

NNN Panda Express Ground Lease

3769 E. BROAD STREET
Columbus, Ohio

\$740,000

Located on E. Broad Street directly across from Town & Country Shopping Center

Ideally positioned to meet the retail needs of its primary market: Whitehall, Bexley, Gahanna, Reynoldsburg and the east side of Columbus

Panda Express is expanding across the country and has over 1,200 locations with over \$1 billion in annual sales

One-story building with drive-thru - 2,456 square feet of space on 0.884 acre of land (ground lease)

Opportunity to accommodate larger user with the addition of 1.345 acres located behind the ground lease parcel

Absolute net ground lease opportunity

Original Lease Term: 20 years
Lease Commencement: August 16, 2006
Lease Expiration: August 31, 2026

Annual Rent: \$50,000

Rental Increases:

2011: \$55,000
2016: \$60,500
2021: \$66,500

Option Rent:

2026: \$73,205
2031: \$80,525
2036: \$88,578
2041: \$97,436

TRAFFIC COUNTS

E. Broad St. at Maplewood Ave. - 28,600
James Rd. at E. Broad St. - 26,900

EXCLUSIVELY LISTED BY:

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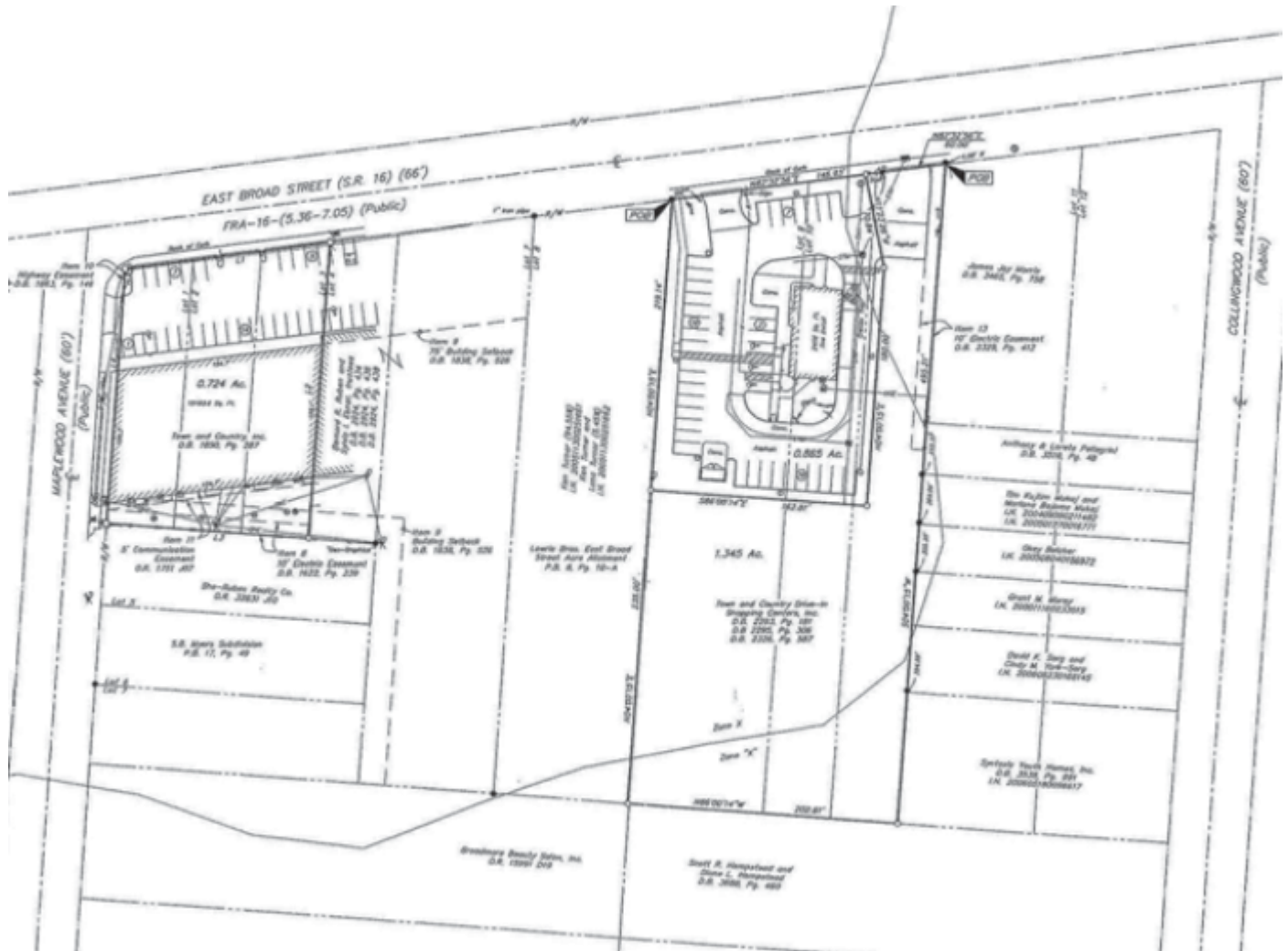
KEY DEMOGRAPHICS

	ONE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	11,563	245,109
DAYTIME POPULATION	12,320	259,687
MEDIAN AGE	34 years	35 years
HOUSEHOLDS	5,130	101,522
AVERAGE HOUSEHOLD INCOME	\$38,795	\$49,131
NUMBER OF BUSINESSES	427	10,760
NUMBER OF EMPLOYEES	8,696	183,397

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