



# INVESTMENT OFFERING

4064-4074 & 4084-4094 Gantz Rd.  
Grove City, OH 43123

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Alterra Real Estate Advisors  
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# OFFERING

Property Description: 4064-4074 & 4084-4094 Gantz Rd, Grove City, OH 43123  
Office & Medical Property  
17,387 SF on 2.02 acres

Sales Price: \$5,000,000

Current Occupancy: 100%

Cap Rate: 6%

Opportunity: 100% Occupied Medical/Office Property with Monument Signage

	<u>2022</u>		<u>2023</u>	
Projected Net Operating Income:	\$292,679		\$297,159	
Projected Returns:	Annual Cash Flow	\$77,137 7.7%	\$81,618	8%
	Annual Debt Reduction	\$76,765 8%	\$79,495	8%
	Tax Deduction	\$101,123 10%	\$100,058	10%
	Annual Appreciation	<u>\$150,000 15%</u>	<u>\$150,000</u>	<u>15%</u>
	Total Annual Return	\$405,025 41%	\$411,171	41%

# OFFERING

## Investment Highlights:

- 2 building complex on 2 acres
- Flexible floor plans for tenant build-outs.
- Monument Signage on Gantz Road

## Property Description:

- 100% Occupied Medical/Office Property
- 4064-4074 Gantz Road - Franklin County Parcel No. 1:  
040-008775-00 - 9,287 SF
- 4084-4094 Gantz Road - Franklin County Parcel No. 2:  
040-013661-00 - 8,100 SF

## Area Description:

- As a suburb of Ohio's capital city, Columbus, residents and businesses enjoy an exceptional quality of life with the conveniences of metropolitan living and the comforts of unique, small town.
- Grove City's historic Town Center, located just minutes from major highways, offers a walkable lifestyle amidst a growing business climate.
- Abundance of shopping, restaurants and specialty shops within minutes.
- Minutes to I-270 and I-71 highways.
- Located 1 mile to Ohio Health Grove City Methodist Hospital, 2.7 miles to Mt Carmel Hospital, 11 miles to Rickenbacker International Airport and 14.4 miles to John Glenn International Airport.

# TENANT PROFILES



American Health Network is a large physician group practice driven to provide high-quality, cost-effective exceptional care to our patients in Ohio and Indiana.



Drayer Physical Therapy Institute is a leading operator of outpatient physical therapy clinicals in the US. Founded in 2002, Drayer quickly grew to deliver physical therapy services through an expanding network of more than 125 clinics in 11 states.



NFM Lending is an award winning, multi-state residential mortgage lender currently licensed in 48 states. NFM focuses on assisting consumers in obtaining a residential loan that meets their needs.



COPC is the largest physician-owned primary care group in the US. They are known for their experienced doctor care focused on seniors.



Ohio Foot and Ankle Specialists of Central Ohio is dedicated to providing quality foot care in a comfortable environment for all patients.



# PROPERTY PHOTOS

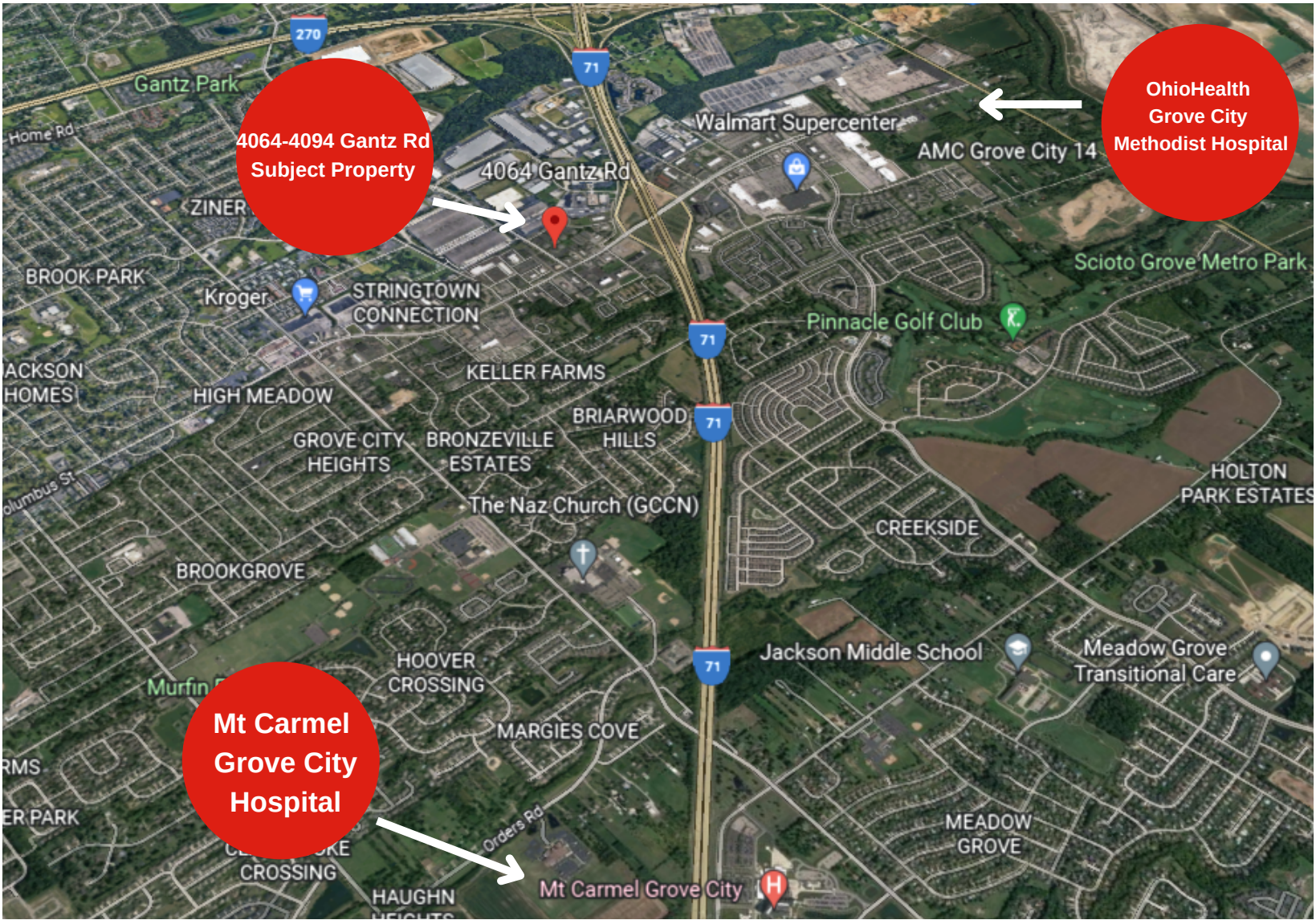




# PROPERTY AERIAL

**4064-4074 Gantz Road**  
**Franklin County Parcel No. 1**  
**040-008775-00**

**4084-4094 Gantz Road**  
**Franklin County Parcel No. 2**  
**040-013661-00**





# AREA OVERVIEW / NEARBY RETAIL





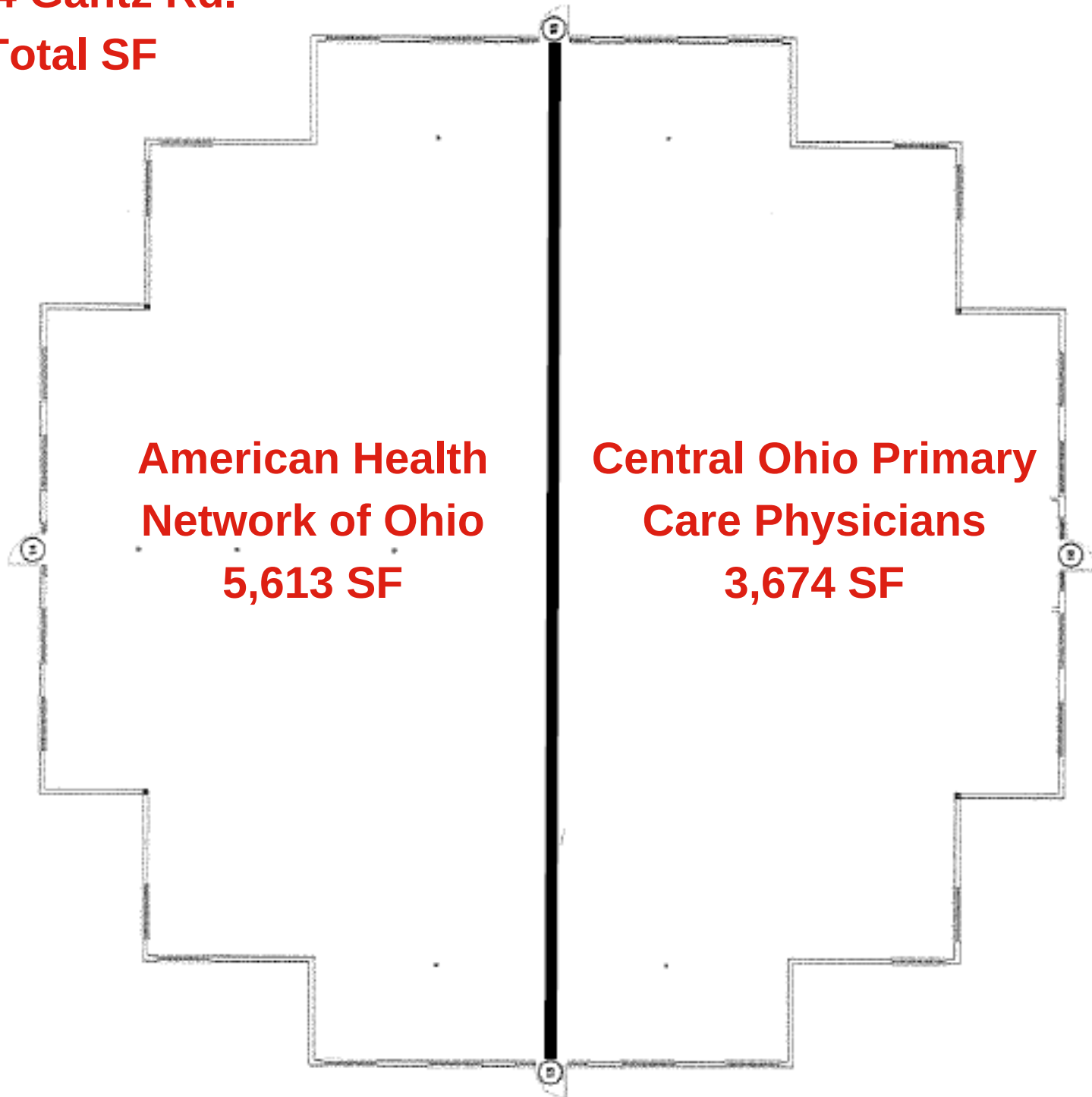
# FLOOR PLAN





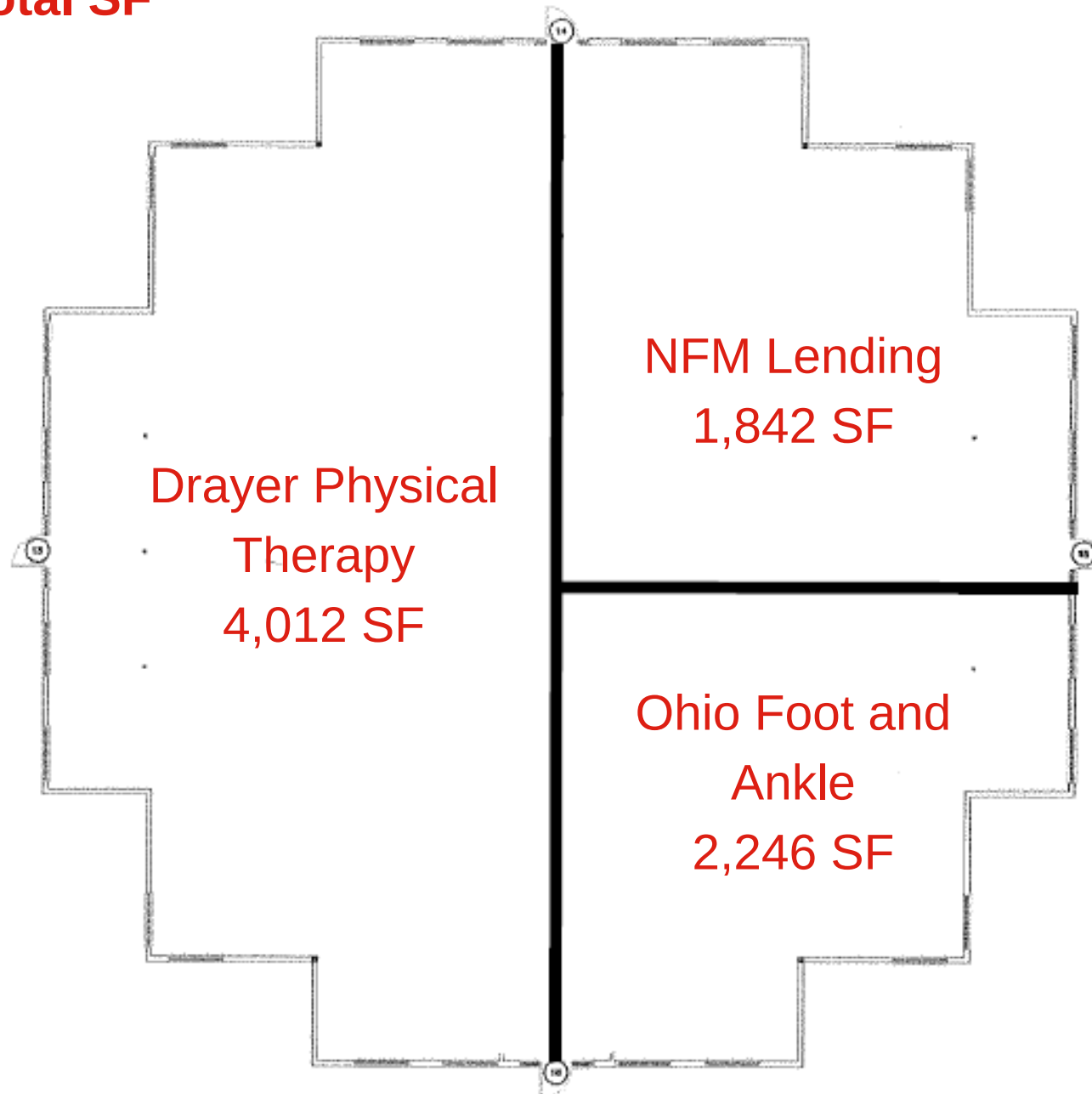
**4064 - 4074 Gantz Rd.**

**9,287 Total SF**



4084 - 4094 Gantz Rd.

8,100 Total SF





# DEMOGRAPHICS



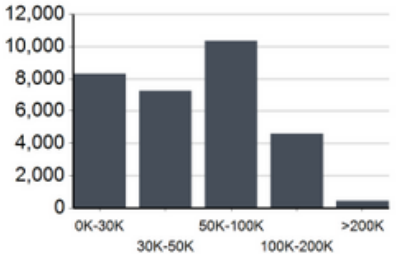
# DEMOGRAPHICS

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4064-4074 Gantz Rd, Grove City, OH 43123



### INCOME BY HOUSEHOLD



### CITY, STATE

**Grove City, OH**

### POPULATION

**81,921**

### AVG. HHSIZE

**2.47**

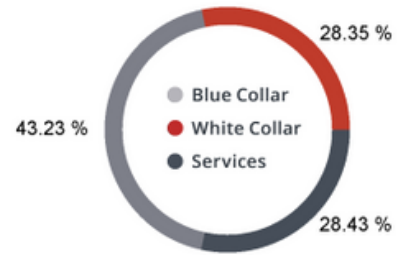
### MEDIAN HH INCOME

**\$45,089**

### HOME OWNERSHIP



### EMPLOYMENT



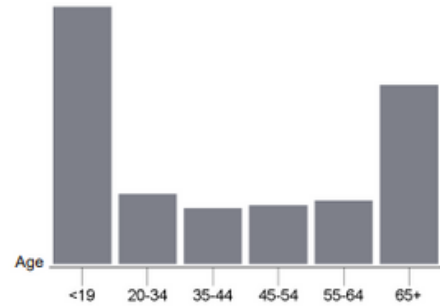
**46.04 %** Employed  
**1.49 %** Unemployed

### EDUCATION

High School Grad: **37.88 %**  
Some College: **21.41 %**  
Associates: **5.37 %**  
Bachelors: **17.15 %**

### GENDER & AGE

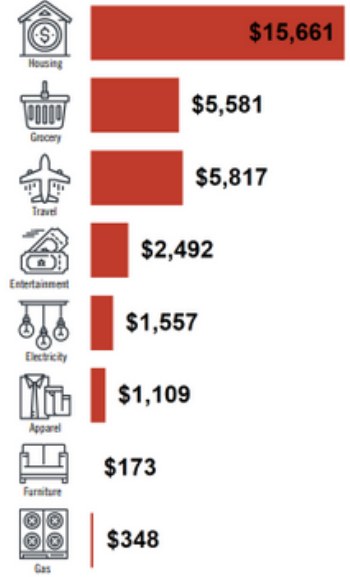
**48.89 %** **51.11 %**



### RACE & ETHNICITY

White: **89.04 %**  
Asian: **0.40 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **3.39 %**  
Hispanic: **3.72 %**  
Two or More Races: **3.45 %**

### HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advice.



# SALES COMPARABLES



<p><b>1</b> 910 John St - CoverMyMeds Building One <span style="float: right;"><b>SOLD</b></span></p> <p><b>Columbus, OH 43222</b> <span style="float: right;"><b>Franklin</b></span></p> <p>Sale Date <b>May 11, 2021</b> <span style="float: right;">Type <b>4 Star Office</b></span>  Sale Price <b>\$120,000,000</b> <span style="float: right;">Year Built <b>2021</b></span>  Price/SF <b>\$550.46</b> <span style="float: right;">RBA <b>218,000 SF</b></span>  Parcels <b>010-299408, 010-300572</b> <span style="float: right;">Land Acres <b>7.50 AC</b></span>  Comp ID <b>5500537</b> <span style="float: right;">Land SF <b>326,700 SF</b></span>  Comp Status <b>Research Complete</b> <span style="float: right;">Sale Condition <b>Investment Triple Net</b></span></p> 
<p><b>2</b> 5005 Parkcenter Ave - Dublin Surgical Center <span style="float: right;"><b>SOLD</b></span></p> <p><b>Dublin, OH 43017</b> <span style="float: right;"><b>Franklin</b></span></p> <p>Sale Date <b>Jun 30, 2020</b> <span style="float: right;">Type <b>3 Star Office</b></span>  Sale Price <b>\$6,729,500</b> <span style="float: right;">Year Built <b>2003</b></span>  Price/SF <b>\$478.90</b> <span style="float: right;">RBA <b>14,052 SF</b></span>  Parcels <b>273-004533</b> <span style="float: right;">Land Acres <b>2.72 AC</b></span>  Comp ID <b>5169389</b> <span style="float: right;">Land SF <b>118,483 SF</b></span>  Comp Status <b>Research Complete</b> <span style="float: right;">Zoning <b>PCD</b></span></p> 
<p><b>3</b> 5040 Forest Dr - New Albany Medical Office Building <span style="float: right;"><b>SOLD</b></span></p> <p><b>New Albany, OH 43054</b> <span style="float: right;"><b>Franklin</b></span></p> <p>Sale Date <b>Apr 26, 2022</b> <span style="float: right;">Type <b>4 Star Office</b></span>  Sale Price <b>\$27,688,000</b> <span style="float: right;">Year Built <b>2010</b></span>  Price/SF <b>\$467.44</b> <span style="float: right;">RBA <b>59,233 SF</b></span>  Actual Cap Rate <b>5.50%</b> <span style="float: right;">Land Acres <b>4.32 AC</b></span>  Parcels <b>222-003564</b> <span style="float: right;">Land SF <b>188,353 SF</b></span>  Comp ID <b>5986626</b> <span style="float: right;">Zoning <b>IPUD New Albany</b></span>  Comp Status <b>Research Complete</b></p> 
<p><b>4</b> 50 McNaughten Rd - Canyon Center <span style="float: right;"><b>SOLD</b></span></p> <p><b>Columbus, OH 43213</b> <span style="float: right;"><b>Franklin</b></span></p> <p>Sale Date <b>Dec 28, 2021</b> <span style="float: right;">Type <b>3 Star Office</b></span>  Sale Price <b>\$7,525,000</b> <span style="float: right;">Year Built <b>1976</b></span>  Price/SF <b>\$349.35</b> <span style="float: right;">RBA <b>21,540 SF</b></span>  Parcels <b>520-121070</b> <span style="float: right;">Land Acres <b>1.29 AC</b></span>  Comp ID <b>5847467</b> <span style="float: right;">Land SF <b>56,149 SF</b></span>  Comp Status <b>Research Complete</b> <span style="float: right;">Zoning <b>N/Av, Columbus</b></span></p> 
<p><b>5</b> 1145 Olentangy River Rd - The James <span style="float: right;"><b>SOLD</b></span></p> <p><b>Columbus, OH 43212</b> <span style="float: right;"><b>Franklin</b></span></p> <p>Sale Date <b>Sep 7, 2021</b> <span style="float: right;">Type <b>4 Star Office</b></span>  Sale Price <b>\$42,750,000</b> <span style="float: right;">Year Built <b>2011</b></span>  Price/SF <b>\$309.46</b> <span style="float: right;">RBA <b>138,146 SF</b></span>  Parcels <b>010-288228</b> <span style="float: right;">Land Acres <b>4.68 AC</b></span>  Comp ID <b>5683986</b> <span style="float: right;">Land SF <b>203,730 SF</b></span>  Comp Status <b>Research Complete</b> <span style="float: right;">Zoning <b>C</b></span>  Sale Condition <b>Lease Option</b></p> 
<p><b>6</b> 6670 Perimeter Dr - Avery Place <span style="float: right;"><b>SOLD</b></span></p> <p><b>Dublin, OH 43016</b> <span style="float: right;"><b>Franklin</b></span></p> <p>Sale Date <b>Dec 30, 2020</b> <span style="float: right;">Type <b>3 Star Office</b></span>  Sale Price <b>\$14,500,000</b> <span style="float: right;">Year Built <b>2006</b></span>  Price/SF <b>\$288.63</b> <span style="float: right;">RBA <b>50,238 SF</b></span>  Parcels <b>273-012055</b> <span style="float: right;">Land Acres <b>5.00 AC</b></span>  Comp ID <b>5364840</b> <span style="float: right;">Land SF <b>217,800 SF</b></span>  Comp Status <b>Research Complete</b> <span style="float: right;">Zoning <b>Neighborhood Office</b></span>  Sale Condition <b>Debt Assumption</b></p> 



# THE STATE OF OHIO



**60%**

OF THE POPULATIONS OF U.S. & CANADA WITHIN A ONE-DAY DRIVE

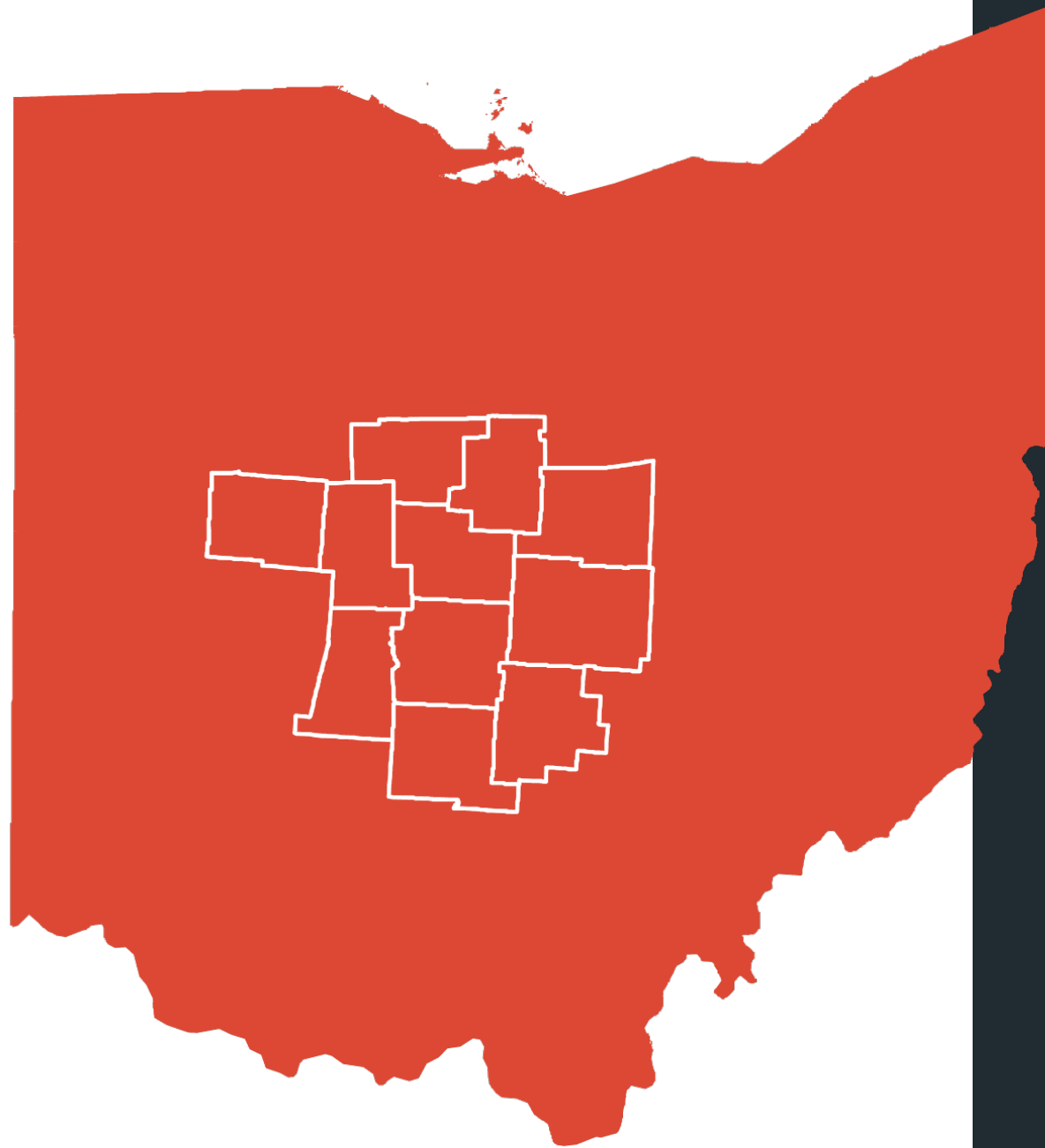
**No. 2**

STATE FOR LOWEST COST OF DOING BUSINESS

**0%**

STATE TAX ON CORPORATE INCOME, R&D INVESTMENTS, AND GOODS & PRODUCTS SOLD OUT OF STATE

# THE 11-COUNTY COLUMBUS REGION



# #1

IN THE MIDWEST FOR  
POPULATION, JOB,  
GDP GROWTH\*

# 14<sup>th</sup>

LARGEST CITY IN THE  
UNITED STATES

# 16

HEADQUARTERED FORTUNE  
1000 COMPANIES



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; \*Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.



# THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

## FORTUNE 500 HQ



## NOTABLE HQ



## MAJOR OPERATIONS

**HONDA**



JPMORGAN CHASE & CO.



# THE STATE OF OHIO



**\$2.7B**

BUDGET SURPLUS AS  
OF JAN. 2022

**AA+**

CREDIT RATING  
STANDARDS & POOR'S AND  
MOODY'S AS OF AUG. 2021

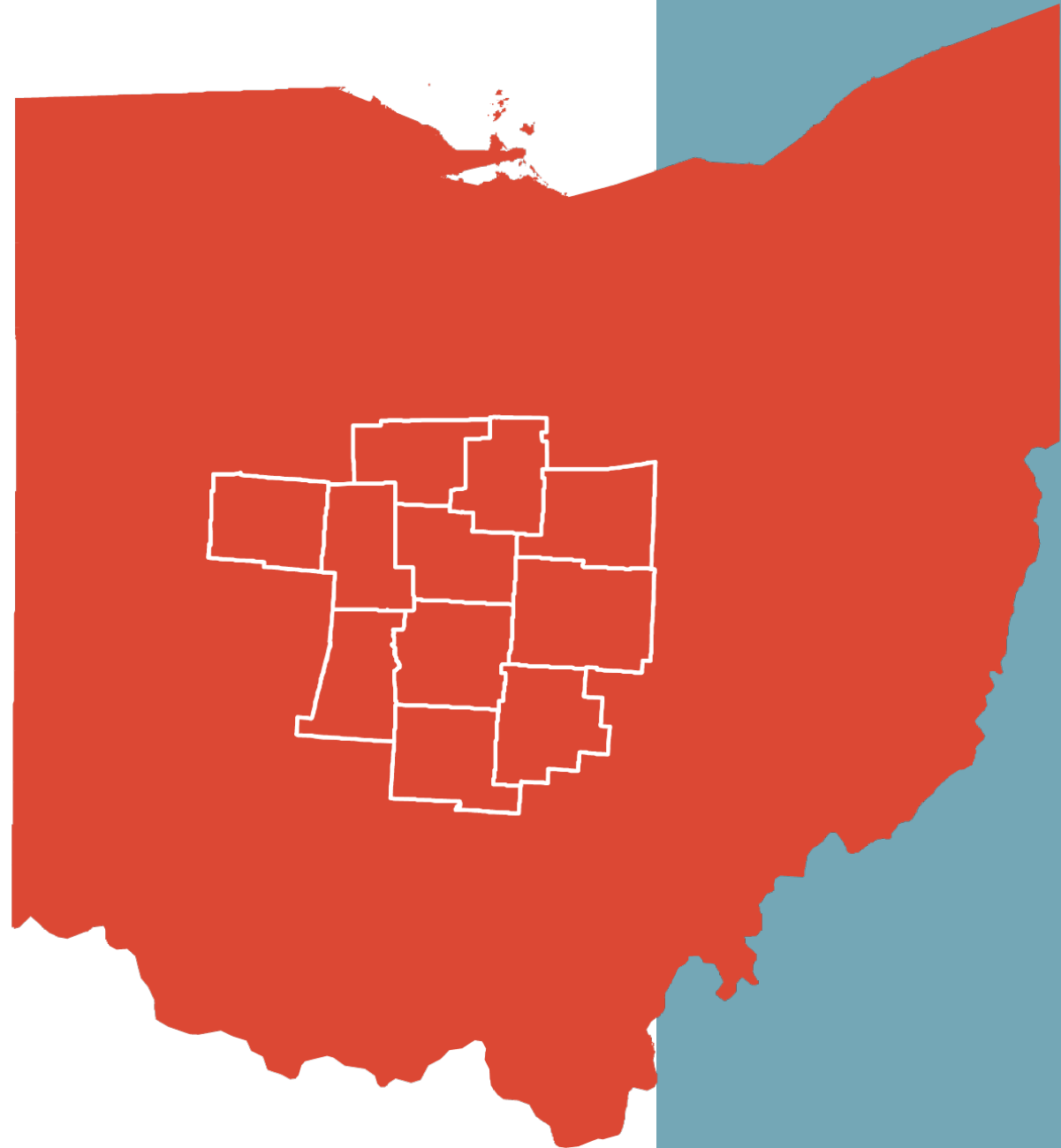
**AAA**

CREDIT RATING AS  
OF SEP. 2022

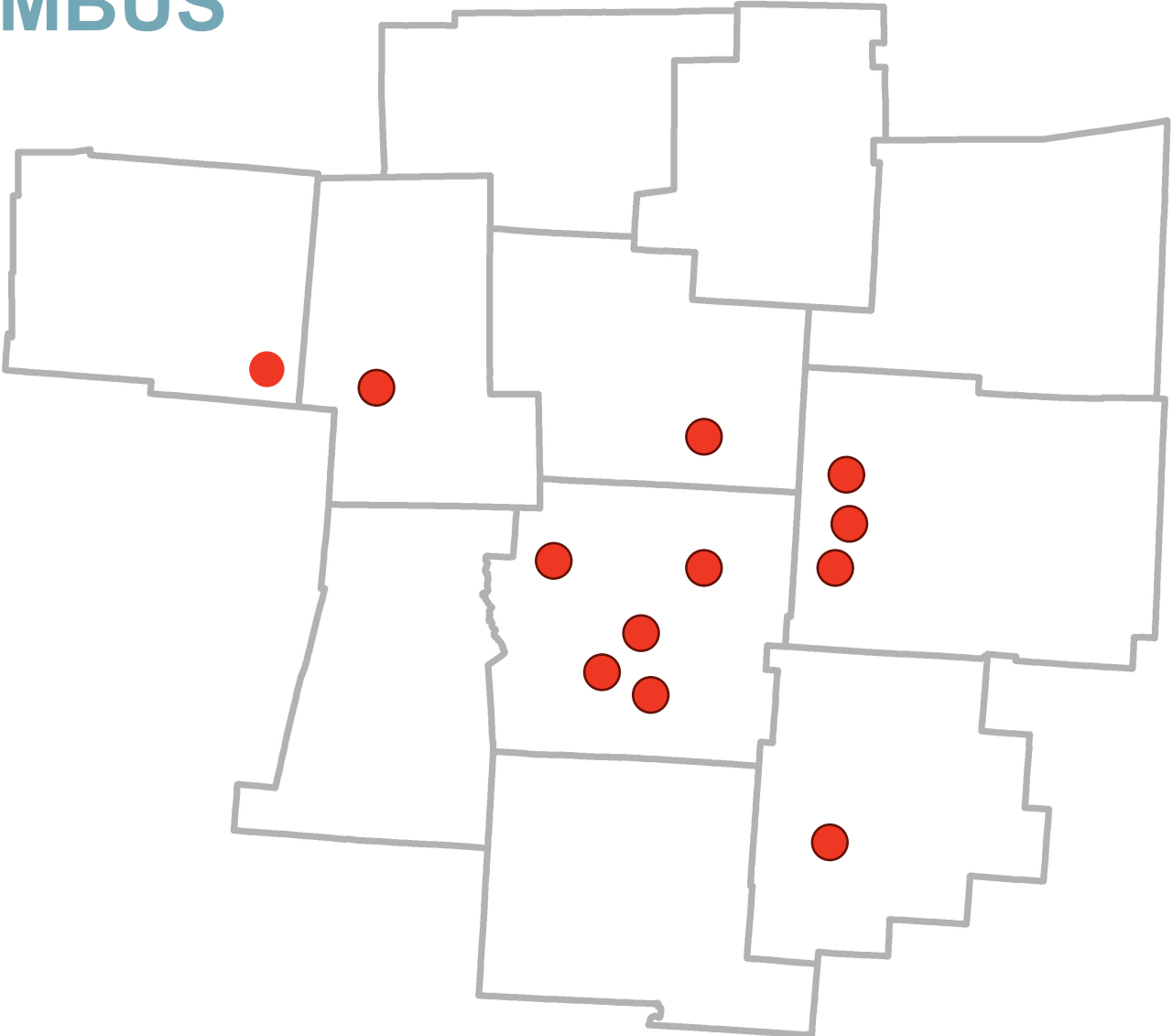


# TOP 10 METRO

*BY SITE SELECTION  
MAGAZINE*



# COMPANIES INVESTING IN COLUMBUS

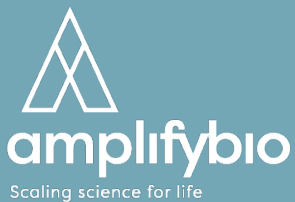


**HONDA**

Orveon



**FORSEE  
POWER**



BBI LOGISTICS



**intel**





# YEAR IN REVIEW: 2022 RESULTS

**53**



**Projects**



**8,385**



**Jobs Created**



**\$807M**



**New Payroll**



**\$21.2B**



**Capital Investment**

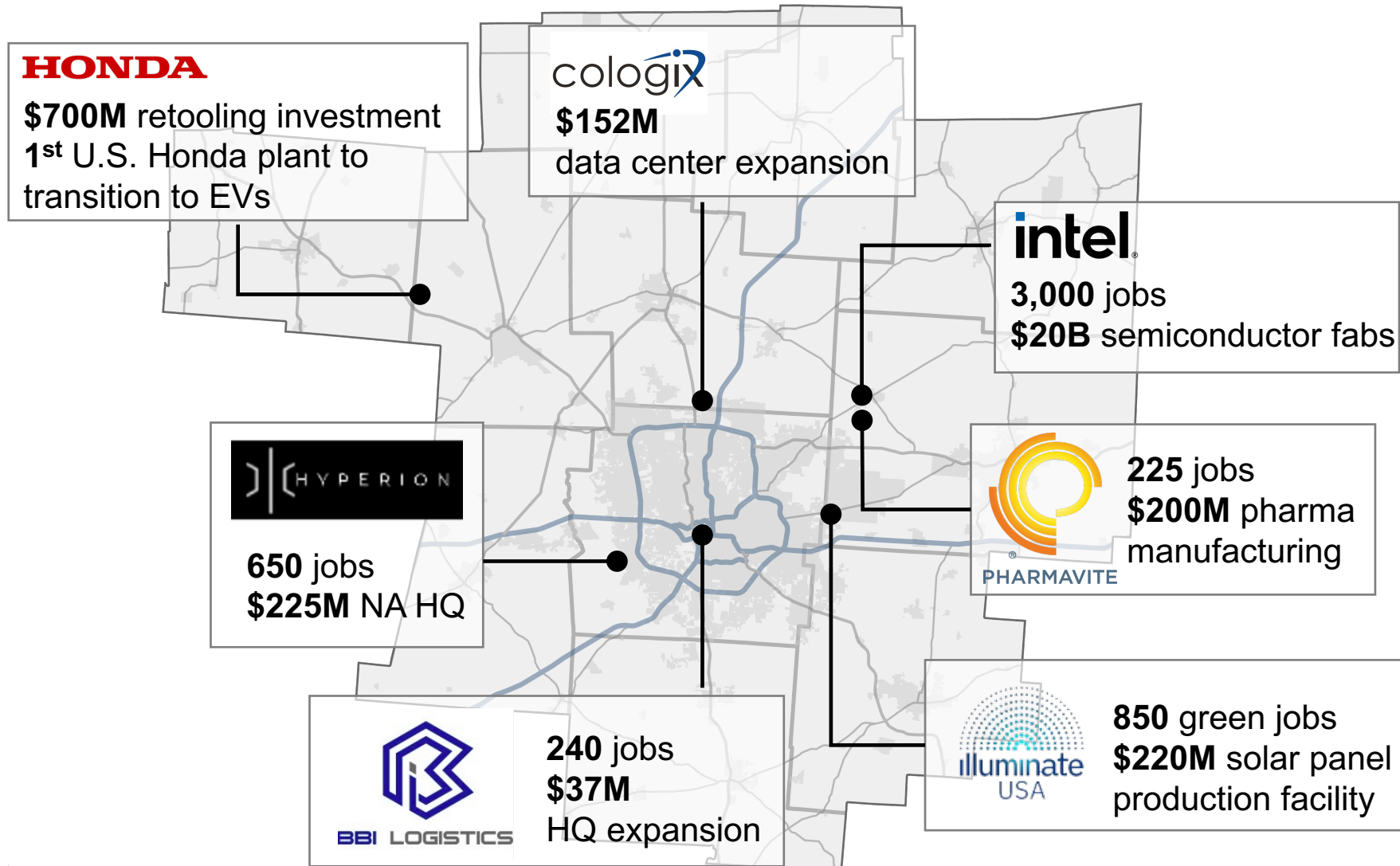


**Projects in  
more than 20  
communities  
across the  
Region.**



*Source: One Columbus, results since January 2022 as of December 31, 2022. One Columbus projects, does not encompass all market activity.*

# 2022 – 2023 YTD NOTABLE PROJECTS



All Projects

10,512

Jobs

\$941M

Payroll

\$29.7B

Cap Ex



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – June 29, 2023; One Columbus projects only, does not encompass all market activity.

# 2022 NOTABLE PROJECTS

**HONDA**



**FORSEE  
POWER**



**intel**



Orveon

**5,502+**  
JOBS

