

OFFERING MEMORANDUM

MAYFAIR RETAIL CENTER
3307 - 3325 E. Broad Street
Columbus, Ohio 43213



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M A Y F A I R R E T A I L C E N T E R



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INVESTMENT SUMMARY

HIGHLIGHTS

- 27,747 SF retail center on a +/- 2.3 acre corner lot
- **100% occupancy** by national and local-credit tenants including new 12,608 SF Family Dollar
- Opportunity to own commercial real estate in **fastest growing metro market in the United States** (source: Bloomberg 2-9-2024)
- High traffic, high visibility intersection benefits from signalized access to East Broad Street and James Road—combined **average daily traffic of 57,911 vehicles**
- Located in close proximity to the **Federal Defense Supply Center** (8,000 employees), **John Glenn Int'l. Airport**, and the affluent city of **Bexley** (avg. HH income: \$192,989)
- **Upside potential** with replacement of below-market rents over time



FINANCIAL OVERVIEW



LIST PRICE

\$3,600,000



ANTICIPATED
NOI (2024)

\$281,647



CAP RATE

7.82%

BUILDING INFORMATION

ADDRESS	3307-3325 E. Broad St., Columbus, OH
BUILDING GLA	APPROX. 27,747 SQ FT

SITE/SPACE PLAN



TENANT OVERVIEWS



- **Family Dollar** has more than 8,000 locations in every state except Alaska and Hawaii and since 2015 is a part of the Dollar Tree organization. Their stores are conveniently located in neighborhoods, and often in "food deserts" where other stores are not able to locate, providing a convenient, close-to-home option where customers can shop for essentials. NASDAQ symbol: DLTR



- **Domino's Pizza** has more than 5,600 locations in the United States. Additional locations are in 83 other countries. Founded in 1960, Domino's Pizza is a publicly traded company. New York Stock Exchange symbol: DPZ



- **PeopleReady** specializes in quick and reliable on-demand labor and highly skilled workers. PeopleReady supports a wide range of industries, including construction, manufacturing and logistics, retail and hospitality. Leveraging its game changing JobStack staffing app and presence in more than 600 markets throughout North America. New York Stock Exchange symbol: TBI



- **Inner Health Chiropractic** offers six locations throughout the Columbus metro area including German Village, Dublin, Pickerington, East Broad Street, West Broad Street, and State Route 161.



- **iMed Urgent Care** offers highly qualified, multi-lingual healthcare experts. Board-certified and licensed physicians, nurse practitioners, and physician assistants administer high quality and cost-effective medical services.



- **NaijaSoulFoods** offers high quality foods including spices, snacks, and herbs sourced from Nigeria—a diverse country known for its rich culture and cuisine.



- **Juanita Tacos Mexican Grill** offers delicious authentic Mexican food using the freshest meats and vegetables.

COLUMBUS, OHIO

Business diversity is the core strength of the Greater Columbus economy. **Home to seven Fortune 500 companies** and four Inc. 500 companies, Columbus thrives on a diverse mix of government, service, retail, and manufacturing. This base of industries has given Central Ohio economic prosperity and stability.

As the state capital, Columbus is one of the fastest growing cities nationally. The growth is evident not only through the **extensive development boom** the region has experienced since the early 1980's, but also by the number of new businesses that start here each year.

Modern Columbus has emerged as a technologically sophisticated city. It is home to the world's largest private research and development foundation, the **Battelle Memorial Institute and Ohio State University**, the nation's third largest campus. Along with Ohio State University, the city is home to several other institutions of higher learning including Columbus State Community College, Columbus College of Art and Design, and Franklin University.

Multi-billion dollar projects such as Polaris, Easton, the Arena District, Grandview Yard, Bridge Park, and TruePointe are serving to redefine the city's landscape. The most recent example is the **\$20 Billion Intel Semi-Conductor Manufacturing Facility**.

The region is more than growth and economic prosperity. Greater Columbus is home to a symphony orchestra, a ballet troupe, several art museums and a thriving theatre scene. The city also boasts several professional sports teams including the NHL's Columbus Blue Jackets, major league soccer's Columbus Crew, and a minor league baseball team. Columbus is home to the largest college in the country--the Ohio State University Buckeyes.

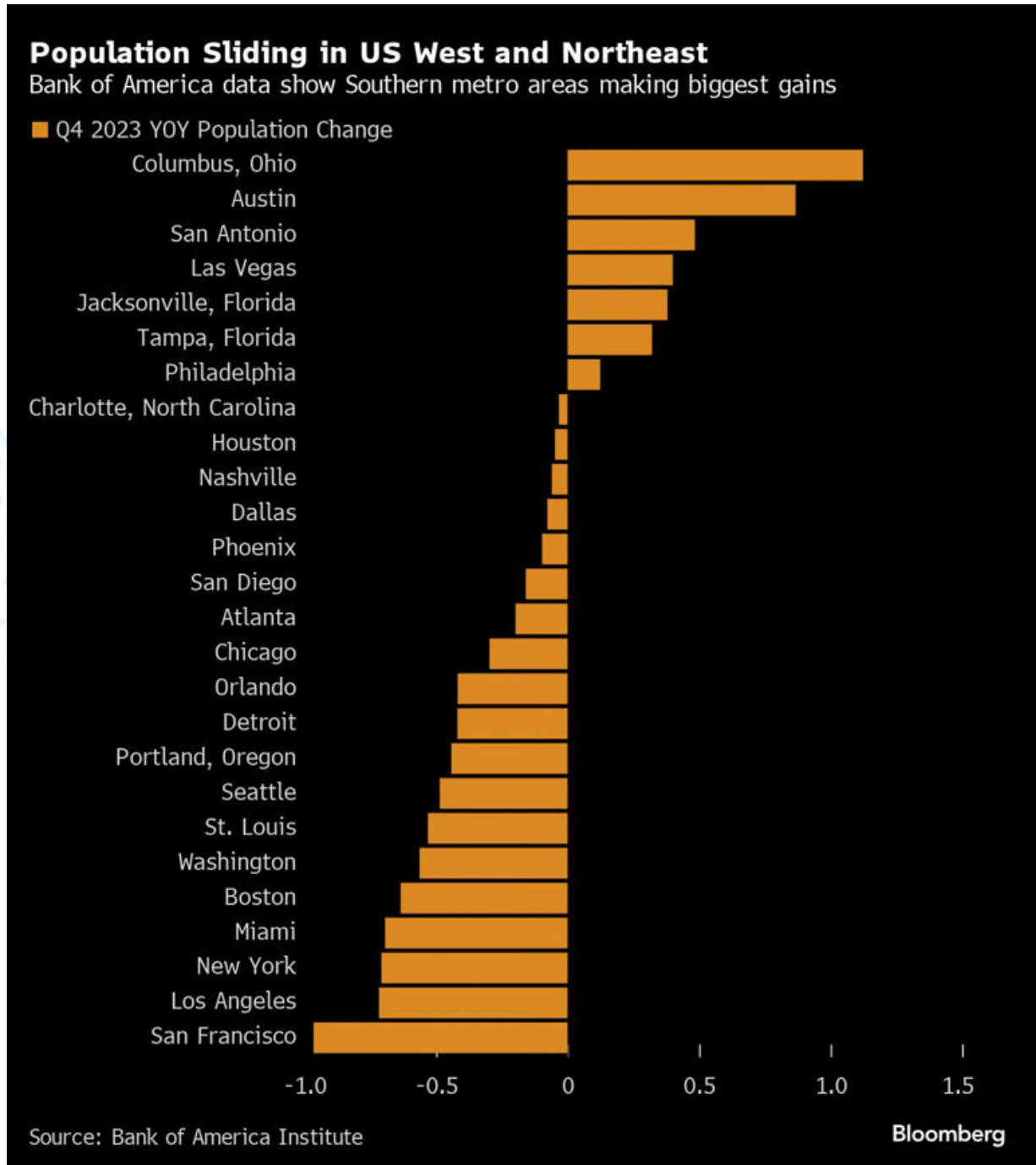
Downtown Columbus is surrounded by unique neighborhoods. German Village, just south of the CBD, is the largest privately restored neighborhood in the United States. Shops and coffeehouses dot the brick-lined streets of one of the city's most popular residential areas. Just north of Downtown is the Short North, which features scores of art galleries, shops, and nightclubs.



COLUMBUS, OHIO

According to *Bloomberg* and analysis by The Bank of America, Columbus, Ohio had the highest growing population out of *any “big” city in America* in 2023, with a 1.1+ population gain.

Studies show that Columbus is gaining appeal to those who used to live in large, coastal cities. PolicyGenius ranked Columbus as the third best city for climate migration, and a recent Global Groundwork Index release compiled by Site Selection Magazine ranked Columbus as the #2 city in all of America for commerce, and Ohio in general as the #1 state for commerce.



COLUMBUS, OHIO

Tourism





Columbus has more than 29,000 hotel rooms citywide and approximately 5,000 rooms downtown to accommodate the ferocious appetite for convention business. (2020)

Business Climate/Major Employers in Greater Columbus

Central Ohio's thriving business climate employs more than 909,382 people in a full spectrum of positions. Columbus also is ideally situated in terms of U.S. population and major markets. It is within a 550-mile radius of more than 50% of the nation's population, 53 percent of its disposable income and 62 percent of its manufacturing income.

Top 10 Employers in Greater Columbus (2020)

Full-Time Employees (source: Cols. Chamber of Commerce)

	The Ohio State University	29,685
	State of Ohio	22,030
	JP Morgan Chase & Co.	16,975
	OhioHealth	16,000
	Nationwide Insurance	11,235
	U.S. Government	10,800
	City of Columbus	8,653
	Columbus Public Schools	8,611
	Mount Carmel Health	8,448
	Honda of America Mfg.	7,400

COLUMBUS, OHIO

Colleges and Universities

20 colleges and universities in the Greater Columbus area including:

Ohio State University (50,000+ students)

Columbus State Community College

Otterbein College

Denison University

DeVry Technical Institute

Capital University

College population in the Greater Columbus area exceeds 90,000 students.

Population

Columbus is the 14th largest city in the United States with a population of 905,748. The 2020 Columbus Metro population is estimated at 2,200,000.

Getting to Columbus by Airplane

John Glenn Columbus International Airport (CMH), located just eight minutes from downtown, is served by nine passenger airlines. In 2020, the airport served 3,269,127 passengers.

Climate

Columbus has a moderate climate with four distinct seasons. Average annual temperature is 54 degrees, with the average monthly temperature in January at 20 degrees and 85 degrees in July.

Columbus Population and Demographics (2020)

Columbus is the largest city in Ohio.

Columbus has the first largest growth rate of major cities in the Midwest

Columbus is the 14th largest city in the United States.

Columbus metro population is estimated at 2,200,000.

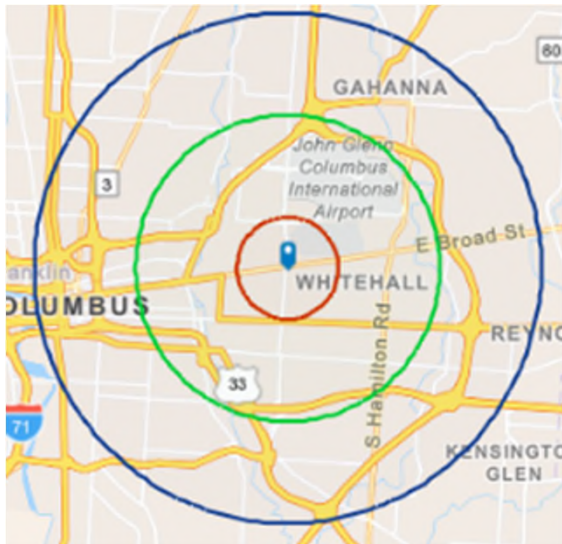
Median age is 35.9.

Median household income is \$ 66,645.

Approximately 40 percent of its population is in the 18-44 age group.

22.70% of Columbus' residents hold a bachelor's degree and 12.6% hold graduate or professional degrees.

1-MILE RADIUS DEMOS



KEY FACTS

14,383
Population



2.4
Average Household Size



37.9
Median Age

\$49,208
Median Household Income

BUSINESS



346

Total Businesses



4,626

Total Employees

EDUCATION



7%

No High School Diploma



30%

High School Graduate



25%

Some College



38%

Bachelor's/Grad/Prof Degree

INCOME



\$34,440

Per Capita Income



\$49,208

Median Household Income



\$81,962

Average Household Income

EMPLOYMENT



58.6

White Collar %



20.5

Blue Collar %



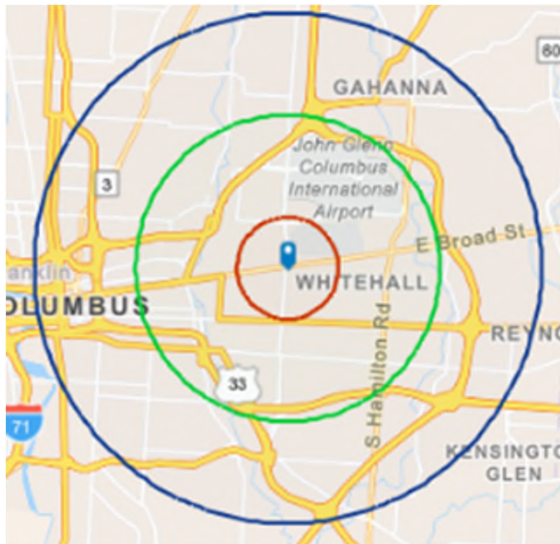
20.9

Services %

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

103,136
Population



2.4
Average
Household Size



38.1
Median Age

\$50,539
Median Household Income

BUSINESS



3,151

Total Businesses



54,062

Total Employees

EDUCATION



9%

No High School
Diploma



33%

High School
Graduate



27%

Some
College



31%

Bachelor's/Grad/Prof
Degree

INCOME



\$32,491

Per Capita
Income



\$50,539

Median
Household
Income



\$78,309

Average
Household
Income

EMPLOYMENT



54.8

White
Collar %



26.1

Blue
Collar %



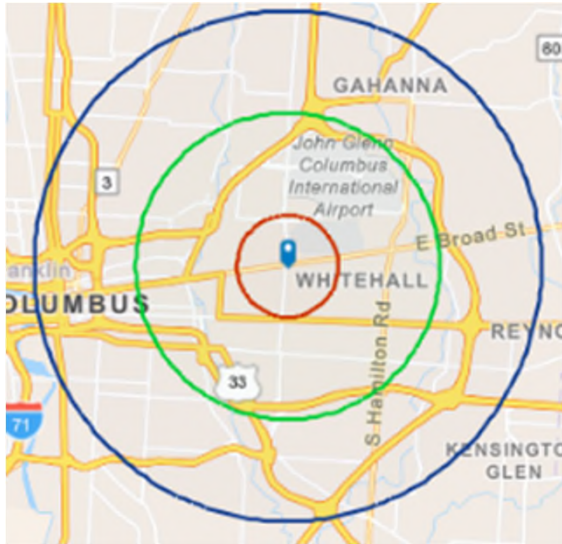
19.1

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

291,503
Population



2.3
Average Household Size



36.5
Median Age

\$52,884
Median Household Income

BUSINESS



11,998

Total Businesses



227,193

Total Employees

EDUCATION



10%

No High School Diploma



30%

High School Graduate



27%

Some College



33%

Bachelor's/Grad/Prof Degree

INCOME



\$33,773

Per Capita Income



\$52,884

Median Household Income



\$78,353

Average Household Income

EMPLOYMENT



59.0

White Collar %



22.9

Blue Collar %



18.1

Services %

equity | brokerage

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