

FOR SALE

Absolute NNN Ground Lease



Delaware, Ohio 43015
750 W Central Ave

Anthony Maronitis
614-352-8669
amaronitis@cbc-aspire.com

Chris Howard
614-264-6801
choward@cbc-aspire.com

Property Information

AVAILABILITY

3,995± square feet situated on 1.4± acres

ASKING PRICE

\$940,000

CAP RATE

5.05%

FEATURES

- Absolute NNN Ground Lease
- Investment Opportunity with Zero Landlord Responsibilities
- 10 year initial term with 3 five year options with rate increases
- Built in 2015
- Sits on main east/west corridor of SR 36/37 surrounded by rooftops

AREA

- Area tenants include Ace Hardware, Planet Fitness, First Commonwealth Bank and LifePoint Church
- 0.5± miles to OhioHealth Grady Memorial Hospital
- Ohio Wesleyan University is 2± miles away
- Average Daily Traffic Volume of 13-16K on W Central Avenue

2019 Demographic Snapshot

SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	11,718	35,514	44,523
Households	4,689	13,956	17,215
Median HH Income	\$64,926	\$58,692	\$62,618
Total Businesses	247	1,106	1,388
Total Daytime Population	11,013	36,587	43,520

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Coldwell Banker Commercial
Aspire Realty Services
399 E Main St, Suite 100
Columbus, OH 43215
614-341-9800

TENANT PROFILE

DELAWARE, OHIO 43015
750 W CENTRAL AVE



Lease Overview:

10 year Initial Term with 3 Five year Options with Rate Increases

Rent Commencement: April 1, 2015

Years 1 to 5: \$47,500 per year

Years 6 to 10: \$51,700 per year



At one time, Covelli Enterprises was the largest franchisee of McDonald's Restaurants. Today, there are no McDonald's Restaurants in the Covelli portfolio. In 1997, their interest in McDonald's was sold and they began franchising Panera Bread restaurants. Since that time, the company has become the largest franchisee of Panera Breads with over 300 locations in five states and Canada. Additionally, Covelli Enterprises hovers near one of the largest restaurant franchisees in the country, ranking in 2014 as No. 4. In addition to Panera Bread restaurants, Covelli Enterprises also owns O'Charley's Restaurants and Dairy Queen stores.



Panera Bread Company is a chain store of bakery-café fast casual restaurants, all of which are in the United States and Canada. Panera has grown from one 400-square-foot cookie store into an enterprise with more than 2,000 bakery-cafes, 100,000 associates and annual systemwide sales of over \$5 billion. On July 18, 2017, Panera was acquired by JAB Holding Co., ending its 26-year run as a public company on a high note. Panera was the best-performing restaurant stock of the last 20 years, delivering a total shareholder return up 86-fold from July 18, 1997, to July 18, 2017, compared to a less than twofold increase for the S&P 500 during the same period. What's more, Panera's stock generated annualized returns of 25% in the same time frame.

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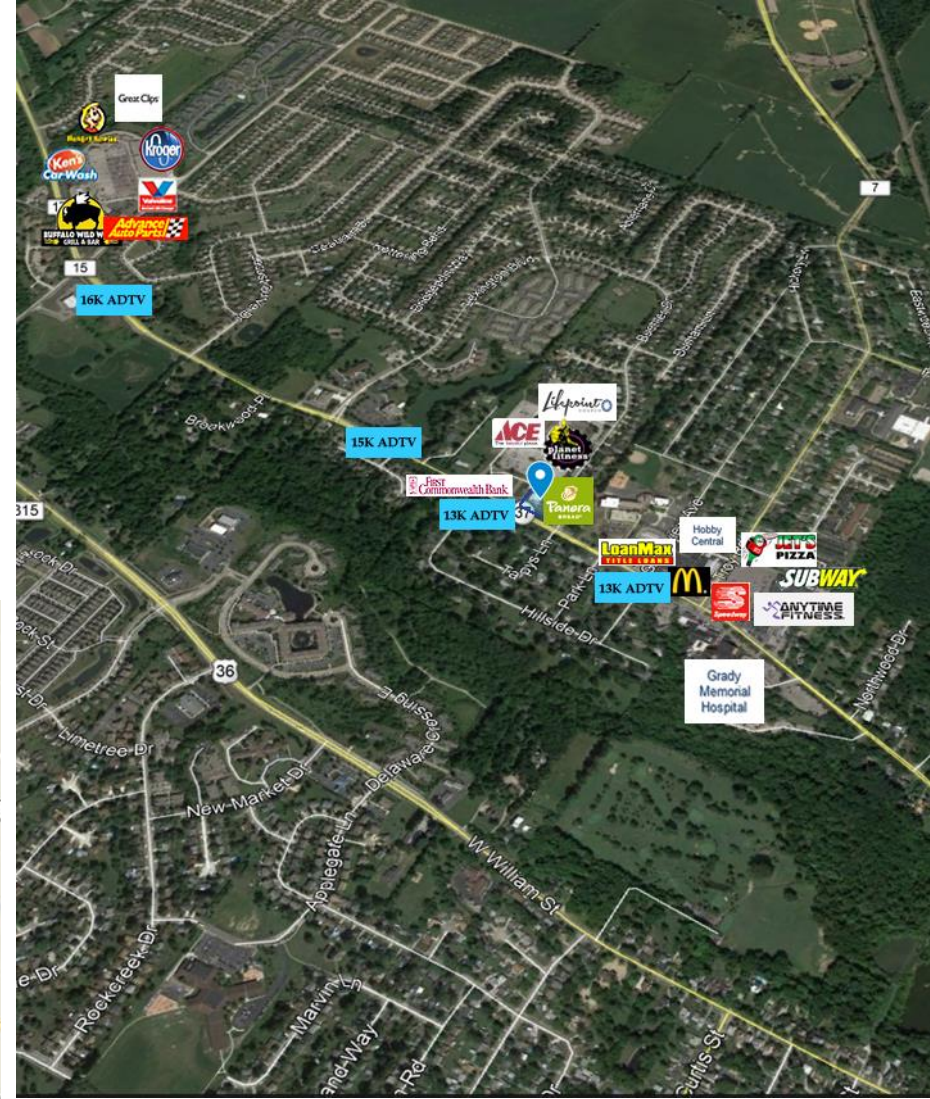
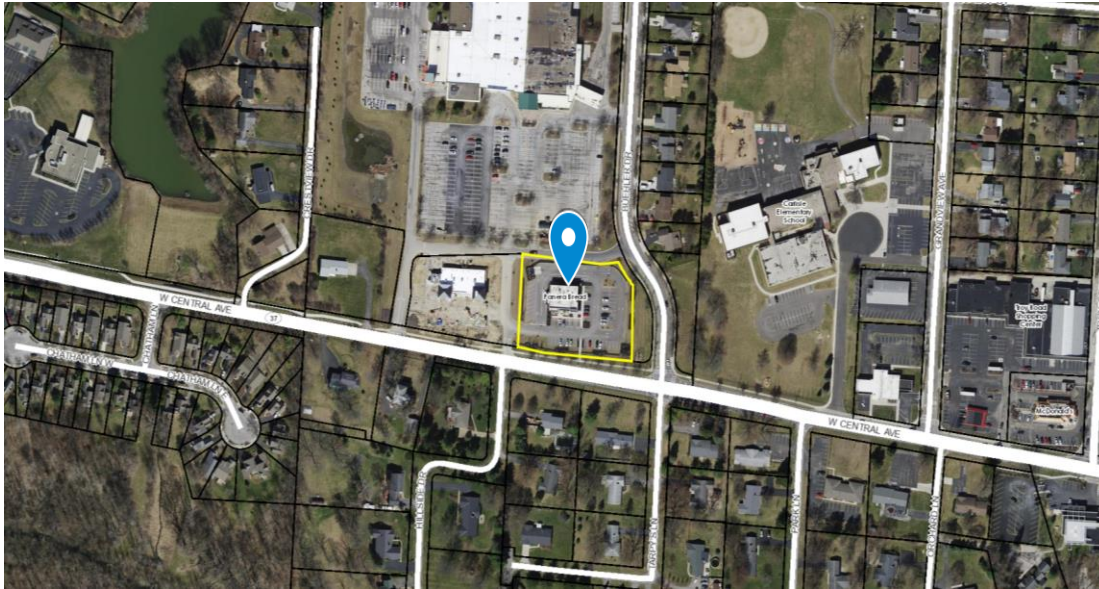
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AERIALS AND MAPS

DELAWARE, OHIO 43015
750 W CENTRAL AVE



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Buyer (Tenant) Confidentiality Agreement

This agreement is made between Aspire Realty Services ("Seller's Broker"), ("Buyer's Broker") and ("Buyer") and relates to the potential sale of 750 W Central Ave, Delaware, Ohio 43015 ("Property"). In as much as information and materials will be supplied to Buyer and Buyer's Broker so that it may evaluate its decision to submit an offer for the purchase of Property this agreement shall govern the use, rights to, and dissemination of that information.

- 1. Buyer and Buyer's Broker agrees to keep confidential all of the information and materials, whether written or oral, received from Broker and shall not permit the information and materials to be disclosed to any third party except to those parties who need access to the information for the exclusive purpose of evaluating a potential transaction for the buyer.
2. Buyer and Buyer's Broker agrees that no portion of the information or materials submitted by or on behalf of Broker shall be used in any way to the detriment of Broker, Seller, or Property, nor shall it be used by Buyer or Buyer's Broker other than in connection with evaluation of the Property.
3. Buyer and Buyer's Broker agrees that it will not contact any of the Property's employees or tenants regarding the sale of the property without the prior written consent of the Broker and Seller.
4. Buyer and Buyer's Broker agrees that Seller shall have the unrestricted right, in its sole discretion, at any time, (i) to reject for any or no reason any and all offers submitted by Buyer or Buyer's Broker, and (ii) to refuse for any or no reason to enter into a proposed sale with Buyer.
5. Buyer and Buyer's Broker understands that Seller is not exclusively negotiating with Buyer and Buyer's Broker and that Seller remains free to negotiate with other purchasers for the sale of Property.
6. Buyer and Buyer's Broker recognizes that irreparable injury may result to Seller, Broker and Property if it breaches any provision of the Agreement, and agrees that if it should engage, or cause any other person or entity to engage, in any act in violation of any such provision hereof, Seller, Broker and Property shall be entitled, in addition to such other remedies, damages and relief as may be available under applicable law, to equitable relief, including any injunction prohibiting it from engaging in any such act.
7. Buyer and Buyer's Broker understands that the information Broker makes available is based on sources deemed reliable but there is no representation or warranty, either expressed or implied as to the accuracy or completeness of that information.
8. This agreement shall be construed in accordance with, and the performance thereof governed by the laws of the State of Ohio and Buyer submits to the jurisdiction of the courts of the State of Ohio to resolve any disputes under this Agreement.
9. Buyer and Buyer's Broker acknowledges that Anthony Maronitis and Chris Howard, Aspire Realty Services, is acting as the Broker/Agents for the Seller.

Agreed and Acknowledged, this ___ day of ___, 20__.

BUYER'S BROKER

BUYER

By: _____

By: _____

Date: _____

Print: _____

Phone#: _____

Date: _____

Email: _____

Address: _____