



CAPITOL  
EQUITIES

FOR SALE

*Providing creative commercial real estate solutions since 1997*



# INVESTMENT

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# BETHEL CORRIDOR

5263 GODOWN RD, COLUMBUS, OH 43235

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# PROPERTY INFORMATION

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# Property Summary



## Property Description

Introducing a prime NNN investment opportunity in the heart of the dense Bethel Road corridor. This automotive services retail center, built in 1980, is a stand-alone, 3,960 SF building. A long-term, stable lease started in early 2024, providing a great, low-risk investment opportunity.

## Property Highlights

- Stand-alone 3,960 SF automotive services building located in the busy, high-density Bethel Road community.
- New, 10-year lease in place with an established, well-financed automotive services and tire operation
- Tenant: SunAuto Tire & Service has 485 locations nationwide, with over 21 brands including Boyd's Tire
- Site services this high-demographic community, with convenient access to major thoroughfares
- Great proximity to amenities and services

## Location Description

The surrounding area offers a dynamic mix of amenities, including popular dining options like Los Gauchos, and the Refectory, as well as convenient shopping and dining at the Bethel Center. With close proximity to major roadways, in a high-density neighborhood, the location provides easy access to a high-demographic community. Positioned within this thriving district, the property presents an attractive, stable, long-term NNN investment.

### OFFERING SUMMARY

SALE PRICE	\$1,000,000
BUILDING	3,960 SF
SITE	0.678 acres
NOI	\$60,000
CAP RATE	6.00%

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# Tenant Profiles



## Rent Schedule

LEASE YEARS	ANNUAL RENT	BUMP
1 - 5	\$60,000	
6 - 10	\$64,800	8%
Renewal Option 1 11 - 15	\$69,984	8%
Renewal Option 2 16 - 20	\$75,583	8%
Renewal Option 3 21 - 25	\$81,630	8%
Renewal Option 4 26 - 30	\$88,160	8%

## TENANT OVERVIEW

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

## PROPERTY SUMMARY

Building	3,960 SF
Site	0.678 acres
Franklin County Parcel	010-294833
Annual Taxes	\$19,688
Lease Term	10-years
Lease Commencement	1/19/2024
Lease Expiration	1/31/2034
Renewal Options	Four 5-year options

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# LOCATION INFORMATION

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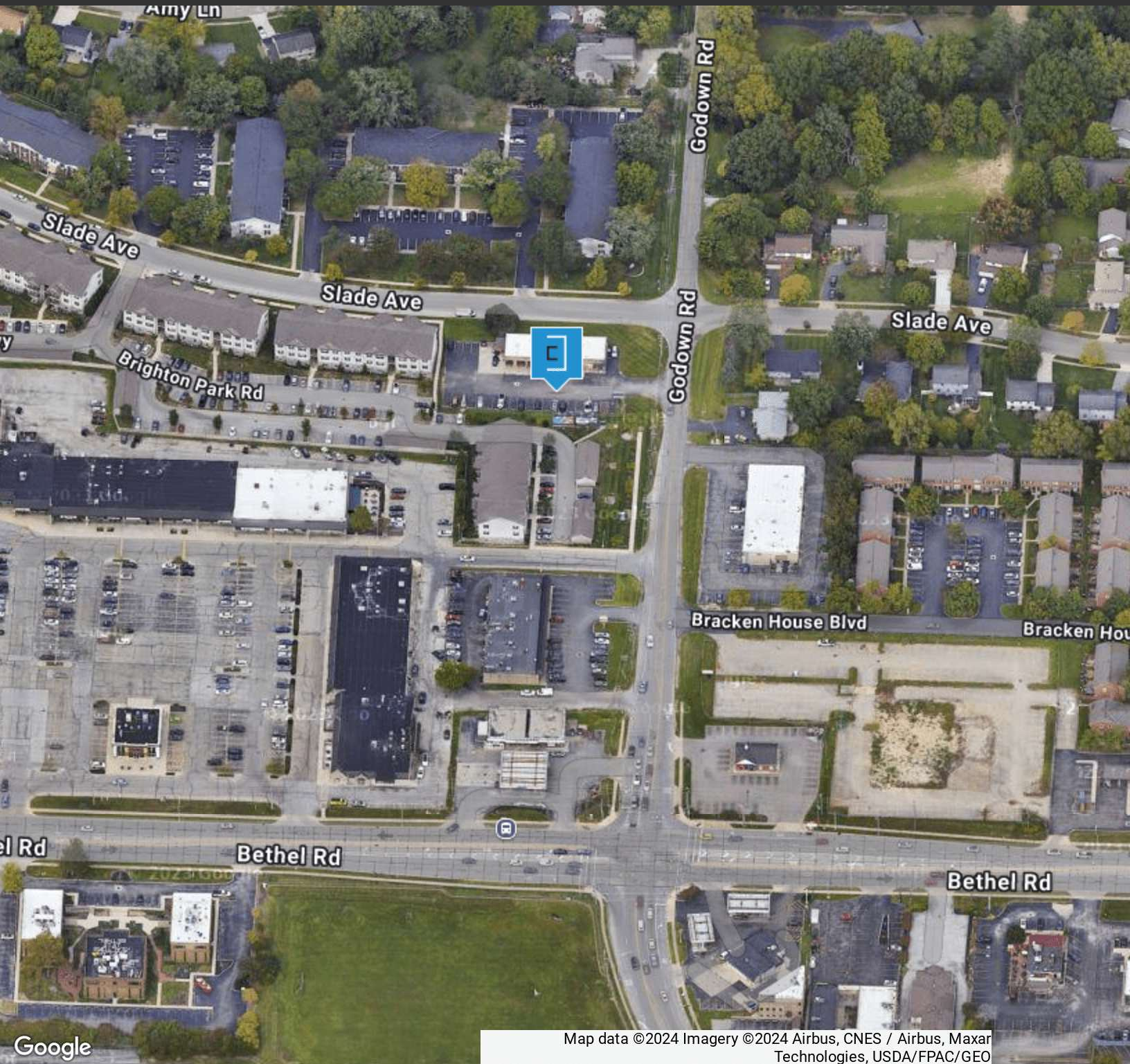
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# Aerial Map



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

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# Regional Map



5263 GODOWN RD

 **DUNKIN'**

 *Refectory*  *S. STONE*  
BAR & KITCHEN

 **GRANDAD'S**  
PIZZA & PUB  **city egg**  
STAY FRESH

 **CVS**   **Marshalls**

  **LIFETIME**  
FITNESS

 **United Midwest**  
Savings Bank

 **STAPLES**  **CM**  
CHICKEN  **tensuke market**  
authentic japanese grocery

    **PNC**

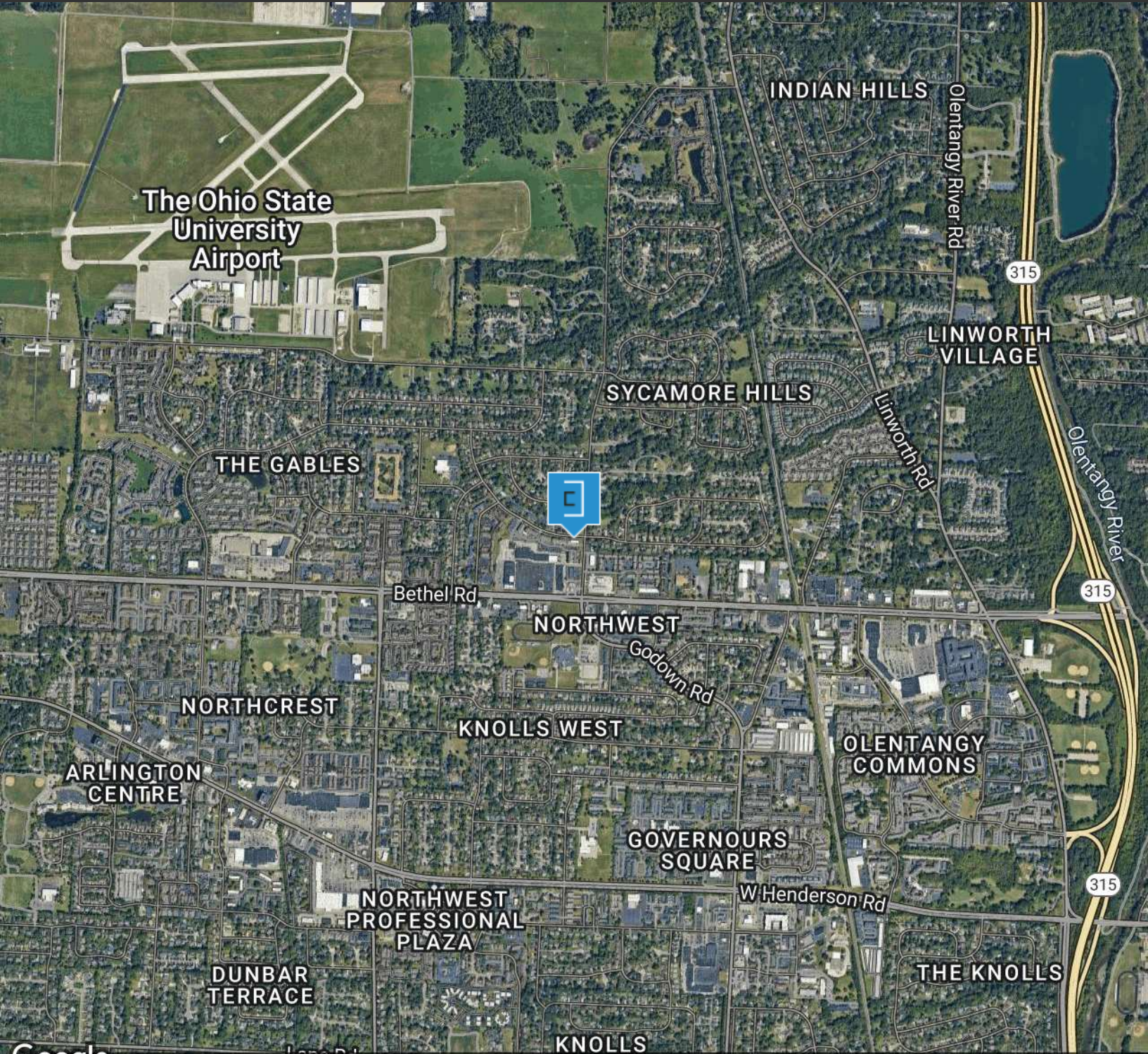
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# Location Map



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# DEMOGRAPHICS

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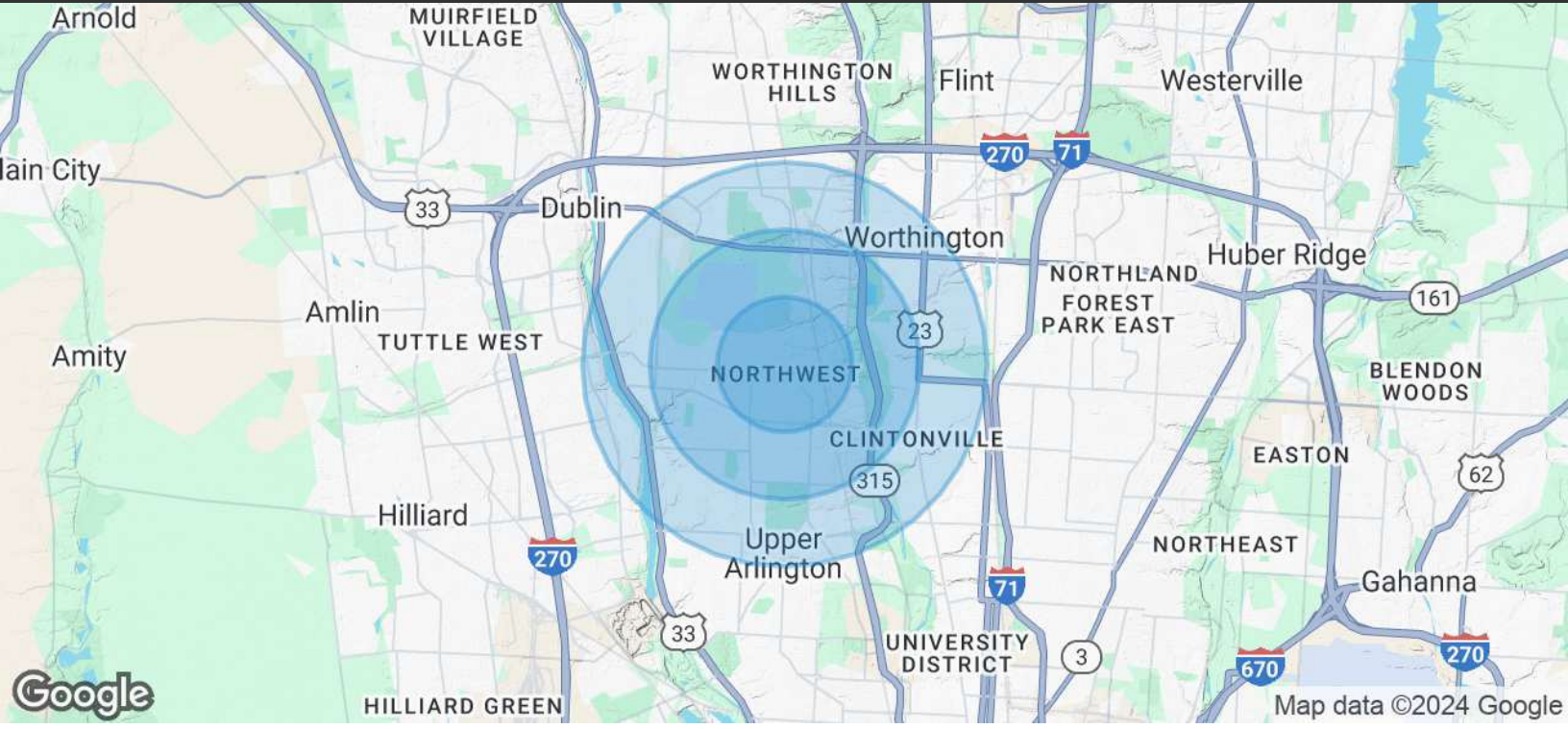
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# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,180	43,783	98,887
Average Age	41	41	41
Daytime Employment	7,469	20,375	49,293

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,720	20,853	44,768
# of Persons per HH	2	2.1	2.2
Average HH Income	\$88,410	\$111,500	\$124,533
Average House Value	\$314,980	\$422,223	\$431,144

Demographics data derived from AlphaMap

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