBank

ZETTLER
HARDWARE

giant
eagle

Bob Evans

McDonald's

DONATOS
Every piece is important.

PNC BANK

30,350 CPD
SAWMILL PKWY

Panera
BREAD™

CHIPOTLE
tropical
SMOOTHIE
CAFE
Dirty
Dough
noodles
& COMPANY

Walgreens

BANK OF AMERICA

Grismer
Tire & Auto Service

12,645 CPD
W POWELL RD

TUTOR TIME
CHILD CARE / LEARNING CENTERS

STORYPOINT
Senior Living

Tim Hortons



DOWNTOWN COLUMBUS



30,350 CPD
SAWMILL PKWY



STORYPOINT
Senior Living



TUTOR TIME
CHILD CARE / LEARNING CENTERS



Tim Hortons





giant eagle

30,350 CPD
SAWMILL PKWY

Public Storage

**SCIOTO RIDGE
ELEMENTARY SCHOOL**
±700 Students

Canes
CHICKEN FINNERS

MIDAS

SCOTT'S
GREEN CENTER
POWELL, OHIO

Graeter's
HANDMADE
DIPLOMATS
ICE CREAM

12,645 CPD
W POWELL RD

United Dairy Farmers

Walgreens

Grismer
Tire & Auto Service

Tim Hortons

CHAMPOTE tropical SMOOTHIE CAFE noodles & COMPANY
Dirty Dough



TUTOR TIME
CHILD CARE / LEARNING CENTERS

STORYPOINT
Senior Living



Property Description



INVESTMENT HIGHLIGHTS

- » **6+ Years Remaining on Lease Term with Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with 1,150+ Schools Across 11 Brands - 7.53% Cap Rate Approx. 18 Months**
- » 7.5% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Dense Trade Area in the Columbus MSA - 162,316 Residents within a 5-Mile Radius**
- » Situated in One of the Columbus MSA's Most Affluent Suburbs - Average Household Income Exceeds \$189,000 in the Surrounding Area
- » **Easily Accessible Location at the Corner of Sawmill Parkway and W Powell Road (±43,000 Combined Cars per Day)**
- » Households and Population Projected to Increase ±4% in the Surrounding Area Over the Next 5 Years
- » **Across from Kroger and Giant Eagle-Anchored Shopping Centers**
- » One Mile from the Columbus Zoo and Aquarium (±2.2 Million Visitors Annually)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	8,169	61,143	168,958
2025 Estimate	8,050	59,216	162,316
Growth 2025 - 2030	1.48%	3.25%	4.09%

Households

2030 Projections	3,356	22,733	65,808
2025 Estimate	3,259	22,041	63,315
Growth 2025 - 2030	2.97%	3.14%	3.94%

Income

2025 Est. Average Household Income	\$180,078	\$189,558	\$174,562
2025 Est. Median Household Income	\$156,528	\$167,697	\$150,873

Tenant Overview



NOVI, MI
Headquarters



±125
Locations



TUTORTIME.COM
Website

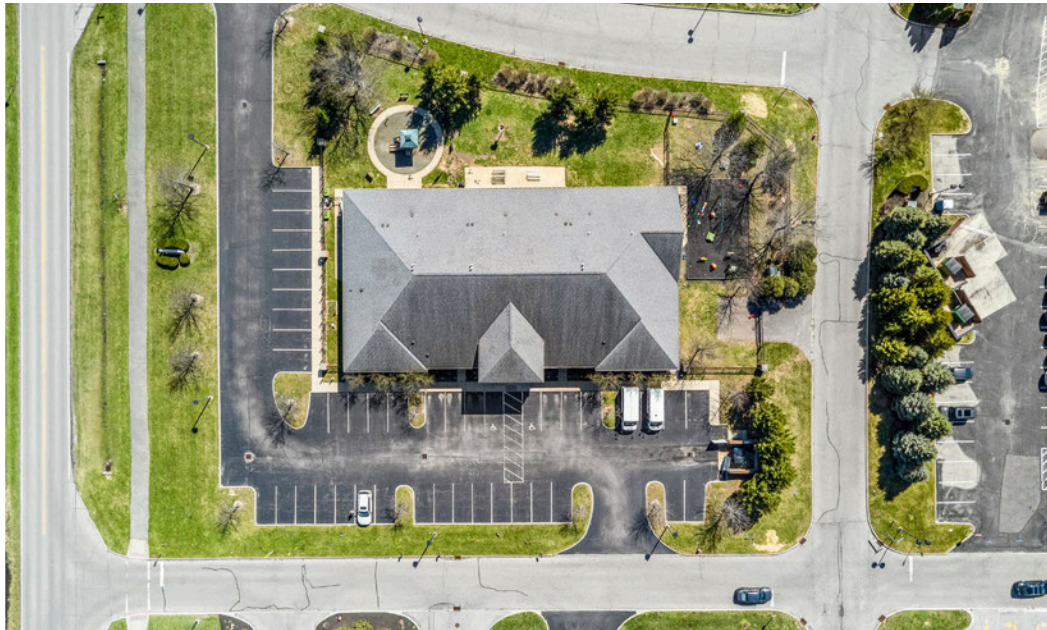


1988
Founded

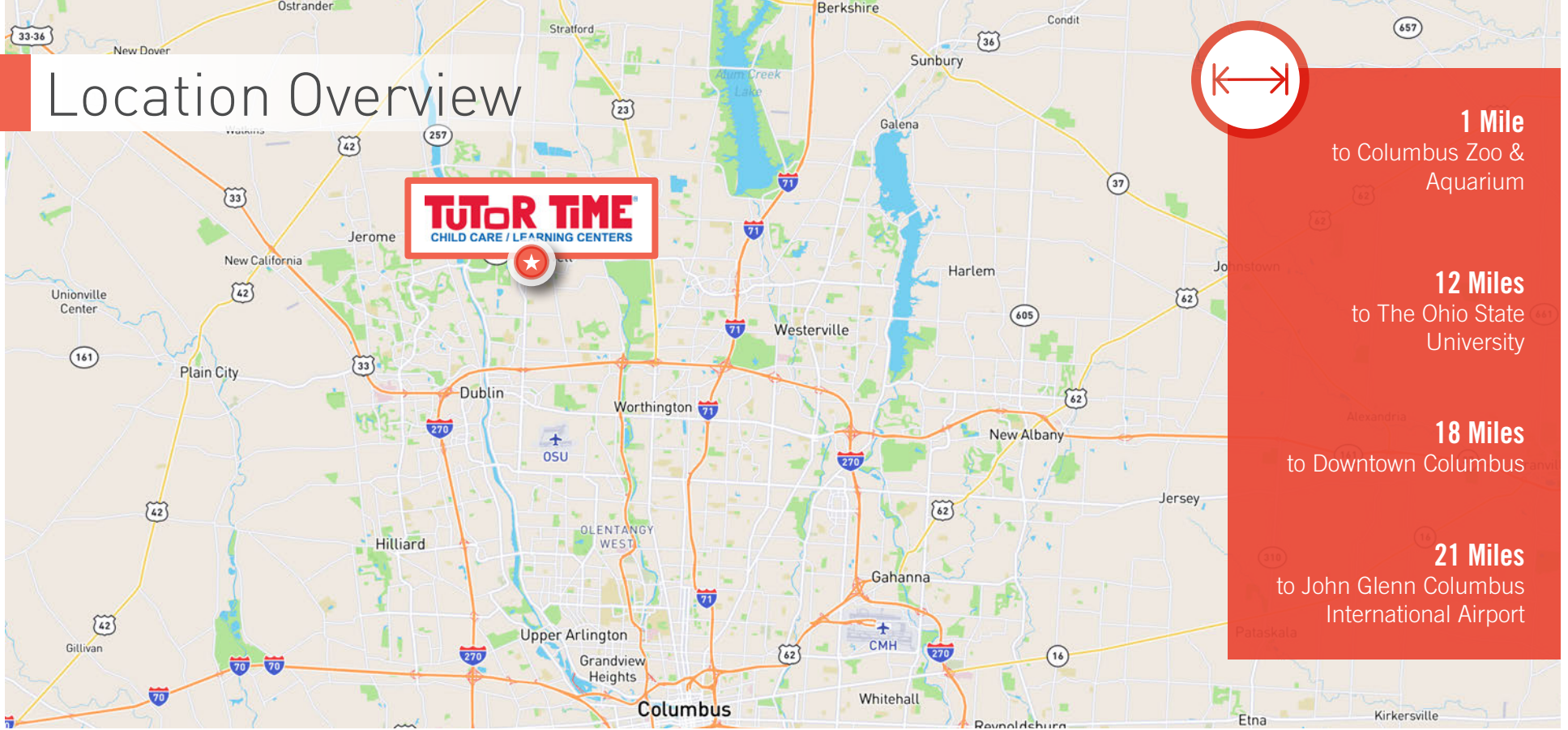
Founded in 1988 in Boca Raton, Florida, Tutor Time is dedicated to fostering education development, building self-esteem, and sparking imagination in a safe and loving environment. As a leader in early child education and family solutions, Tutor Time is committed to developing innovative educational solutions. There are approximately 125 corporate Tutor Time schools throughout the United States.

Tutor Time is a subsidiary of Learning Care Group, the second-largest for-profit provider of child care and education services in the United States. Learning Care Group was founded in 1967 and operates more than 1,150 schools across 11 unique brands in 40 states nationwide. Headquartered in Novi, Michigan, Learning Care Group provides quality care and early learning for children ages 6 weeks to 12 years old.

Property Photos



Location Overview



Powell is a city in Delaware County, Ohio located approximately 14 miles north of Columbus. Home to over 13,000 residents, Powell is within one of the wealthiest counties in the United States. Powell was recognized as one of the Best Places to Live in the United States by Money Magazine, and was named the Best Suburb in the United States by Business Insider.

COLUMBUS METROPOLITAN AREA

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 logistics and tech hub, as Intel moves in and Meta, Google, Microsoft and Amazon maintain massive data facilities in the metro. In 2022, Intel Corp. broke ground on the first of two microchip factories in New Albany, which brought roughly 3,000 permanent positions to the metro.

[exclusively listed by]

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For financing options, please reach out to:

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