



Representative Photo

**\$** **\$2,751,114**  
PRICING

**%** **7.00%**  
CAP RATE

# BOB EVANS

1461 S Court St, Circleville, OH 43113



**Property Placed in 65th Percentile by Placer.Ai | Top Location in a 15-Mile Radius**



**10 Min from FBI Criminal Justice Information Services Division | 3,500 Jobs on Site**



**Strong Corporate Guaranty**



**Adjacent to Nearby Hotel | 107 Door Count**



**Abs NNN Lease | No LL Responsibility  
2% Annual Rent Increases Starting in 2027**



**Less than 4 Miles from Award Winning Hospital | 300 Bed Count**



**Adjacent to Charles Pointe Masterplan Development**



**CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM**

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CONTACT BROKER

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