

# IVYBROOK ACADEMY

3755 W DUBLIN-GRANVILLE RD, DUBLIN, OH 43017 (COLUMBUS MSA)



OFFERING MEMORANDUM



**Safelite** AutoGlass  
Company Headquarters

**BRIDGE PARK**  
30-Acre Mixed-Use,  
Walkable Community

**BIG SANDY**  
HOME FURNISHINGS  
*Superstore*

**CARMAX**

**AMC**  
THEATRES

**Wendy's**  
Company Headquarters

**HOBBY LOBBY**  
planet fitness

**18,625 CPD**  
W DUBLIN-GRANVILLE RD

**LOWE'S**

**60,430 CPD**  
SAWMILL RD

**WHOLE FOODS MARKET** **STAPLES**  
**REIRACK** **DSW** **BARNES & NOBLE**  
NORDSTROM  
DESIGNER SHOE WAREHOUSE

**IVYBROOK ACADEMY**

**OLD NAVY** **ULTA BEAUTY**  
**five BELOW** **Michaels** **Ashley HOMESTORE**

**BROOKSIDE GOLF & COUNTRY CLUB**

**TRADER JOE'S**

**meijer**

**OHIO ARMY NATIONAL GUARD**

**DICK'S SPORTING GOODS**

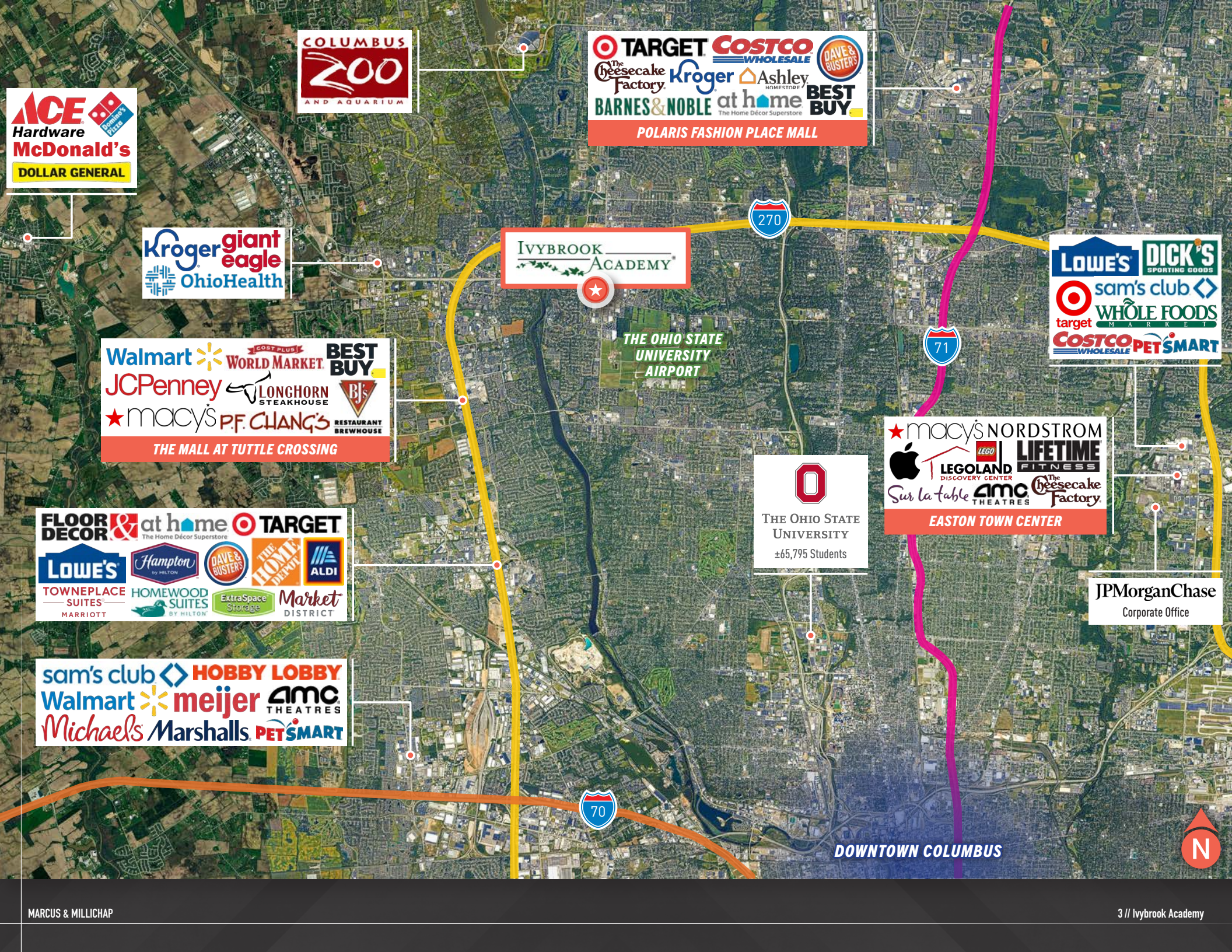
**PET SMART**  
target **Burlington**

**KOHL'S**

**THE HOME DEPOT** **sam's club**



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**COLUMBUS**  
**ZOO**  
AND AQUARIUM

**TARGET** **COSTCO WHOLESALE** **DAVE & BUSTERS**  
**The Cheesecake Factory** **Kroger** **Ashley HOMESTORE**  
**BARNES & NOBLE** **at home** **BEST BUY**  
The Home Décor Superstore  
**POLARIS FASHION PLACE MALL**

**ACE Hardware**  
**McDonald's**  
**DOLLAR GENERAL**

**Kroger** **giant eagle**  
**OhioHealth**

**IVYBROOK ACADEMY**

**LOWE'S** **DICK'S SPORTING GOODS**  
**sam's club** **WHOLE FOODS MARKET**  
**target** **COSTCO WHOLESALE** **PET SMART**

**Walmart** **WORLD MARKET** **BEST BUY**  
**JCPenney** **LONGHORN STEAKHOUSE** **BJ's**  
**macy's** **P.F. CHANG'S RESTAURANT BREWHOUSE**  
**THE MALL AT TUTTLE CROSSING**

**THE OHIO STATE UNIVERSITY AIRPORT**

**macy's** **NORDSTROM**  
**Apple** **LEGO DISCOVERY CENTER** **LIFETIME FITNESS**  
**Sur la table** **AMC THEATRES** **The Cheesecake Factory**  
**EASTON TOWN CENTER**

**O**  
**THE OHIO STATE UNIVERSITY**  
±65,795 Students

**FLOOR DECOR** **at home** **TARGET**  
The Home Décor Superstore  
**LOWE'S** **Hampton by HILTON** **DAVE & BUSTERS** **THE HOME DEPOT** **ALDI**  
**TOWNEPLACE SUITES MARRIOTT** **HOMWOOD SUITES BY HILTON** **ExtraSpace Storage** **Market DISTRICT**

**JPMorganChase**  
Corporate Office

**sam's club** **HOBBY LOBBY**  
**Walmart** **meijer** **AMC THEATRES**  
**Michaels** **Marshalls** **PET SMART**

**DOWNTOWN COLUMBUS**



# Executive Summary

3755 W Dublin-Granville Rd, Dublin, OH 43017

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,472,800</b>
Cap Rate	6.25%
Building Size	5,620 SF
Net Cash Flow	6.25% \$154,550
Year Built	2004
Lot Size	0.98 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof and Structure	Landlord Responsible
Tenant	Ivybrook Academy
Guarantor	Personal
Lease Commencement Date	January 31, 2020
Lease Expiration Date	May 31, 2040
Lease Term Remaining	14 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 5/31/2030	\$154,550.00	6.25%
6/1/2030 – 5/31/2035	\$170,005.00	6.88%
6/1/2035 – 5/31/2040	\$187,005.50	7.56%
Renewal Options	Annual Rent	Cap Rate
Option 1 (6/1/2040 – 5/31/2045)	\$205,706.05	8.32%
Option 2 (6/1/2045 – 5/31/2050)	\$226,276.70	9.15%

<b>Base Rent</b>	<b>\$154,550</b>
<b>Net Operating Income</b>	<b>\$154,550</b>
<b>Total Return</b>	<b>6.25% \$154,550</b>



**Burlington**  
**TSC TRACTOR SUPPLY CO**

**PARK TO SHOP**  
超市 INT'L MARKET & FOOD COURT

**PETSMART**  
target **DOLLAR TREE**

**RED LOBSTER**  
STEAK 'N' SHAKE

**meijer**  
**DICK'S**  
SPORTING GOODS  
**KOHL'S**

**TOYOTA**

DIAMOND CELLAR

**DUBLIN SAWMILL SHOPPING CENTER**

**Gabe's**

**60,430 CPD**  
SAWMILL RD

**TRADER JOE'S**

**IVYBROOK ACADEMY**

**18,625 CPD**  
W DUBLIN-GRANVILLE RD



**HOBBY LOBBY** planet fitness

**WHOLE FOODS MARKET** **REI** **NORDSTROM**  
**STAPLES** **DSW** **BARNES & NOBLE**  
DESIGNER SHOE WAREHOUSE

**OLD NAVY** **ULTA BEAUTY**  
**FIVE BELOW** **Michael's** **Ashley**  
HOMESTORE

**REI**

**Cane's**  
CHICKEN FINGERZ

**BURGER KING**

*Tim Hortons*

**Huntington**

**SHAKE SHACK**

**Speedway**

**60,430 CPD**  
SAWMILL RD

**18,625 CPD**  
W DUBLIN-GRANVILLE RD

**IVYBROOK ACADEMY**

**TRADER JOE'S**



# Property Description



## INVESTMENT HIGHLIGHTS

- » 14 Years Remaining on Lease Term with Ivybrook Academy - 60+ Locations
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Located in a Major Employment Center - Surrounded by Corporate Offices/Headquarters**
- » Affluent Trade Area - Average Household Income within 5 Miles Exceeds \$143,000
- » **Easily Accessible Location at the Corner of Sawmill Rd and Dublin-Granville Rd (79,000+ Combined Cars per Day) and Immediately Off Interstate 270**
- » Situated in a Dense Retail Corridor Surrounded by National Tenants: Target, Meijer, Trader Joe's, Lowe's, Sam's Club, and More
- » **Down the Road from Bridge Park, a 30-Acre Mixed-Use, Walkable Community**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

	1-mile	3-miles	5-miles
2030 Projection	13,922	94,885	235,890
2025 Estimate	13,674	93,384	231,398
Growth 2025 - 2030	1.81%	1.61%	1.94%

### Households

	1-mile	3-miles	5-miles
2030 Projections	7,205	42,342	102,239
2025 Estimate	7,004	41,641	100,155
Growth 2025 - 2030	2.86%	1.68%	2.08%

### Income

	1-mile	3-miles	5-miles
2025 Est. Average Household Income	\$102,633	\$128,491	\$143,406
2025 Est. Median Household Income	\$82,031	\$108,393	\$122,105

# Tenant Overview



**CHARLOTTE, NC**  
Headquarters



**±60**  
Locations



**IVYBROOKACADEMY.COM**  
Website

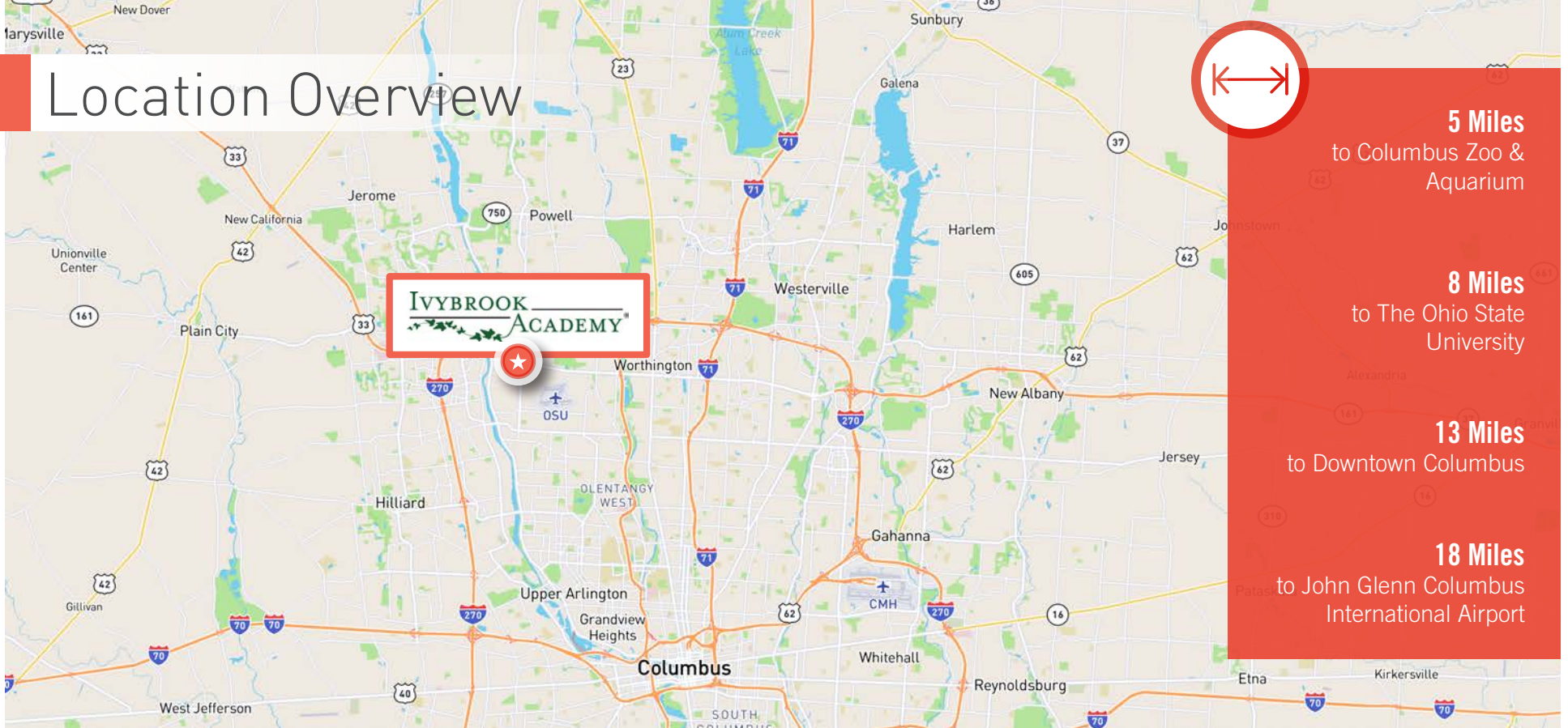
Founded by a former schoolteacher looking to improve the quality of preschool education, Ivybrook Academy is a national franchise company offering enriching half-day programs for children ages 18 months to 6 years at campuses across the United States. Ivybrook's proprietary curriculum blends Reggio Emilia, Montessori, and Multiple Intelligences, providing a dynamic learning experience that meets children where they are. Educators focus on individualized learning, exploration, and holistic development. Children engage in project-based learning, hands-on activities, and collaborative play in a nurturing environment.

Ivybrook Academy has been recognized as an Entrepreneur Magazine Top 500 and continues to expand with dedicated local franchise owners interested in making a difference in the lives of families across the country.

# Property Photos



# Location Overview



Dublin is a vibrant city located in central Ohio. As a suburb of the state capital, Columbus, Dublin offers a blend of suburban comfort, economic vitality, and a strong sense of community. With a population of approximately 50,000 residents, it's known for its excellent schools, green spaces, and a range of amenities.

## COLUMBUS METROPOLITAN AREA

Columbus is the capital and most populous city of the U.S. state of Ohio. The Columbus metro is composed of 10 counties and is best known as a college-centric city, but for a midsize community, it offers residents big-city amenities. The metro is home to major league sports teams, including the Blue Jackets of the NHL and the Columbus Crew of MLS.

The region's economic vitality and social scene are supported by a strong post-secondary education network, including the nationally-recognized Ohio State University and many other four-year colleges, universities and two-year institutions. These help bring a lower cost of doing business, a strong education system and a strategic location draw major corporations to the metro.

Columbus has emerged as a logistics and tech hub, as Intel moves in and Meta, Google, Microsoft and Amazon maintain massive data facilities in the metro. In 2022, Intel Corp. broke ground on the first of two microchip factories in New Albany, which brought roughly 3,000 permanent positions to the metro.

# [ exclusively listed by ]

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For financing options, please reach out to:

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