

Jiffy Lube

700 POLARIS PARKWAY
LEWIS CENTER, OHIO 43035

INVESTMENT OPPORTUNITY

Absolute single
tenant net leased
asset located in upscale
suburb of Columbus.

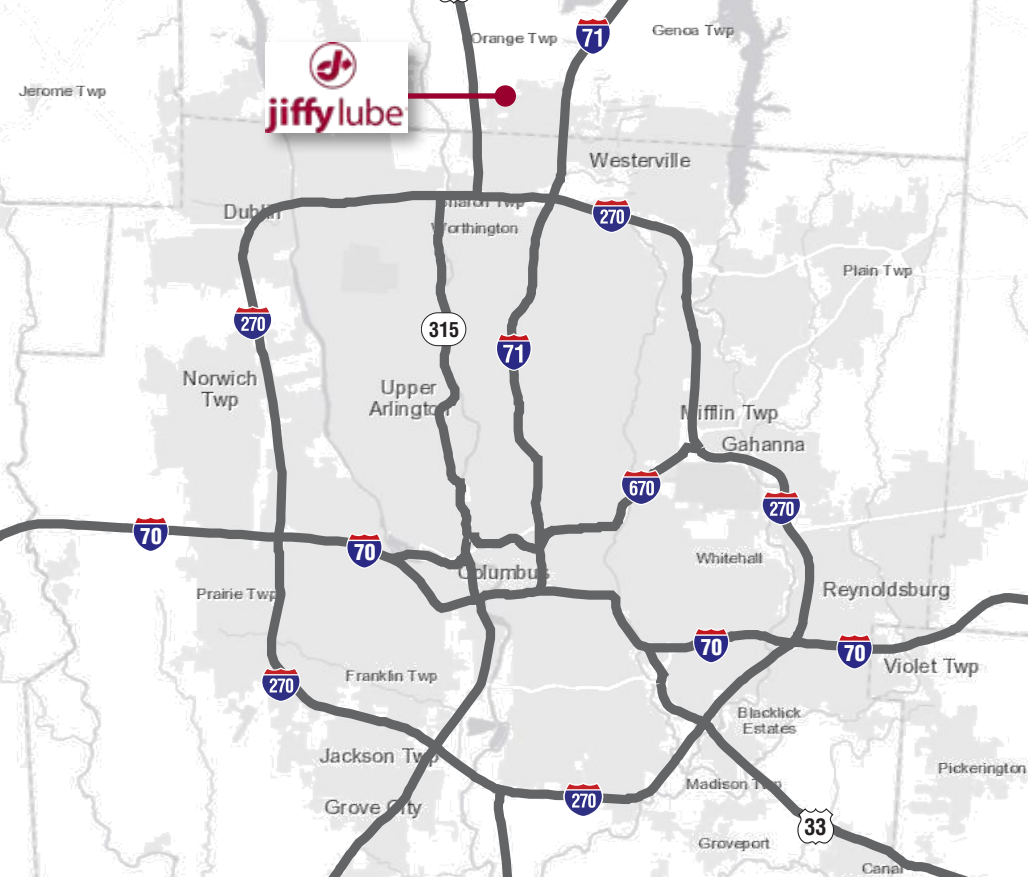


Colliers International | Greater Cincinnati
425 Walnut Street, Suite 1200
Cincinnati, Ohio 45202
P: +1 513 721 4200

Jeffrey Johnston CPA
+1 513 562 2231
jeff.johnston@colliers.com

Christopher Prosser CCIM
+1 513 562 2232
chris.prosser@colliers.com

Grant Chaney CCIM
+1 614 437 4569
grant.chaney@colliers.com



HIGHLIGHTS

- › Absolute net lease with no Landlord responsibilities with 10 years and nine months remaining on lease term
- › Provides investor with a hands free long term investment in one of the most active retail trade areas in the region
- › Lease calls for 7.5% rent increases every 5 years including option periods
- › Heartland Automotive Services is the largest Jiffy Lube operator in the country with over 540 locations nationwide
- › The Polaris submarket is one of the most dominant retail trade areas in the entire Columbus market and includes high profile retailers as Target, Cabela's, Kroger, Lowe's and Sak's Fifth Avenue

SNAPSHOT

Address	700 Polaris Parkway Lewis Center, OH 43035
Purchase Price	\$1,900,000
Cap Rate	5.85%
Base Rent	\$111,026
Lease Type	Absolute NNN
Lease Term Remaining	10 years, 9 months
Year Completed	2002
Acres	0.647

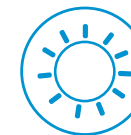
DEMOS



Projected Population
(2018, 5 miles)
185,000



Average Household Income
(2018, 5 miles)
\$119,883



Daytime Population
(2018, 5 miles)
109,410