

IVYBROOK ACADEMY

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



OFFERING MEMORANDUM

Marcus & Millichap



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ACE
Hardware
McDonald's
DOLLAR GENERAL

COLUMBUS
ZOO
AND AQUARIUM

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

Kroger **giant**
eagle
OhioHealth

IVYBROOK
ACADEMY

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

Walmart **COST PLUS** **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

O
THE OHIO STATE
UNIVERSITY
±65,795 Students

★ macy's **NORDSTROM**
Apple **LEGOLAND** **LIFETIME**
DISCOVERY CENTER **FITNESS**
Sur la table **AMC** **The Cheesecake**
THEATRES **FACTORY**
EASTON TOWN CENTER

JPMorganChase
Corporate Office

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

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

Executive Summary

3755 W Dublin-Granville Rd, Dublin, OH 43017

FINANCIAL SUMMARY

Price	\$2,359,500
Cap Rate	6.55%
Building Size	5,620 SF
Net Cash Flow	6.55% \$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	6.55%
6/1/2030 – 5/31/2035	\$170,005.00	7.21%
6/1/2035 – 5/31/2040	\$187,005.50	7.93%
Renewal Options	Annual Rent	Cap Rate
Option 1 (6/1/2040 – 5/31/2045)	\$205,706.05	8.72%
Option 2 (6/1/2045 – 5/31/2050)	\$226,276.70	9.59%

Base Rent	\$154,550
Net Operating Income	\$154,550
Total Return	6.55% \$154,550





Burlington
TSC TRACTOR
SUPPLY CO.

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

PETSMART
target DOLLAR TREE

RED LOBSTER
STEAK & SHAKE

meijer
DICK'S
SPORTING GOODS
KOHL'S

TOYOTA

DIAMOND CELLAR

DUBLIN SAWMILL
SHOPPING CENTER

Gabe's

TRADER JOE'S

60,430 CPD
SAWMILL RD

IVYBROOK
ACADEMY

18,625 CPD
W DUBLIN-GRANVILLE RD

N



HOBBY LOBBY



WHOLE FOODS MARKET
STAPLES
REI
DSW
NORDSTROM RACK
BARNES & NOBLE

OLD NAVY
FIVE BELOW
MICHAEL'S
ULTA BEAUTY
ASHLEY HOMESTORE



BURGER KING

Tim Hortons

Huntington

SHAKE SHACK



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

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%

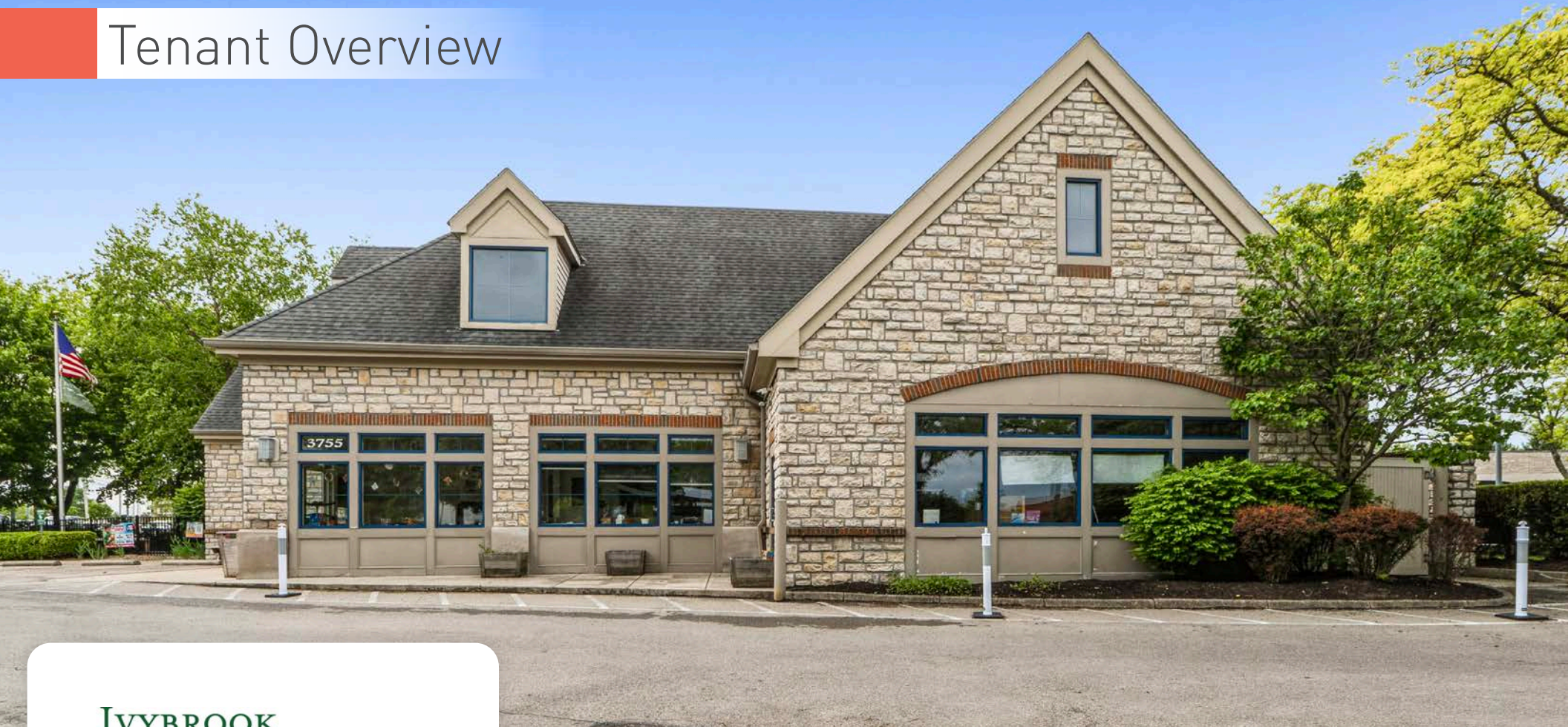
Households

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

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

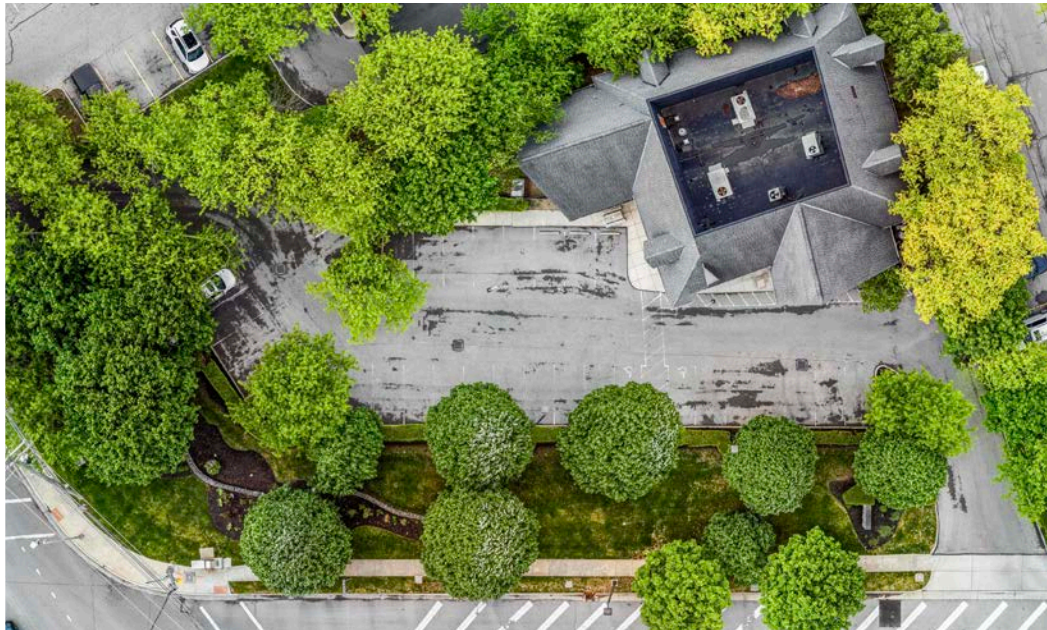


IVYBROOKACADEMY.COM
Website

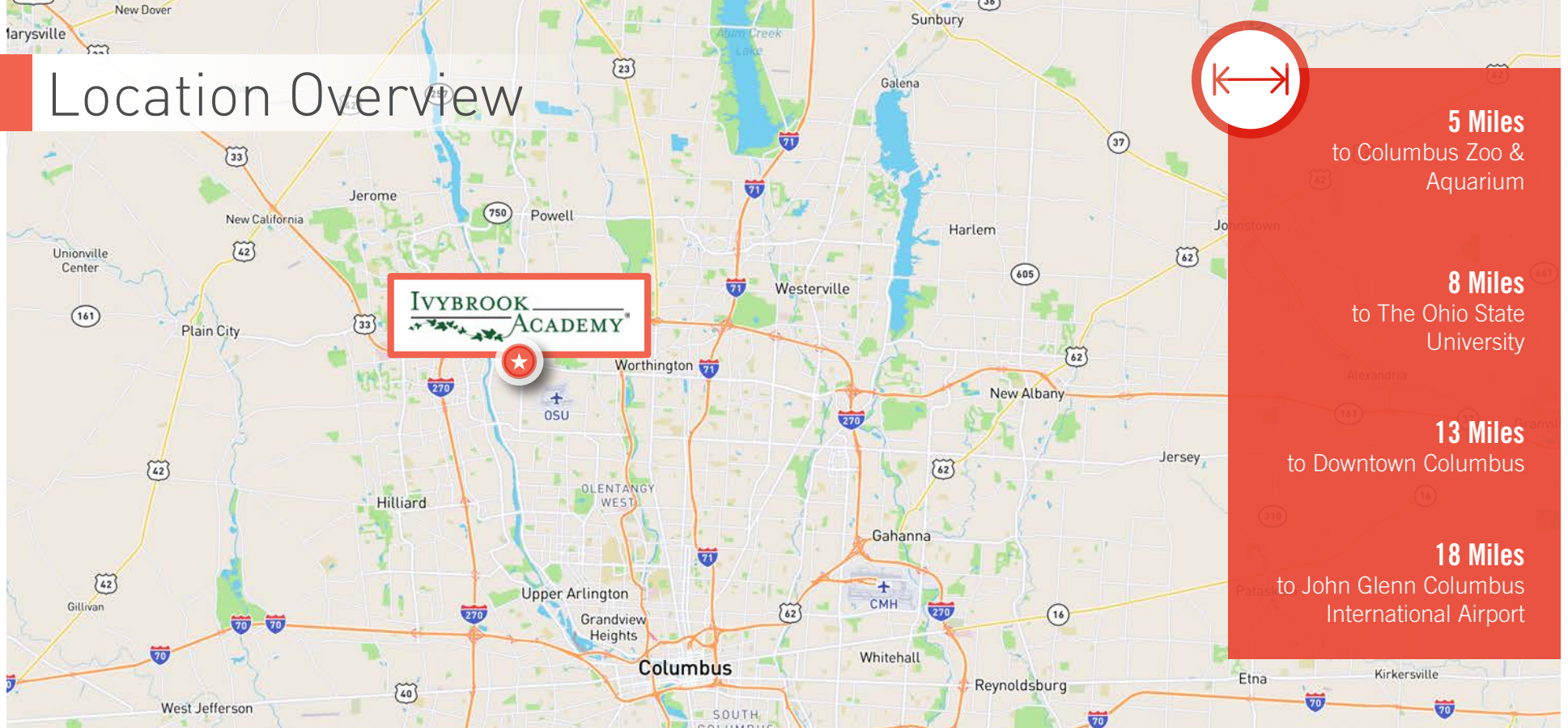
Founded by a former schoolteacher looking to improve the quality of preschool education, Ivybrook Academy is a national franchise company offering enriching half-day programs for children ages 18 months to 6 years at campuses across the United States. Ivybrook's proprietary curriculum blends Reggio Emilia, 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 collegecentric 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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