



10-YEAR CORPORATE LEASE, 1,100+ LOCATIONS IN 45 STATES & \$3+ BILLION IN REVENUE

ASPEN DENTAL

COLUMBUS, OHIO

OFFERING MEMORANDUM



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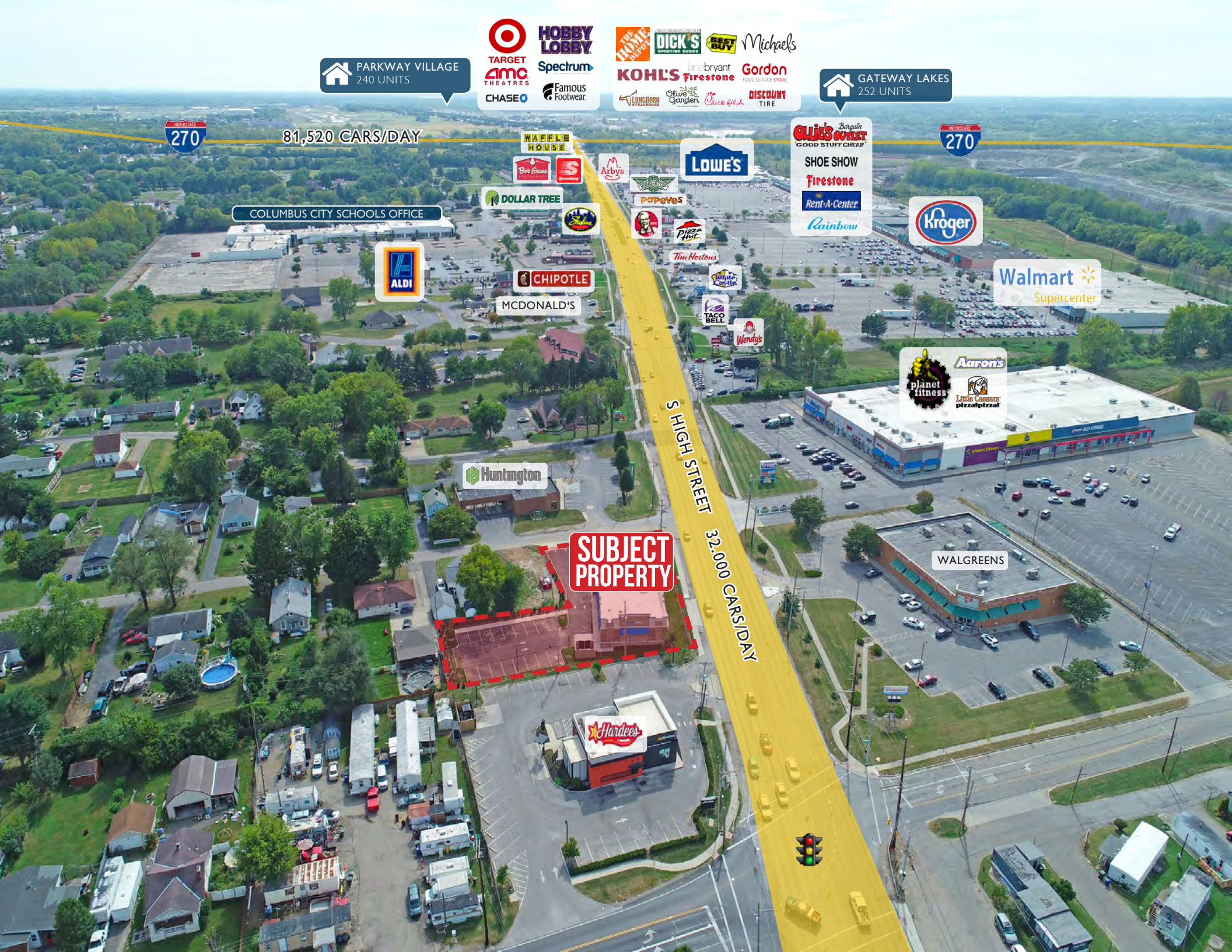
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PARKWAY VILLAGE
240 UNITS

TARGET
AMC THEATRES
CHASE
HOBBY LOBBY
Spectrum
Famous Footwear

HOME DEPOT
DICK'S
BEST BUY
Michaels
Kohl's
Firestone
Gordon
FOOD SERVICE STORE
Longhorn Steakhouse
Olive Garden
Chick-fil-ee
DISCOUNT TIRE

GATEWAY LAKES
252 UNITS

270

81,520 CARS/DAY

COLUMBUS CITY SCHOOLS OFFICE

ALDI

Huntington

SUBJECT
PROPERTY

S HIGH STREET
32,000 CARS/DAY

270

Quik's Outlet
Bargain
GOOD STUFF CHEAP
SHOE SHOW
Firestone
Rent-A-Center
Rainbow

Kroger

Walmart
Supercenter

planet fitness
Aaron's
Little Caesars
pizzapizzat

WALGREENS

Hardee's



65,795 STUDENTS &
51,525 EMPLOYEES

DOWNTOWN COLUMBUS
42.7 MILLION VISITORS/YEAR

NATIONWIDE
CHILDREN'S HOSPITAL

BUCKEYE MIDDLE
407 STUDENTS

PARSONS ELEMENTARY
339 STUDENTS

WINDMILLER POINTE
284 UNITS

FAIRLANE
217 UNITS

WALGREENS

SUBJECT
PROPERTY

Huntington



S HIGH STREET 32,000 CARS/DAY

Advance
Auto Parts

DOLLAR GENERAL

O'Reilly

AutoZone

CUBESMART



AUTO PARTS

SHERWIN
WILLIAMS

BURGER KING

CVS/pharmacy





ADDRESS

3460 S High St.
Columbus, OH 43207

PRICE

\$3,349,000

CAP RATE

6.00%

NOI

\$200,969

FINANCIAL OVERVIEW

PRICE	\$3,349,000
CAP RATE	6.00%
GROSS LEASABLE AREA	4,114 SF
YEAR BUILT	2023
LOT SIZE	0.63 +/- Acres

Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
LEASE TERM	10 Years
RENT COMMENCEMENT	November 2023
INCREASES	8% Every Five Years
OPTIONS	Three, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$200,969	\$16,747
Year 6 - Year 10	\$217,055	\$18,088
Option 1	\$234,416	\$19,535
Option 2	\$253,176	\$21,098
Option 3	\$273,416	\$22,785



OWNERSHIP: PRIVATE
TENANT: CORPORATE
GUARANTOR: ASPEN DENTAL MANAGEMENT, INC.

Aspen Dental was founded in 1998 in New York by Bob Fontana with a simple goal in mind: to break down the barriers that doctors and patients face when it comes to dental care. Today, more than 20 years later, with nearly 1,100 Aspen Dental locations nationwide, the mission of the company remains the same – to bring better care to more people. Aspen Dental is the largest group of branded dental offices in the world.



HEADQUARTERED IN
CHICAGO,
ILLINOIS



1,100
LOCATIONS



FOUNDED IN
1998



18,000
EMPLOYEES

IN 2022
SERVED MORE THAN
30,000
PATIENTS PER DAY &
OVER 8 MILLION
PATIENTS IN THE
CALENDAR YEAR

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TAG - THE ASPEN GROUP 2022 YEAR IN REVIEW: MAKING
AN IMPACT THROUGH CONTINUED GROWTH AND
COMMITMENT TO OUR COMMUNITIES

March 2, 2023
www.prnewswire.com

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord shall be responsible for all maintenance, replacement and repair to the roof, parapets, flashing, gutters and downspouts, canopies and awnings (but not the routing cleaning), floor slab (but not surface damage caused by Tenant), support columns, footers, subfloor, outer walls (excluding windows, doors and door frames which should be Tenant's responsibility) and structural portions of the premises. Landlord is also responsible for the exterior and underground utilities.

TENANT RESPONSIBILITIES

Tenant shall make and pay for all maintenance, replacement and repair if necessary to keep the premises, surface parking area, sidewalks (if any) and landscaping in good state or repair, except for maintenance above which is Landlord's responsibility. Tenant is responsible for the HVAC maintenance and cost of trash removal.

TAXES

Tenant shall pay all real estate taxes and assessments.

INSURANCE

Tenant agrees to carry commercial general liability insurance and property insurance.

Landlord agrees to carry property damage insurance, which shall be reimbursed by Tenant.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with the written consent of Landlord, but shall not be relieved of its lease obligations unless the entity as a net worth greater than \$5,000,000.

ESTOPPEL

Tenant has 20 Days from receipt of request to provide an executed estoppel.

INVESTMENT *HIGHLIGHTS*

- 10-Year Lease with 8% Increases Every 5 Years, Minimal Landlord Responsibilities
- Corporate Guaranty, 1,100+ Locations in 45 States and \$3+ Billion in Revenue
- Aspen Dental Served Over 8 Million Patients in 2022, Largest/Fastest-Growing Network of Branded Dental Practices in the U.S.
- Brand New High-Quality Construction, Tenant Made Significant Capital Investment Towards Building Out the Space
- Serving Over 172,000 Residents in Rapidly Growing Columbus Suburb
- Strategic Location, Closest Aspen Dental Practice is Over 14 Miles Away
- Highly Visible to More Than 32,000 Cars/Day Along Major Commercial Artery
- Just Off I-270 with Over 81,500 Cars/Day, the Beltway Loop Freeway Provides Access to All Suburbs Surrounding Columbus
- Down the Street from a High-Volume Walmart Supercenter, Lowe's, and Kroger Anchored Shopping Center
- Strong Daytime Population, Over 101,000 Employees in the Immediate Trade Area
- Minutes to The Ohio State University with 66,000+ Students and Surrounded by Several K-12 Schools with 14,000+ Students
- Just South of Nationwide Arena, Home to NHL's Columbus Blue Jackets with 665,000+ Visitors/Year
- 5 Miles South of Downtown Columbus and 8 Miles to Rickenbacker International Airport





FRANKLIN MEDICAL CENTER

INDUSTRIAL

INDUSTRIAL

TOUCHSTONE
100 UNITS

MARION-FRANKLIN HIGH
723 STUDENTS

MARION FRANKLIN REC CENTER

WATKINS ELEMENTARY
306 STUDENTS

BUCKEYE MIDDLE
407 STUDENTS

WINDMILL POINTE
284 UNITS

PARSONS ELEMENTARY
339 STUDENTS

INDUSTRIAL

INDUSTRIAL

SUBJECT PROPERTY

amazon

CEDARWOOD ELEMENTARY
364 STUDENTS

OBETZ ATHLETIC CLUB

INDUSTRIAL

INDIAN MEADOWS
72 UNITS

ENCHANTED ACRES
404 UNITS

270

81,520 CARS/DAY

86,960 CARS/DAY

HIGH STREET 32,000 CARS/DAY

71

270

71

Hilton Garden Inn
Hampton Inn
Chandler Property
Best Western
Red Roof
Hawthorn Express

GATEWAY LAKES
252 UNITS

planet fitness
Aaron's
WALGREENS

Walmart Supercenter
Kroger
SHOE SHOW
Firestone
Rainbow
Rent-A-Center

DICK'S
BEST BUY
Michaels
Kohl's
bryant
Gordon
Firestone
Longhorn
Olive Garden
Chick-fil-A
DISCOUNT TIRE

Target
AMC THEATRES
CHASE
HOBBY LOBBY
Spectrum
Famous Footwear

PARKWAY VILLAGE
240 UNITS



CONSTRUCTION PHOTOS





PRIVACY FENCE

DUMPSTER

AspenDental

BICYCLE RACK

ROCKWELL ROAD

SOUTH HIGH STREET

Bellefontaine

Marysville

Delaware

Powell

Westerville

Dublin

Worthington

Hilliard

Upper Arlington

Columbus

Gahanna

Pataskala

Reynoldsburg

Etna

Grove City

Groveport

Baltimore

Sterling

South
Bloomfield

Lancaster

Circleville

DEMOGRAPHICS

3460 S HIGH ST.
COLUMBUS, OH 43207

POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	7,481	40,903	154,185
2022 Population	8,010	44,818	172,272
2027 Population	8,041	45,426	176,406

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2010 Households	2,980	15,436	61,795
2022 Households	3,212	17,045	69,076
2027 Households	3,266	17,504	72,272

INCOME

	1-MILE	3-MILES	5-MILES
2021 Average Household Income	\$61,629	\$68,288	\$75,987

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2022 Number of Employees In Area	3,164	15,778	101,427



**5
MILES**
DOWNTOWN
COLUMBUS



**7
MILES**
OHIO STATE
UNIVERSITY



**12
MILES**
JOHN GLENN
COLUMBUS
INTERNATIONAL
AIRPORT



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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O F F E R I N G M E M O R A N D U M

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