



CAPITOL  
EQUITIES

FOR SALE

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# INVESTMENT

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# MARYSVILLE

703 S MAPLE ST, MARYSVILLE, OH 43040

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# PROPERTY INFORMATION

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# Property Summary



## Property Description

Introducing a prime investment opportunity in the heart of the growing Marysville, Ohio community. This automotive services retail center, has a long-term, stable lease in place which commenced in 2024, providing a great, low-risk investment opportunity.

## Property Highlights

- Stand-alone automotive services building in the heart of Marysville, Ohio
- New, five-year lease in place with a well-financed automotive services and tire operation
- Tenant: Sun Auto Tire & Service has 485 locations nationwide, with over 21 brands
- Great Marysville location, one block from Memorial Hospital and the downtown core
- Services the rapidly growing Union County/Marysville communities

## Location Description

This prime investment is nestled near downtown Marysville, an area that exudes small-town charm while offering convenient access to a variety of local amenities. In walking distance of Memorial Hospital, as well as several quaint cafes, boutique shops and picturesque parks, this auto service shop is strategically located to service the growing Marysville community.

### OFFERING SUMMARY

SALE PRICE	\$550,000
BUILDING	4,252 SF
SITE	0.32 acres
NOI	\$36,000
CAP RATE	6.55%

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# Tenant & Lease Profile



## Rent Schedule

LEASE YEARS	ANNUAL RENT	BUMP
1 - 5	\$36,000	
Renewal Option 1 6 - 10	\$38,880	8%
Renewal Option 2 11 - 15	\$41,990	8%
Renewal Option 3 16 - 20	\$45,349	8%
Renewal Option 4 21 - 25	\$48,977	8%

## TENANT OVERVIEW

Company:	SunAuto Tire & Service, Inc
Locations:	485 locations nationwide
Website:	www.sun.auto

## PROPERTY SUMMARY

Building	4,252 SF
Site	0.32 acres
Union County Parcel	2900013800000
Annual Taxes	\$3,078
Lease Term	5-years
Lease Commencement	1/19/2024
Lease Expiration	1/31/2029
Renewal Options	Four 5-year options

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## LOCATION INFORMATION

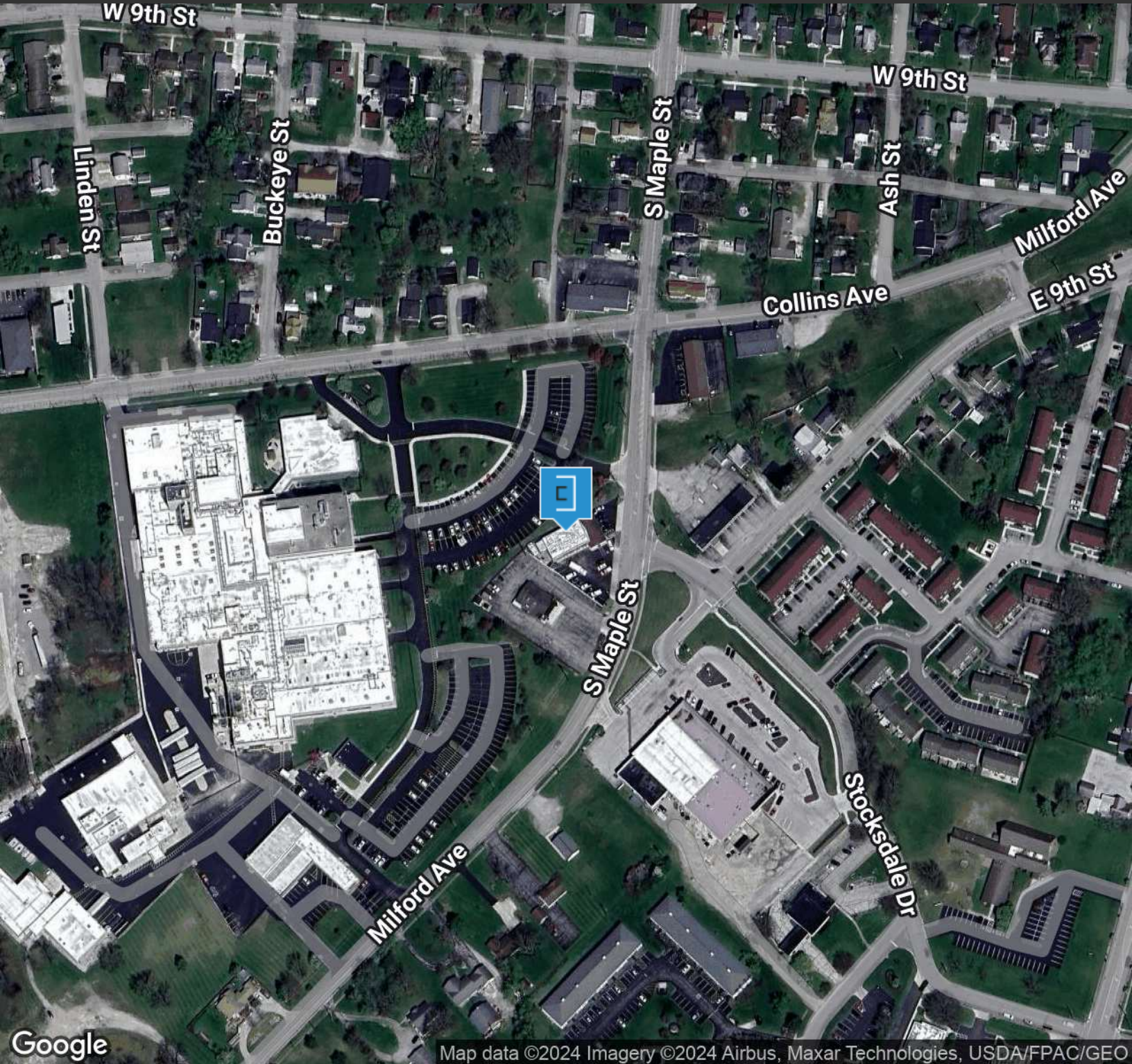
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# Aerial Map



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

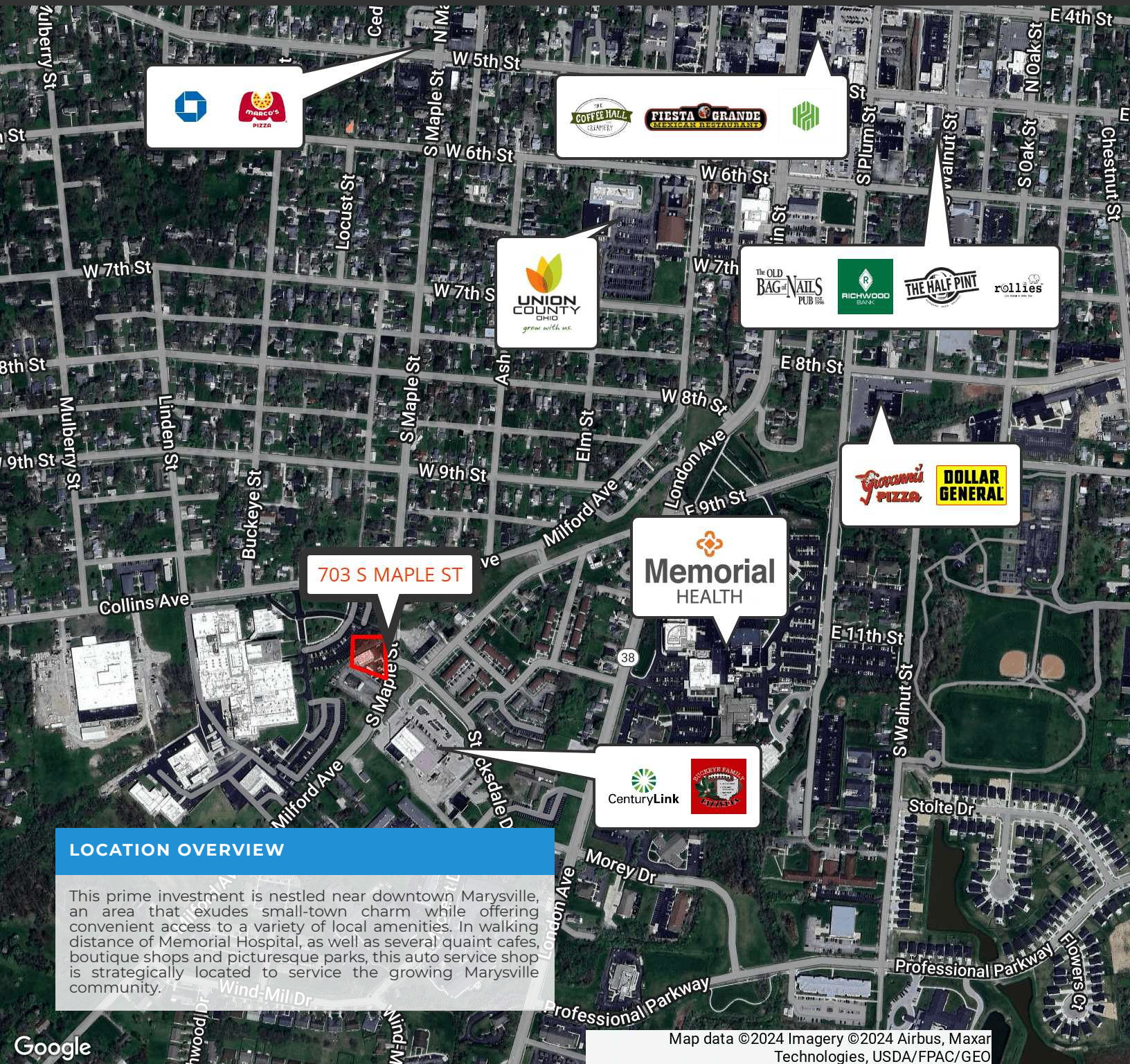
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# Regional Map



703 S MAPLE ST

Memorial HEALTH

## LOCATION OVERVIEW

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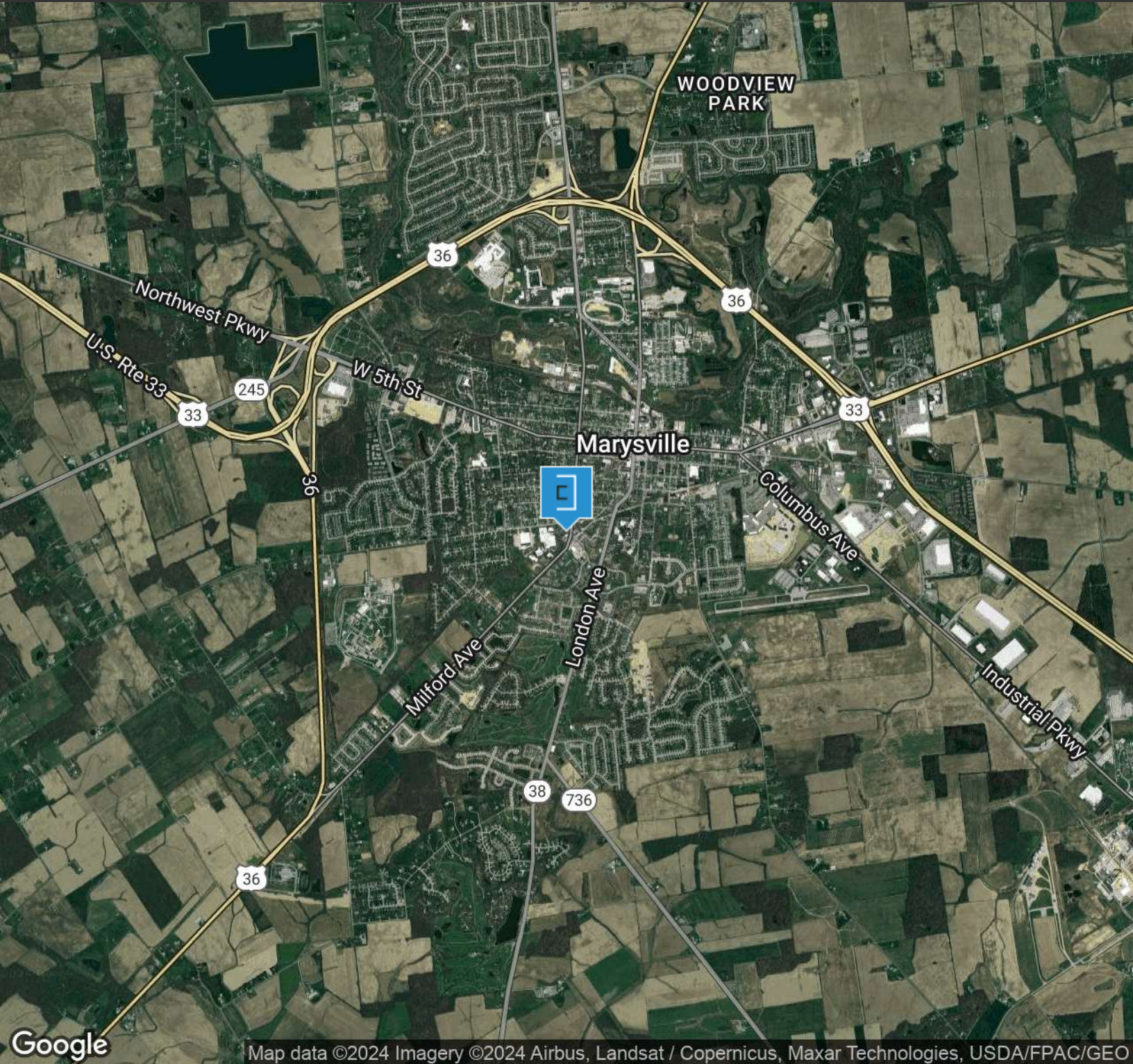
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# Location Map



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## DEMOGRAPHICS

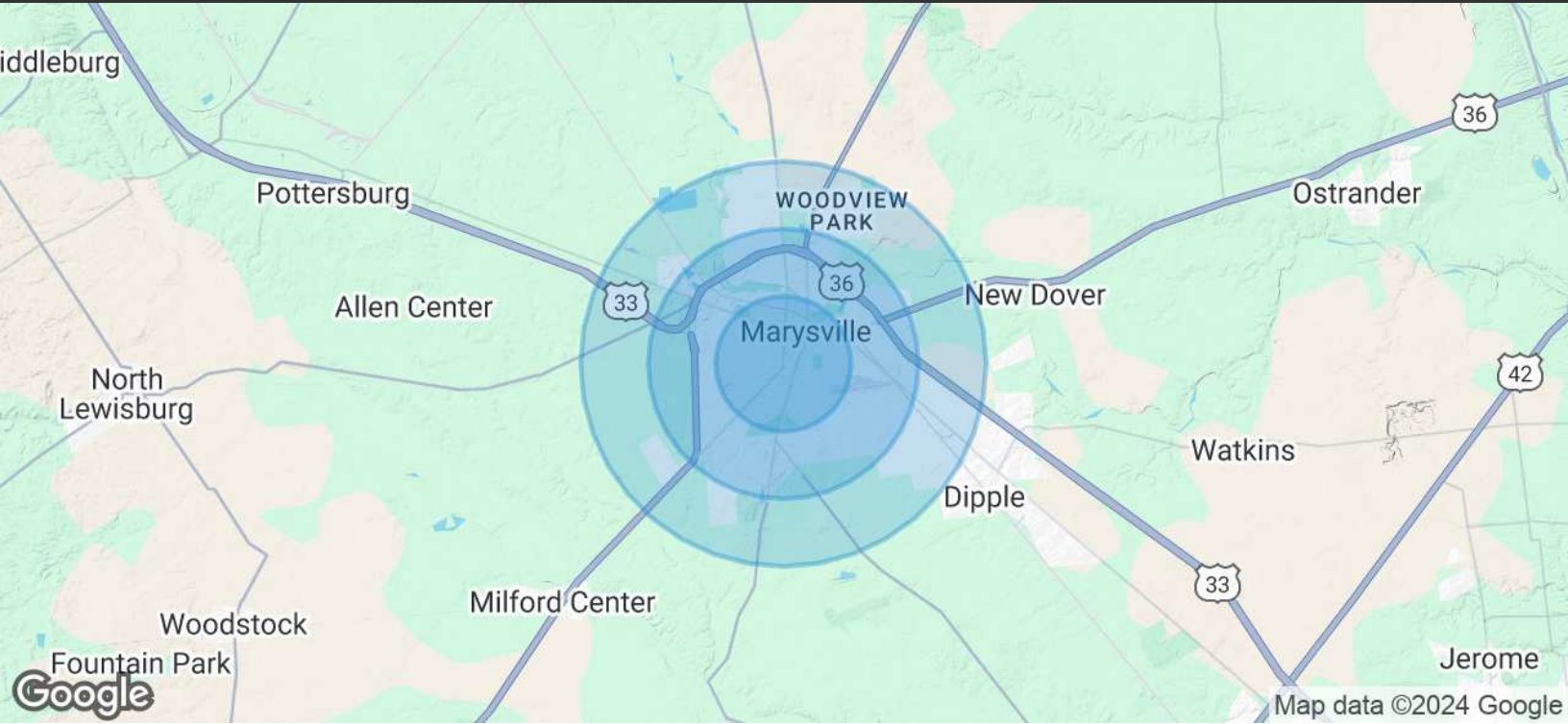
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# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,724	20,722	27,771
Average Age	41	39	38
Daytime Employment	4,958	10,008	11,707

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,403	7,438	9,746
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$118,264	\$126,541	\$132,318
Average House Value	\$281,884	\$290,316	\$295,718

Demographics data derived from AlphaMap

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