



Single Tenant Autism Center
4015-4059 W Dublin-Granville Rd
Dublin, OH 43017

INVESTMENT
OFFERING

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Columbus, OH 43219

OFFERING

Property Description:	Stoneridge Medical Office - 4015-4059 W Dublin-Granville Rd Dublin, OH 43017 Single Story professional office/medical building 50,020 SF on 5+ acres
Sale Price:	\$8,950,000
Cap Rate:	7% at current occupancy, 8.2% at 100% occupancy
Current Occupancy:	90.5%
Tenant:	Reach Educational Services 43,400 SF Expires: July 31,2033

Projected Net Operating Income:		2025		2026	
		\$613,291		\$730,935	
Projected Returns:	Annual Cash Flow	\$176,979	8%	\$361,747	16%
	Annual Debt Reduction	\$0	0%	\$0	0%
	Tax Deduction	\$184,760	8%	\$182,655	8%
	Annual Appreciation	\$268,500	12%	\$268,500	12%
	Total Annual Return	\$630,238	28%	\$812,902	36%

OFFERING

Investment Highlights:

- Medical office with upside through continued expansion of tenant into the last remaining space. They started in a portion of the building and have consistently expanded.
- Reach Educational Services has a lease through 2033 and occupies 43,400 SF. Reach Educational Services provides Applied Behavior Analytic (ABA) services to children and adolescence throughout Central Ohio with special needs specializing in autism and associated learning and behavioral differences.

Property Description:

- Visible to 23,000 vehicles per day on Dublin-Granville Rd.
- Monument signage on Dublin-Granville Rd.
- Adjacent to new \$300MM Dublin Bridge Park Development.
- Minutes to Dublin Methodist Hospital.
- 90.5% of building is leased through 2033.
- Newer Roof (within the last 7 years).
- Nearly all HVAC units recently replaced and added solar power and LED lights.
- Completed PACE energy efficiency project which provides some tax abatement.

Area Description:

- The property is located in Dublin, Ohio, one of the top communities in Central Ohio, and only 25 minutes to new Intel Plant. <https://dublinohiousa.gov/>
- Well located between Sawmill Rd and US 33; 1 mile to Sawmill Rd/I-270 interchange.
- It is home to more than 20 corporate headquarters, an entrepreneurial center, thousands of thriving businesses from start-ups to international corporations, world-class events and the urban, walkable Bridge Street District.
- Dublin's diverse and sound economic base provides the foundation for the present and future stability of the City.

TENANT



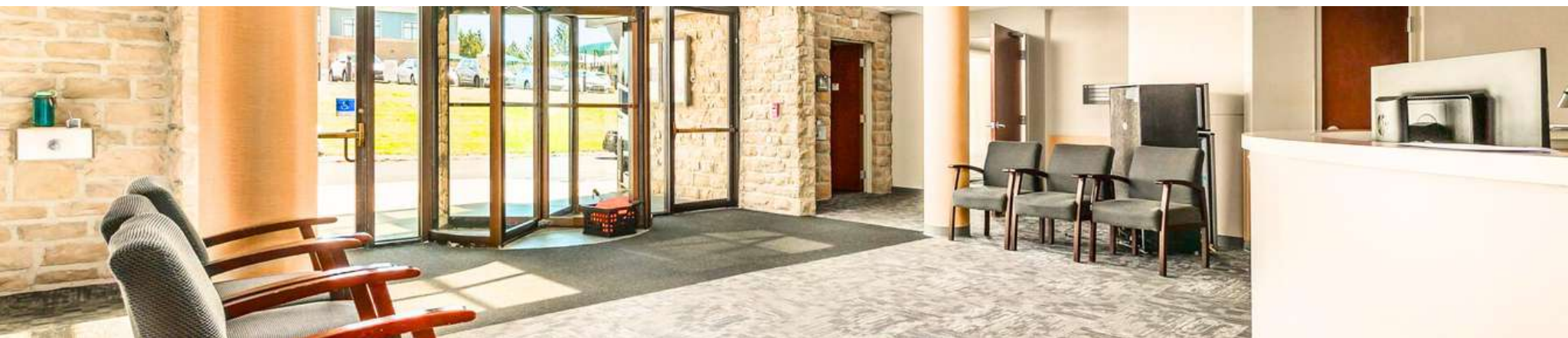
Reach Educational Services is a leading Applied Behavior Analysis (ABA) company dedicated to empowering individuals and transforming lives through evidence-based interventions. With a deep commitment to the highest ethical standards and a person-centered approach, they specialize in providing tailored ABA services to meet the unique needs of each individual we serve. Their team of skilled and compassionate behavior analysts is passionate about making a positive impact, whether it's supporting children with developmental challenges, individuals with behavioral disorders, or fostering independence in those with learning difficulties.

Through data-driven decision-making and a collaborative spirit, they strive to create a nurturing and inclusive environment where clients can thrive and reach their fullest potential. At Reach Educational Services, they believe in the power of ABA to create lasting change and improve the quality of life for their clients and their families.

PROPERTY PHOTOS



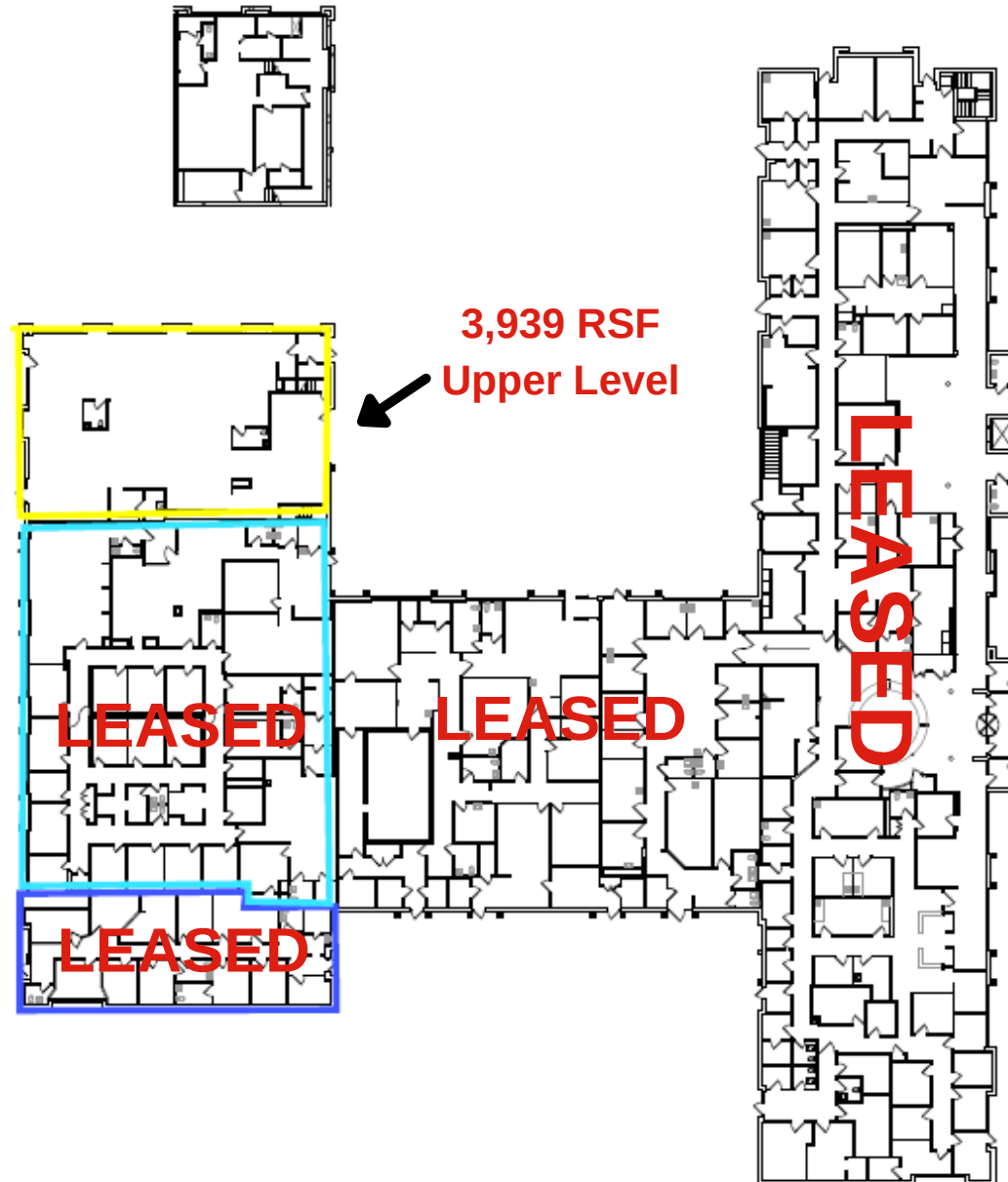
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY FLOORPLANS



Nearby Retail

Map showing the location of the subject property (marked with a blue star) relative to surrounding retail areas. Key streets include W Dublin Granville Rd, Dublin Center Dr, and Riverside Dr. Numerous retail stores are visible, including Wendy's, Lowe's, Big Lots, Toys R Us, Starbucks, Burger King, Trader Joe's, Petco, and others.

Garage

DEMOGRAPHICS



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4015-4059 Dublin Granville Rd, Dublin, OH 43017

CITY, STATE

Dublin, OH

POPULATION

48,085

AVG. HH SIZE

2.45

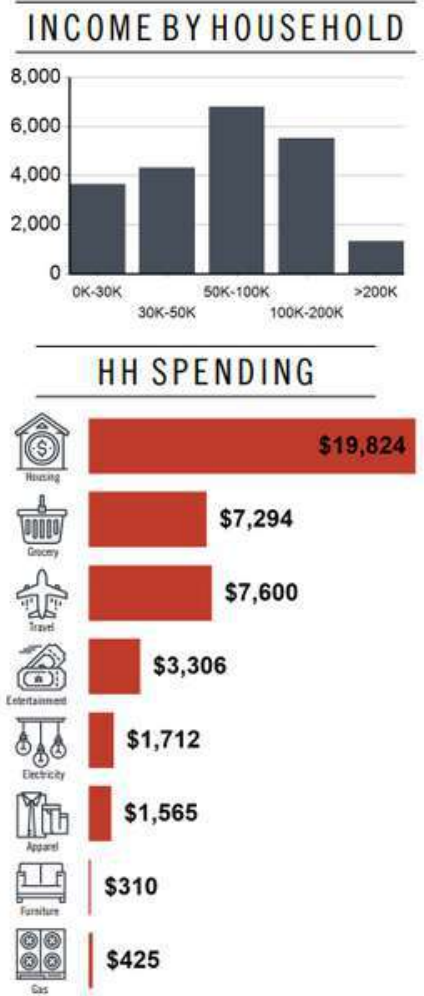
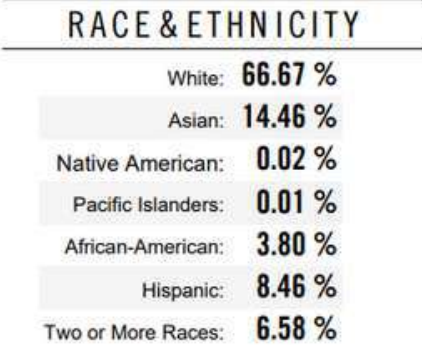
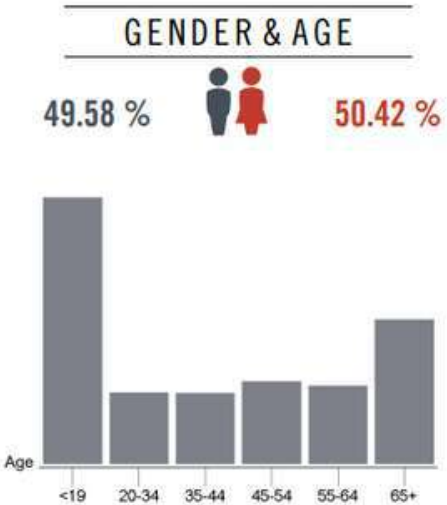
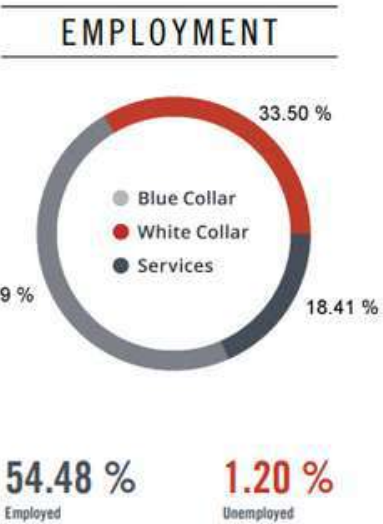
MEDIAN HH INCOME

\$87,778

HOME OWNERSHIP

Renters: 9,624

Owners: 10,657



SALES COMPARABLES



1	910 John St - CoverMyMeds Building One	SOLD
Columbus, OH 43222 Sale Date May 11, 2021 Sale Price \$120,000,000 Price/SF \$550.46 Parcels 010-299408, 010-300572 Comp ID 5500537 Comp Status Research Complete Franklin Type 4 Star Office Year Built 2021 RBA 218,000 SF Land Acres 7.50 AC Land SF 326,700 SF Sale Condition Investment Triple Net 		
2	5005 Parkcenter Ave - Dublin Surgical Center	SOLD
Dublin, OH 43017 Sale Date Jun 30, 2020 Sale Price \$6,729,500 Price/SF \$478.90 Parcels 273-004533 Comp ID 5169389 Comp Status Research Complete Franklin Type 3 Star Office Year Built 2003 RBA 14,052 SF Land Acres 2.72 AC Land SF 118,483 SF Zoning PCD 		
3	5040 Forest Dr - New Albany Medical Office Building	SOLD
New Albany, OH 43054 Sale Date Apr 26, 2022 Sale Price \$27,688,000 Price/SF \$467.44 Actual Cap Rate 5.50% Parcels 222-003564 Comp ID 5986626 Comp Status Research Complete Franklin Type 4 Star Office Year Built 2010 RBA 59,233 SF Land Acres 4.32 AC Land SF 188,353 SF Zoning IPUD New Albany 		
4	50 McNaughten Rd - Canyon Center	SOLD
Columbus, OH 43213 Sale Date Dec 28, 2021 Sale Price \$7,525,000 Price/SF \$349.35 Parcels 520-121070 Comp ID 5847467 Comp Status Research Complete Franklin Type 3 Star Office Year Built 1976 RBA 21,540 SF Land Acres 1.29 AC Land SF 56,149 SF Zoning N/Av, Columbus 		
5	1145 Olentangy River Rd - The James	SOLD
Columbus, OH 43212 Sale Date Sep 7, 2021 Sale Price \$42,750,000 Price/SF \$309.46 Parcels 010-288228 Comp ID 5683986 Comp Status Research Complete Franklin Type 4 Star Office Year Built 2011 RBA 138,146 SF Land Acres 4.68 AC Land SF 203,730 SF Zoning C Sale Condition Lease Option 		
6	6670 Perimeter Dr - Avery Place	SOLD
Dublin, OH 43016 Sale Date Dec 30, 2020 Sale Price \$14,500,000 Price/SF \$288.63 Parcels 273-012055 Comp ID 5364840 Comp Status Research Complete Franklin Type 3 Star Office Year Built 2006 RBA 50,238 SF Land Acres 5.00 AC Land SF 217,800 SF Zoning Neighborhood Office Sale Condition Debt Assumption 		

✓ A REGION CHANGED

74,697

TOTAL JOBS CREATED

\$4.12B

TOTAL JOBS CREATED PAYROLL

\$46.2B

CAPITAL INVESTMENT

797

SUCCESSFUL PROJECTS

**TOP METRO AREA 11
CONSECUTIVE
YEARS**

Site Selection Magazine

\$60M

PRIVATE SECTOR INVESTMENT OVER 15 YEARS

**TOP ECON. DEV. ORG
FOR 7 CONSECUTIVE
YEARS**

Site Selection Magazine

MARKET OVERVIEW

11-COUNTY COLUMBUS REGION



#1
Large Midwest
Metro for
Population
and GDP
Growth*

#14
Largest City in
the Country

16★
Fortune 1000
Company HQs



Sources: U.S. Bureau of Economic Analysis, 2011- 2021 (MSA GDP); U.S. Census Bureau, Population Estimates, 2012-2022; U.S Bureau of Labor Statistics, 2012-2022, SAE, annual averages, total private employment. *Columbus ranked among top ten metros in the Midwest with estimated population of 1 million or greater.

11-COUNTY COLUMBUS REGION

2.3M

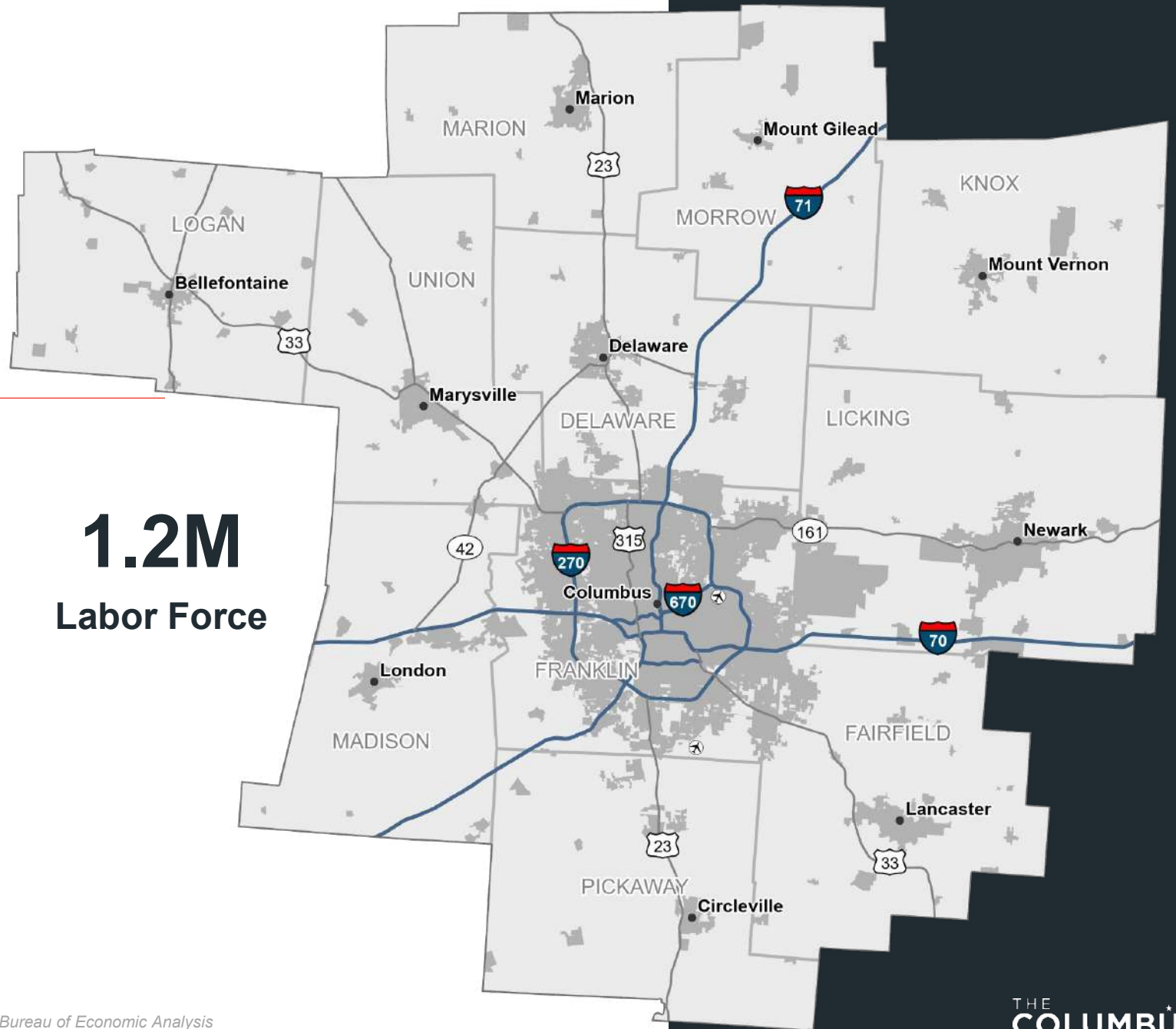
Total
Population

2.6M

2030
Population
Forecast

1.2M

Labor Force

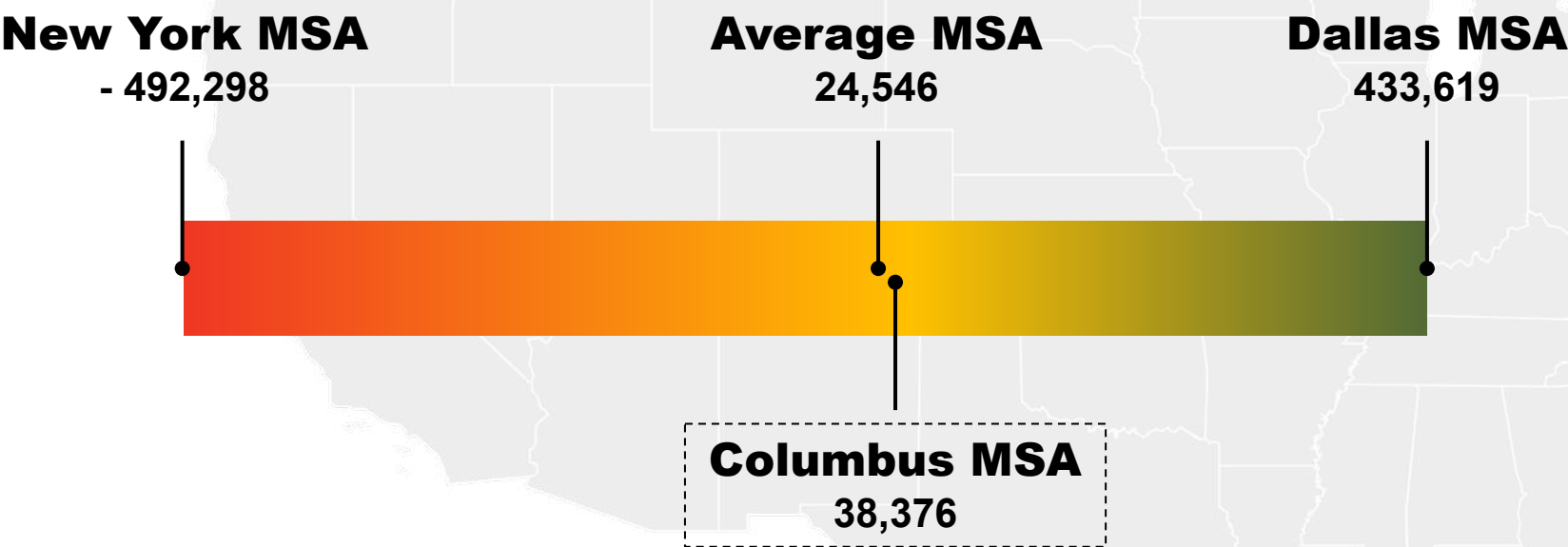


Sources: U.S. Census Bureau; Mid-Ohio Regional Planning Commission (MORPC); U.S. Bureau of Economic Analysis

THE
COLUMBUS
REGION

SUSTAINABLE GROWTH

Metro Area Population Change, 2020 – 2023 (Metros 1M+)



Population Change, 2020 - 2023

1.29%

Avg. Metro 1M+ Population

1.79%

Columbus Metro Area

Source: U.S. Census Bureau Population Estimates, 2020-2023, metropolitan statistical areas with at least one million in population.

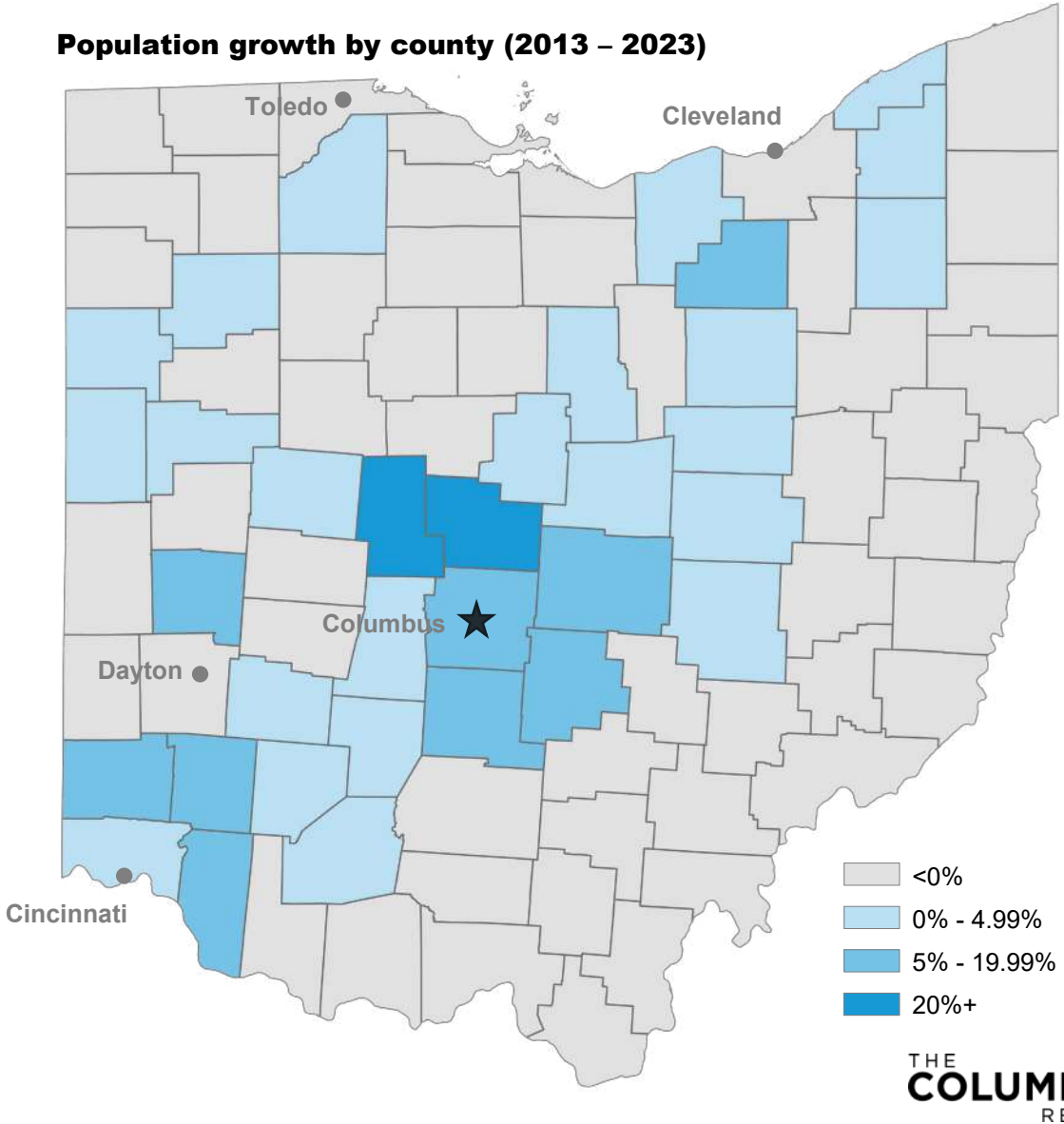
COLUMBUS REGION DRIVING OHIO'S GROWTH

The vast majority of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties.

Six of the top fastest growing counties are in the Columbus Region.

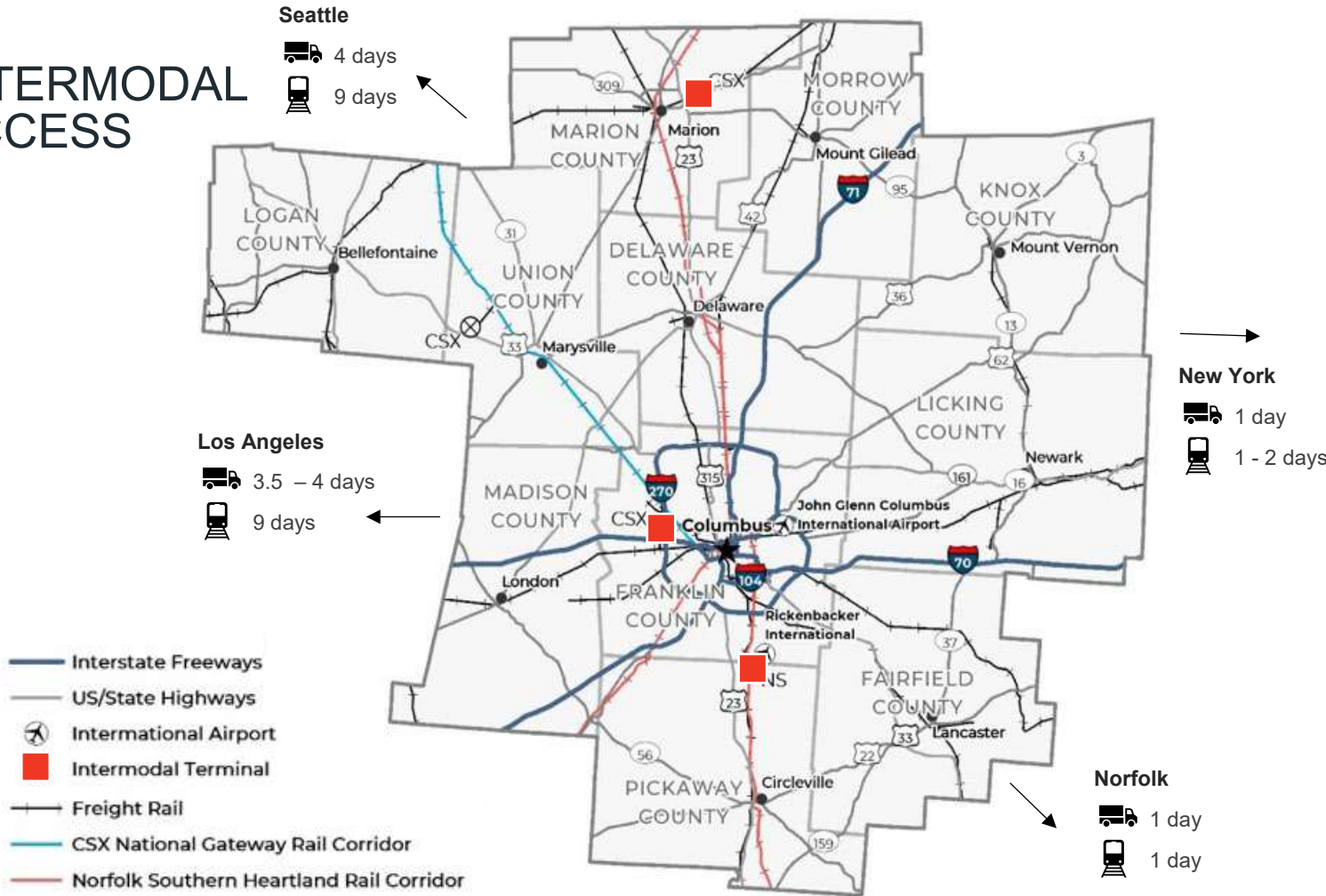
Rank	County	% Population Growth, 2013 - 2023
#1	Union	30.3%
#2	Delaware	25.1%
#3	Warren	14.7%
#4	Fairfield	11.1%
#5	Franklin	9.2%
#6	Licking	8.7%
#7	Pickaway	8.3%
#8	Miami	7.3%

Sources: U.S. Census Bureau, Population Estimates, 2012-2023..



LOGISTICS INFRASTRUCTURE

INTERMODAL ACCESS



Coast-to-Coast Service



Three

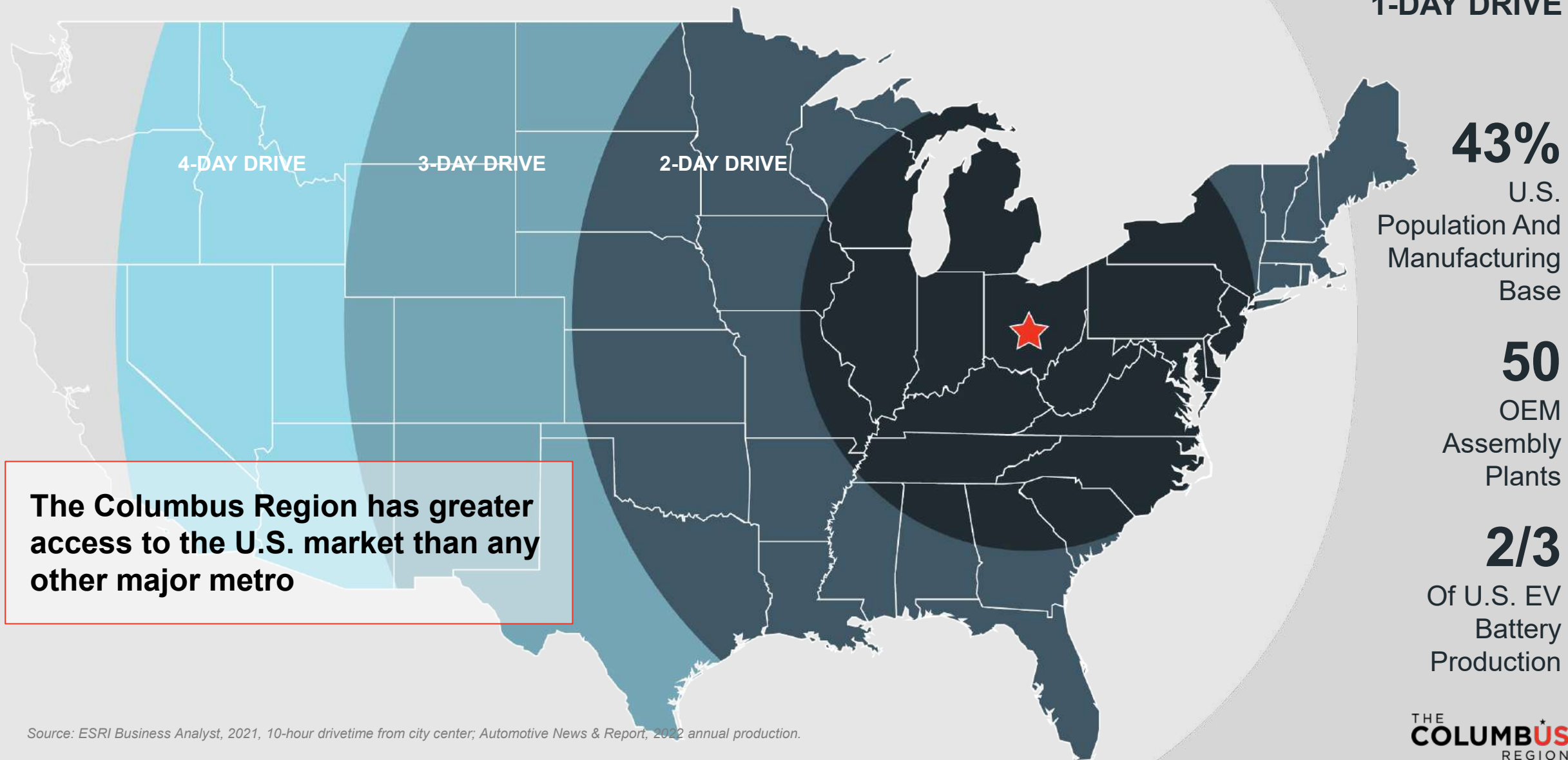
Intermodal terminals provide access to world markets and seaports

40+

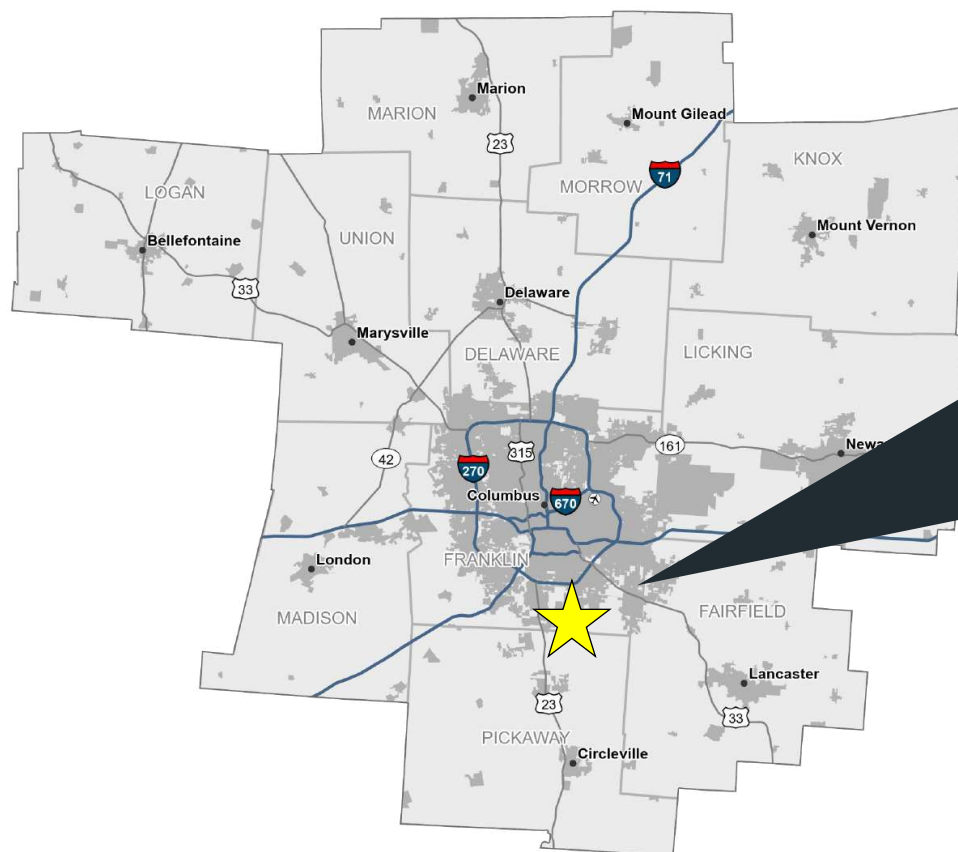
Scheduled weekly frequencies



UNPARALLELED MARKET ACCESS



ACCESS TO GLOBAL MARKETS



Rickenbacker International Airport



Air Freight & Passenger Terminal

- Custom Clearance
- Import/Export Handling
- Flight crew amenities
- Ground services

Foreign Trade Zone #138

Top 10

FTZ in the U.S. for warehouse and distribution activity for the last eight years

CONNECTED TO ALL MAJOR HUBS



15 minutes

Average commute from downtown to airport

Same-day travel

Business meeting trips

New York (1hr 10 minutes)

Chicago (50 minutes)

Washington D.C. (60 minutes)

115+ daily flights

50 nonstop

destinations*

Additional 250+ U.S. destinations reached daily via easy connecting itineraries

KEY EXISTING INDUSTRIES

The Columbus Region is home to **16 Fortune 1000 headquarters** and has a diverse and innovative economy where no major industry sector represents more than 17% of employment.

AUTOMOTIVE AND MOBILITY



RETAIL AND FASHION



FINANCE AND INSURANCE



LOGISTICS AND DISTRIBUTION



SEMICONDUCTOR



EV AND CLEAN TECH



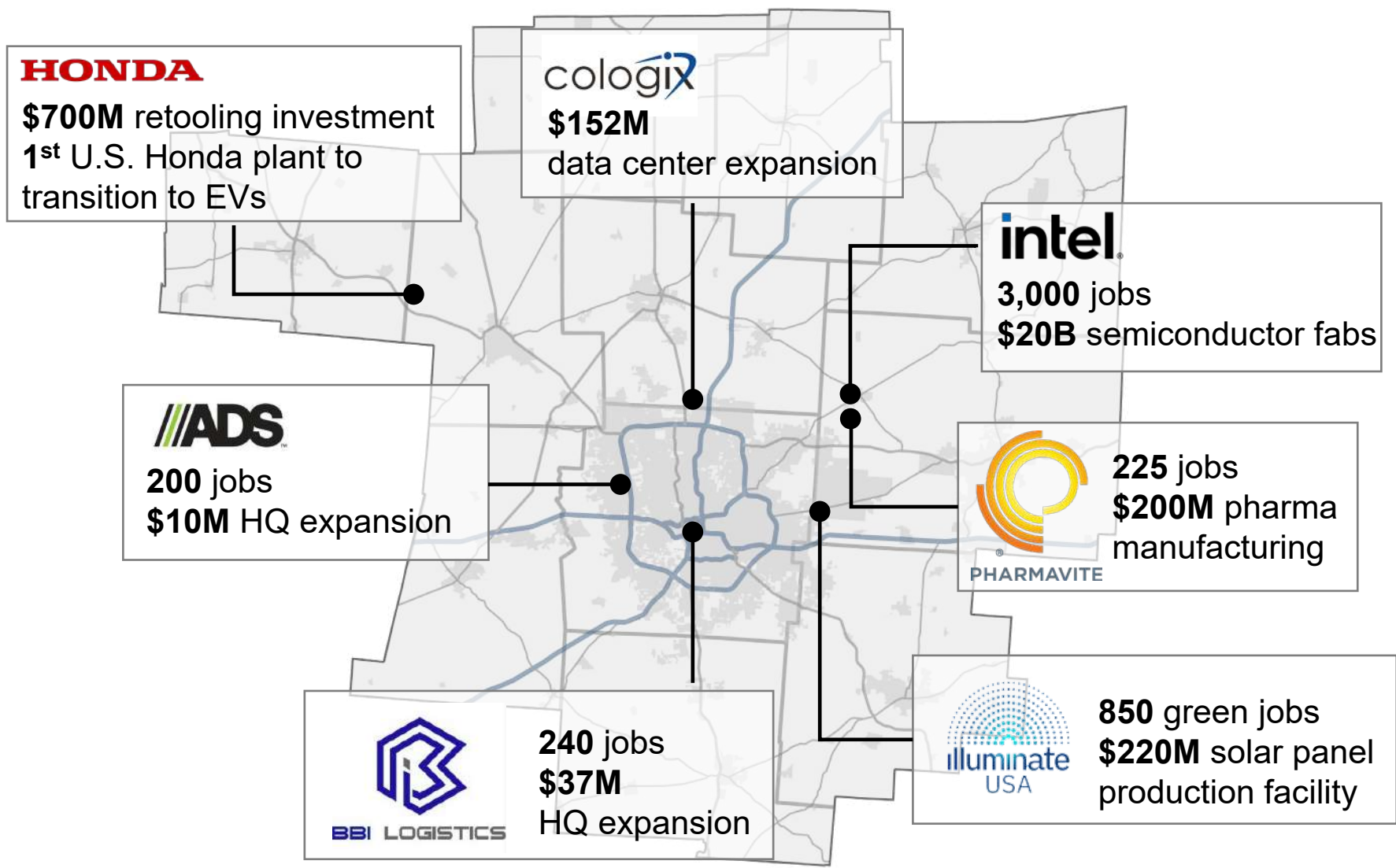
LIFE SCIENCES



FOOD AND BEVERAGE



RECENT NOTABLE PROJECTS



Source: One Columbus projects only, does not encompass all market activity.

2024 YTD ANNOUNCEMENTS



24 Projects

1,996
Jobs

\$147.9M
Payroll

\$711.7M
Cap Ex

TALENT AND WORKFORCE

TOP ACADEMIC INSTITUTIONS

FOUR-YEAR COLLEGES



THE OHIO STATE UNIVERSITY

65,800 total enrollment

No. 5 for industry-sponsored research



CAREER/TECHNICAL

COLUMBUS STATE

COMMUNITY COLLEGE

25,102 enrollment



40+
College Campuses

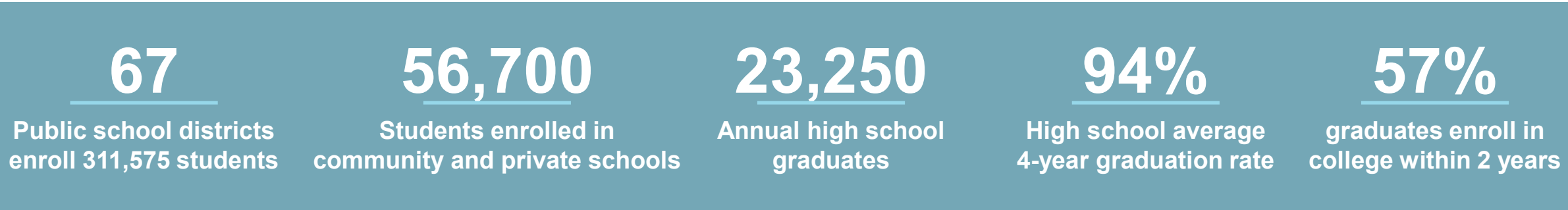
128,700+
Students Enrolled

22,000+
Annual Graduates

Sources: One Columbus; National Center for Education Statistics; Lightcast, 2022 degree completions; The Ohio State University

K-12 TALENT PIPELINE

COLUMBUS REGION K-12 EDUCATION



COLUMBUS REGION SCHOOL RANKINGS





Ohio STEM Learning Network

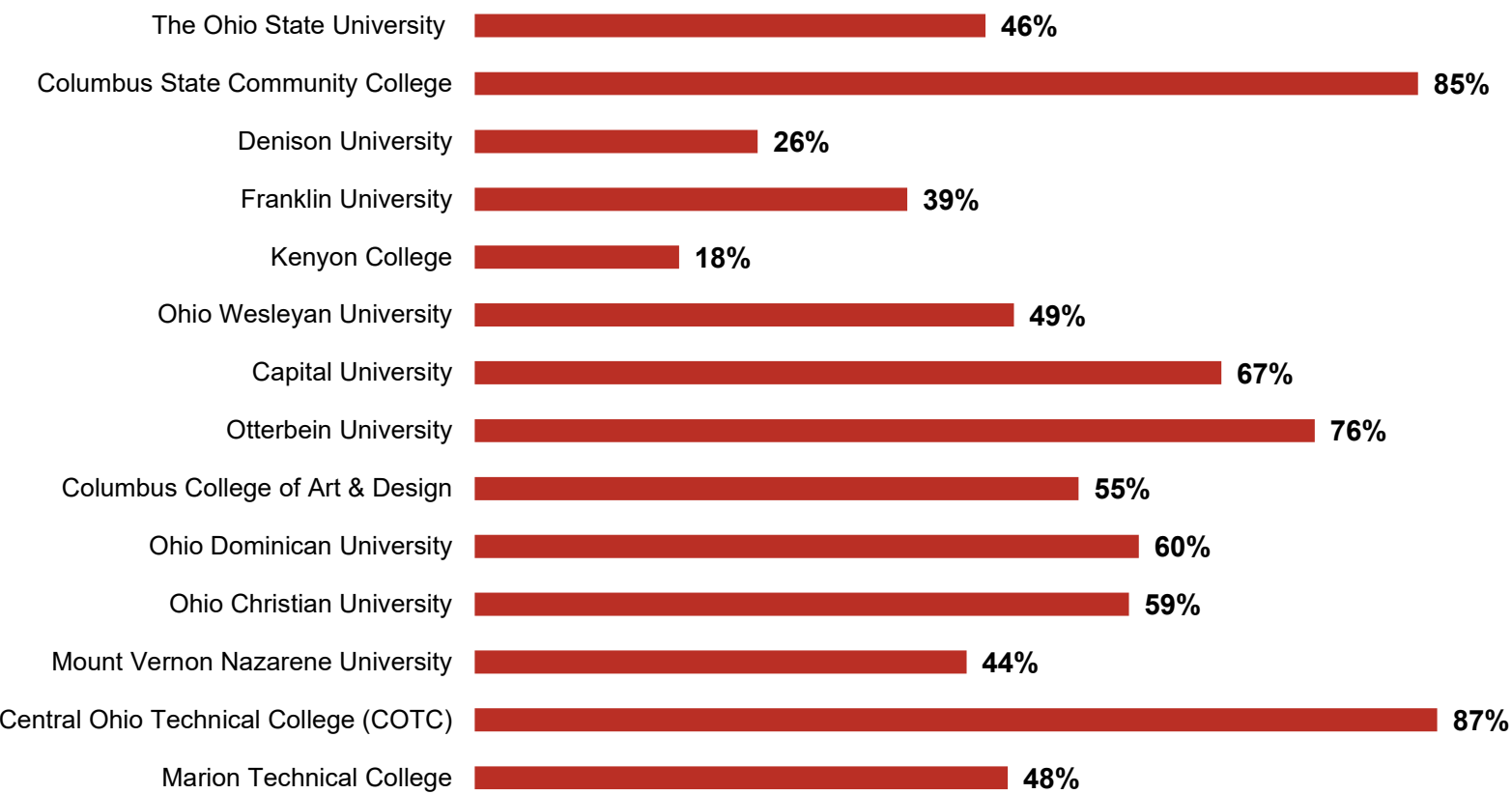
The nation’s first-ever statewide network for STEM education.

Today the network consists of **80 STEM designated schools** that **reach over 60,000 students**. The STEM school model pairs career preparation with innovative teaching, college credits, credentials and local business needs.

The Columbus Region has 13 STEM designated schools

COLLEGE GRADUATE RETENTION

PERCENT OF RECENT GRADUATES IN THE COLUMBUS AREA



Source: LinkedIn, October 2024 analysis based on profiles with school finished in 2022 or 2023 and less than two years work experience.

The Region
retains
nearly 50%
of graduates
from The
Ohio State
University.