



INVESTMENT OFFERING

MCDONALDS LAND LEASE FOR SALE
COLUMBUS OHIO (NEAR INTEL)

625 W COSHOCTON STREET
JOHNSTOWN, OH 43031

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MCDONALDS LAND LEASE FOR SALE



Address:	625 W Coshocton Street Johnstown, OH 43031
Occupancy:	100% LEASED
Purchase Price:	\$1,695,000
Acreage:	1.44 Acres
Cap Rate:	3.41% increasing to 4% at next renewal
Land Lease:	20 year term 5 year renewal with one option left

- 20 Year McDonalds Land Lease (corporate) just renewed for five years and rents increase by 15% to \$66,501 in next renewal.
- Only one more fixed rent five year renewal option remaining and then owner can negotiate higher rents. Market rents asking \$120,000 per acre and \$2 million per acre sales price. Rent is approximately 50% below market.
- Next to the new \$20 billion Intel Plant with 3,000 jobs plus 7,000 construction jobs in addition to all of the Intel suppliers moving into the area.
- Johnstown is expected to grow nearly 10 times in population
- Columbus is now known as Silicon Valley of the Midwest and has also attracted Amazon, Google, Meta, Microsoft and others
- Columbus is also the state capital and has many other expanding industries including Banking, Biotech, Logistics, Insurance, and many others.
- Tenants in the shopping center adjacent include Tractor Supply, Dollar Tree, H&R Block, Goodwill with no vacancy. Advance Auto, CVS, Kroger, and Wendys are adjacent and there is no retail vacancy in Johnstown.

MCDONALDS LAND LEASE FOR SALE



Address:	625 W Coshocton Street Johnstown, OH 43031
Building:	3,093 SF
Land Area:	1.44 Acres
Year Built:	1994
Landlord Responsibilities:	None (NNN)
Land Lease:	20 Year Term expiring 8/21/2029 (just renewed)
Avg Annual Daily Traffic:	16,455

Net Operating Income 2025

\$57,826.44 annually

Net Operating Income 2029

\$66,500.52 annually (last renewal option)

Last renewal option with fixed rates expires 8/2034 and then the landlord can negotiate for new increased rents.

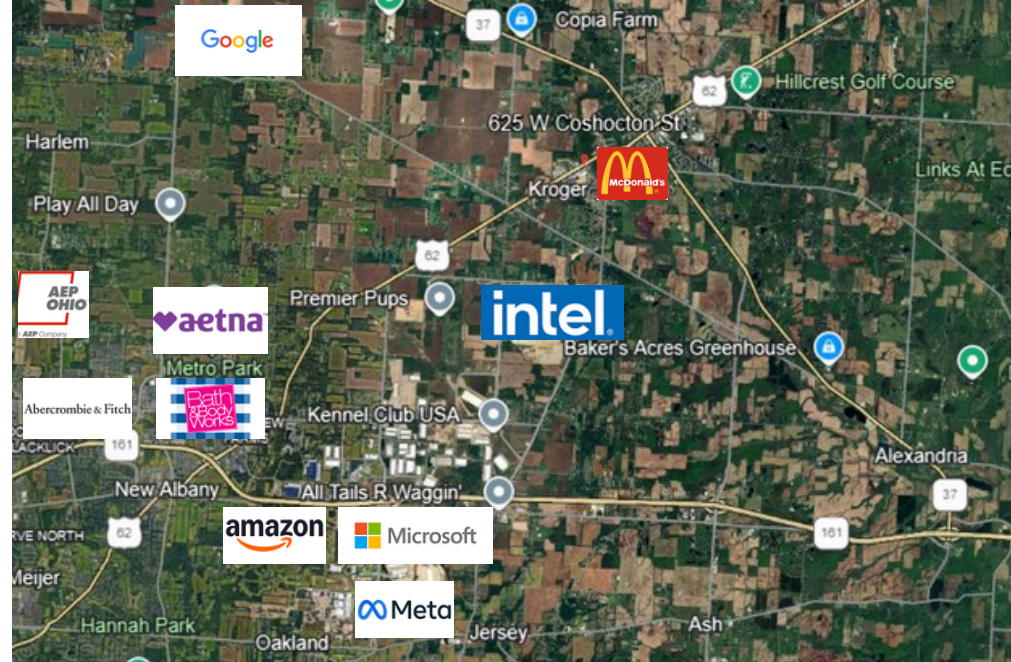
MCDONALDS LAND LEASE FOR SALE



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MCDONALDS LAND LEASE FOR SALE

AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	8,291	14,277	101,052
POPULATION GROWTH	1.2%	1.3%	1.4%
MEDIAN AGE	41.3	42	39.7
COLLEGE EDUCATED	27%	34%	49%
DAYTIME EMPLOYEES	2,145	3,878	28,186
HOUSEHOLDS	3,254	5,424	39,652
MEDIAN INCOME	\$73,975	\$84,961	\$103,783
MEDIAN HOME VALUE	\$228,962	\$265,440	\$288,911
TOTAL CONSUMER SPENDING	\$112.4M	\$206.9M	\$1.6B
AVERAGE HOUSEHOLD SPENDING	\$34,548	\$38,144	\$39,726



MCDONALDS LAND LEASE FOR SALE



✓ 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



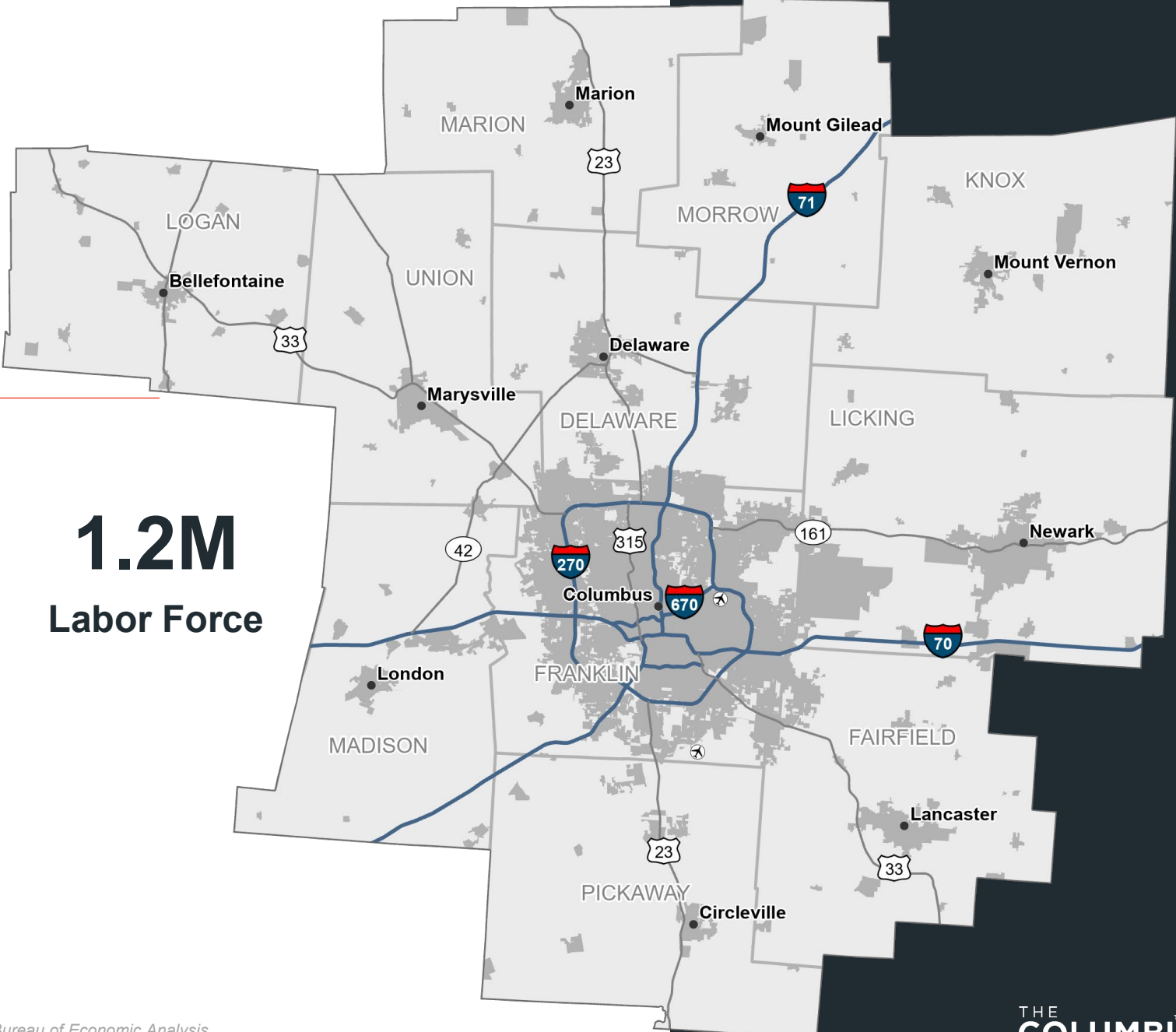
Sources: U.S. Bureau of Economic Analysis, 2011- 2021 (MSA GDP); U.S. Census Bureau, Population Estimates, 2012-2022; U.S Bureau of Labor Statistics, 2012-2022, SAE, annual averages, total private employment. *Columbus ranked among top ten metros in the Midwest with estimated population of 1 million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

11-COUNTY COLUMBUS REGION

2.3M
Total
Population

2.6M
2030
Population
Forecast

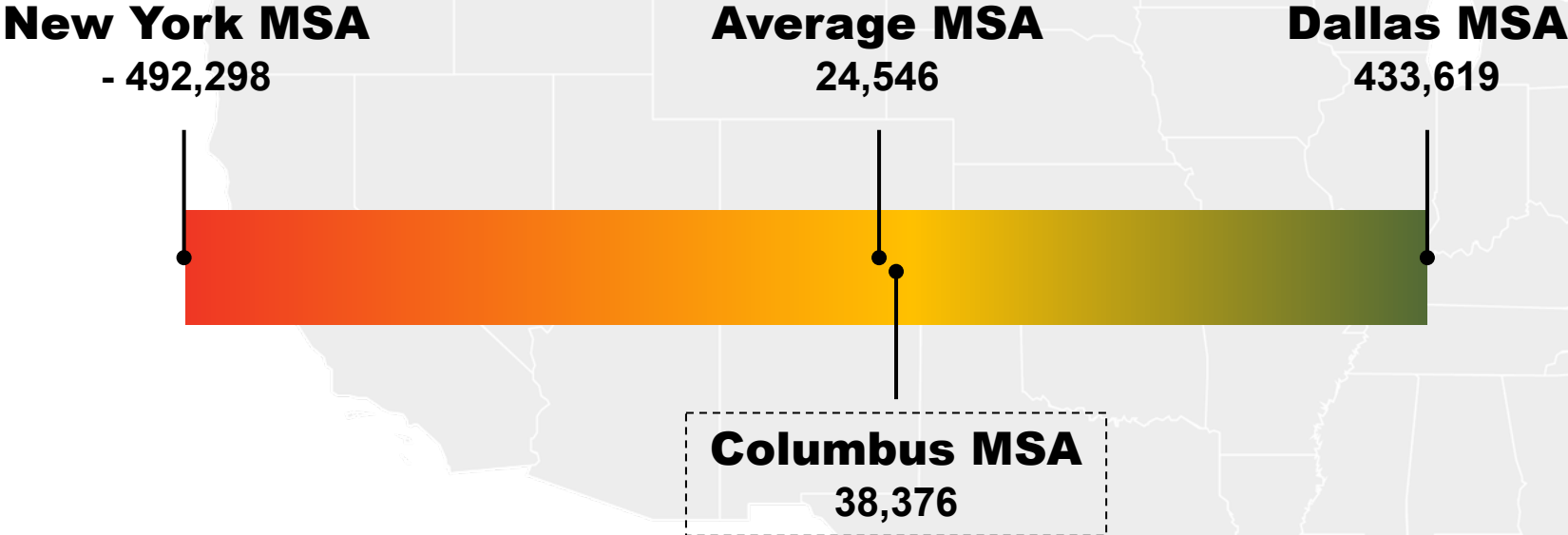
1.2M
Labor Force



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

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.

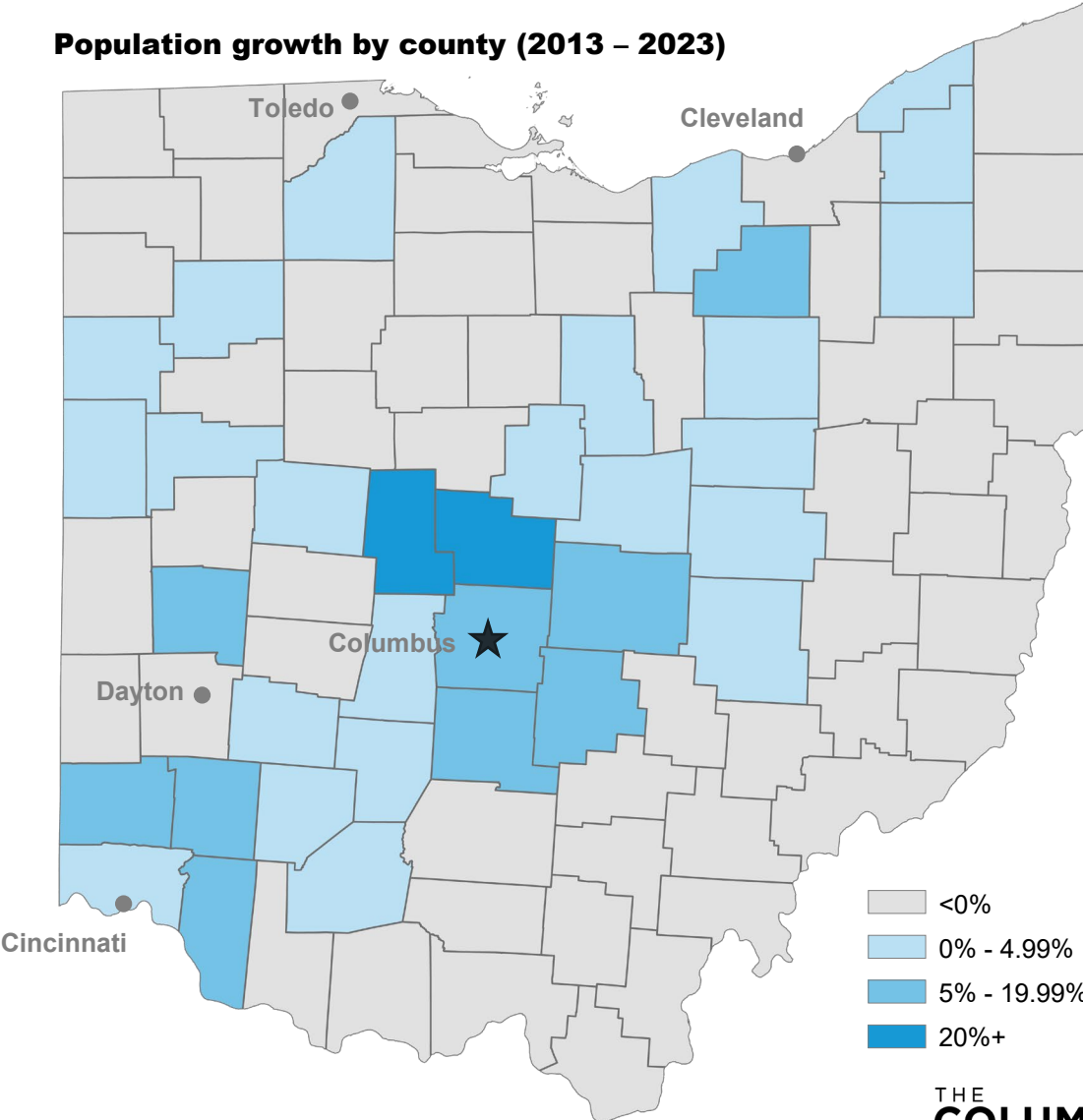
COLUMBUS REGION DRIVING OHIO'S GROWTH

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%

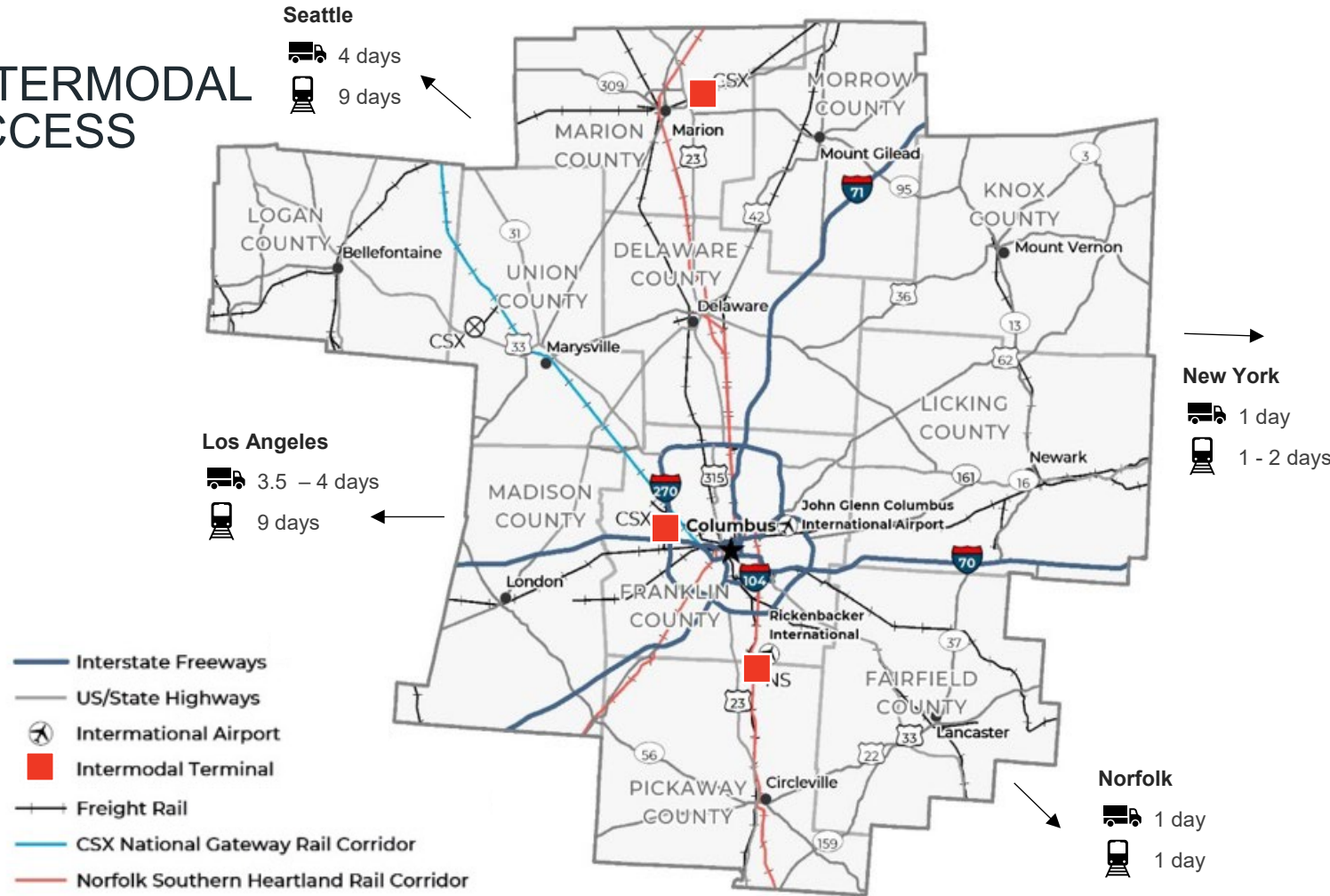
Population growth by county (2013 – 2023)



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

LOGISTICS INFRASTRUCTURE

INTERMODAL ACCESS



Coast-to-Coast Service



Three

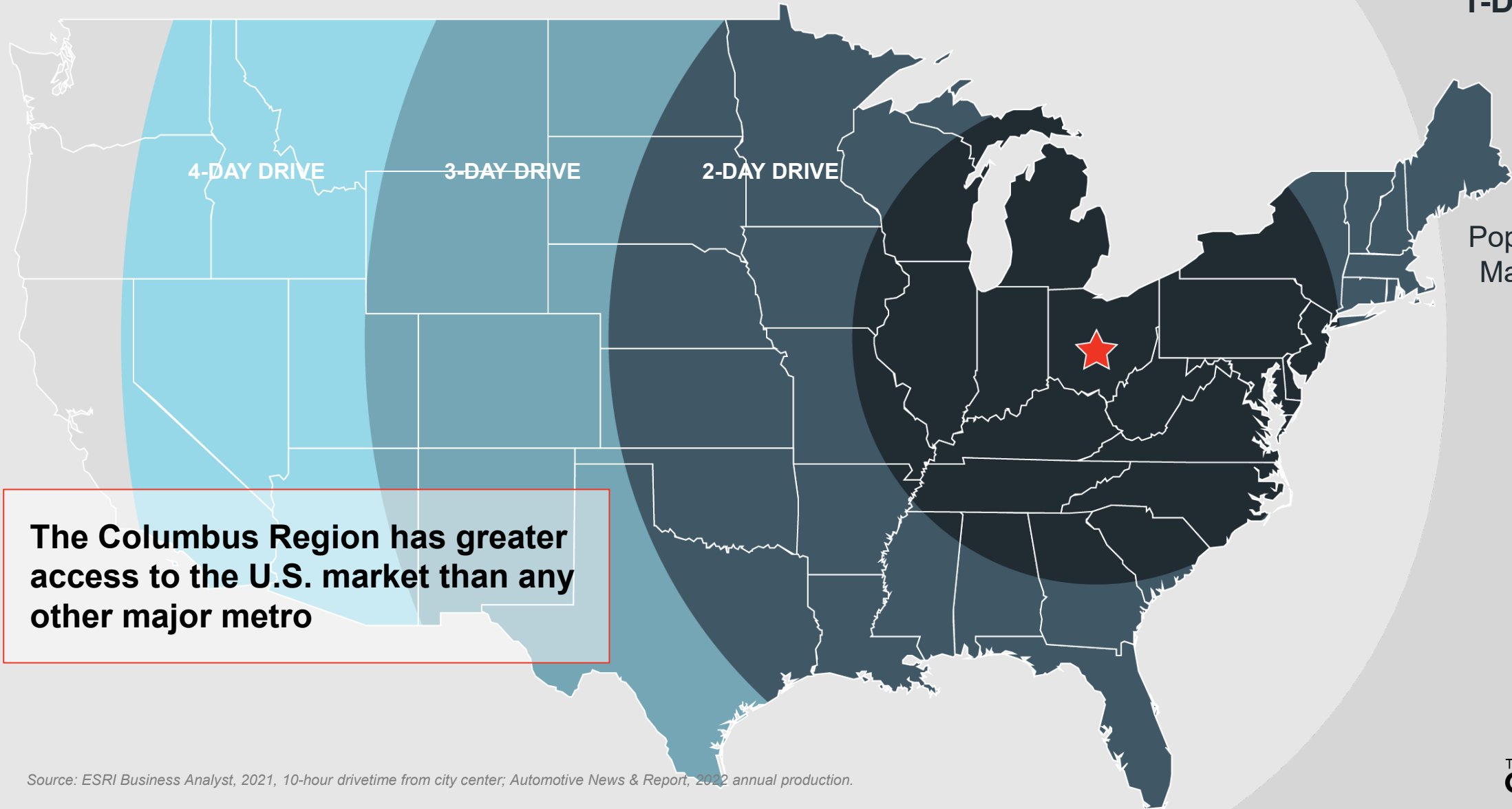
Intermodal terminals provide access to world markets and seaports

40+

Scheduled weekly frequencies



UNPARALLELED MARKET ACCESS



1-DAY DRIVE

43%

U.S.
Population And
Manufacturing
Base

50

OEM
Assembly
Plants

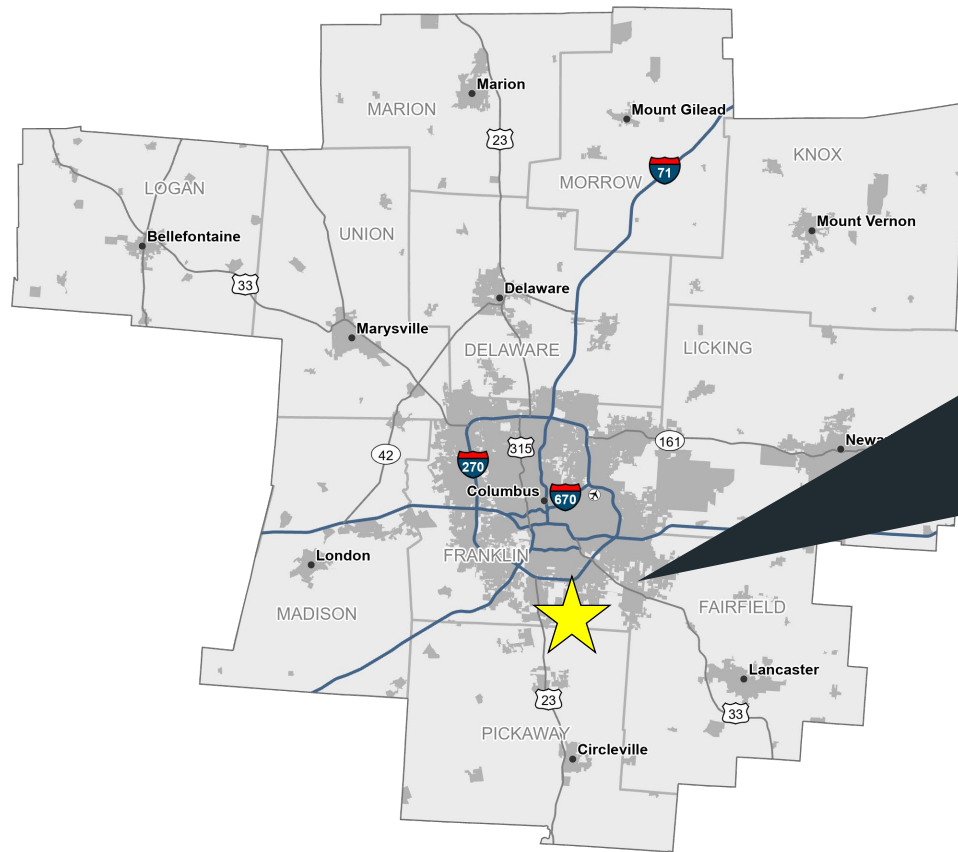
2/3

Of U.S. EV
Battery
Production

The Columbus Region has greater access to the U.S. market than any other major metro

Source: ESRI Business Analyst, 2021, 10-hour drivetime from city center; Automotive News & Report, 2022 annual production.

ACCESS TO GLOBAL MARKETS



Rickenbacker International Airport



Intermodal Terminal -
CSX and Norfolk
Southern Rail Lines

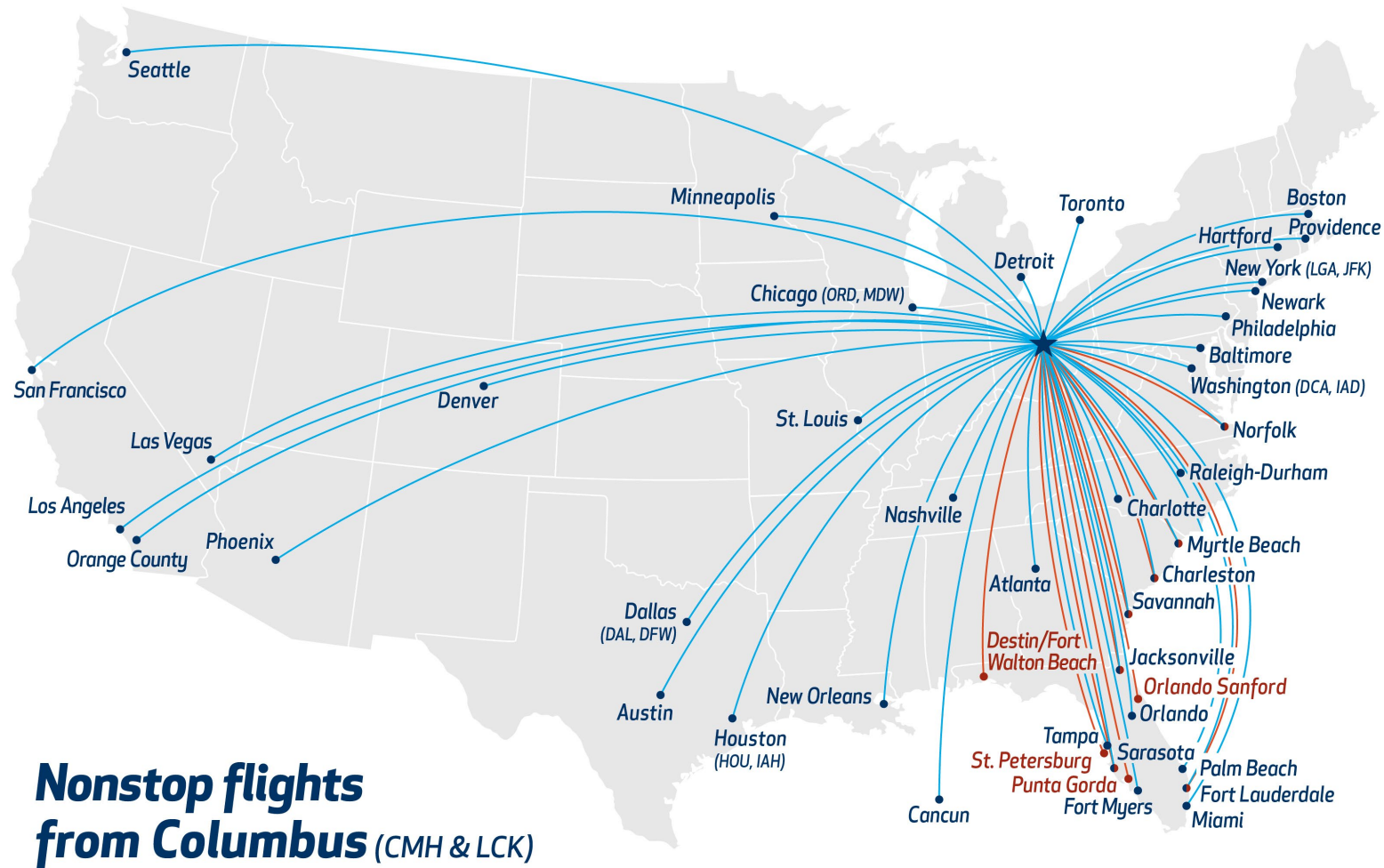
- Air Freight & Passenger Terminal
- Custom Clearance
 - Import/Export Handling
 - Flight crew amenities
 - Ground services

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

intel.

40+

Tier 1 industry suppliers to locate in the Region

EV AND CLEAN TECH



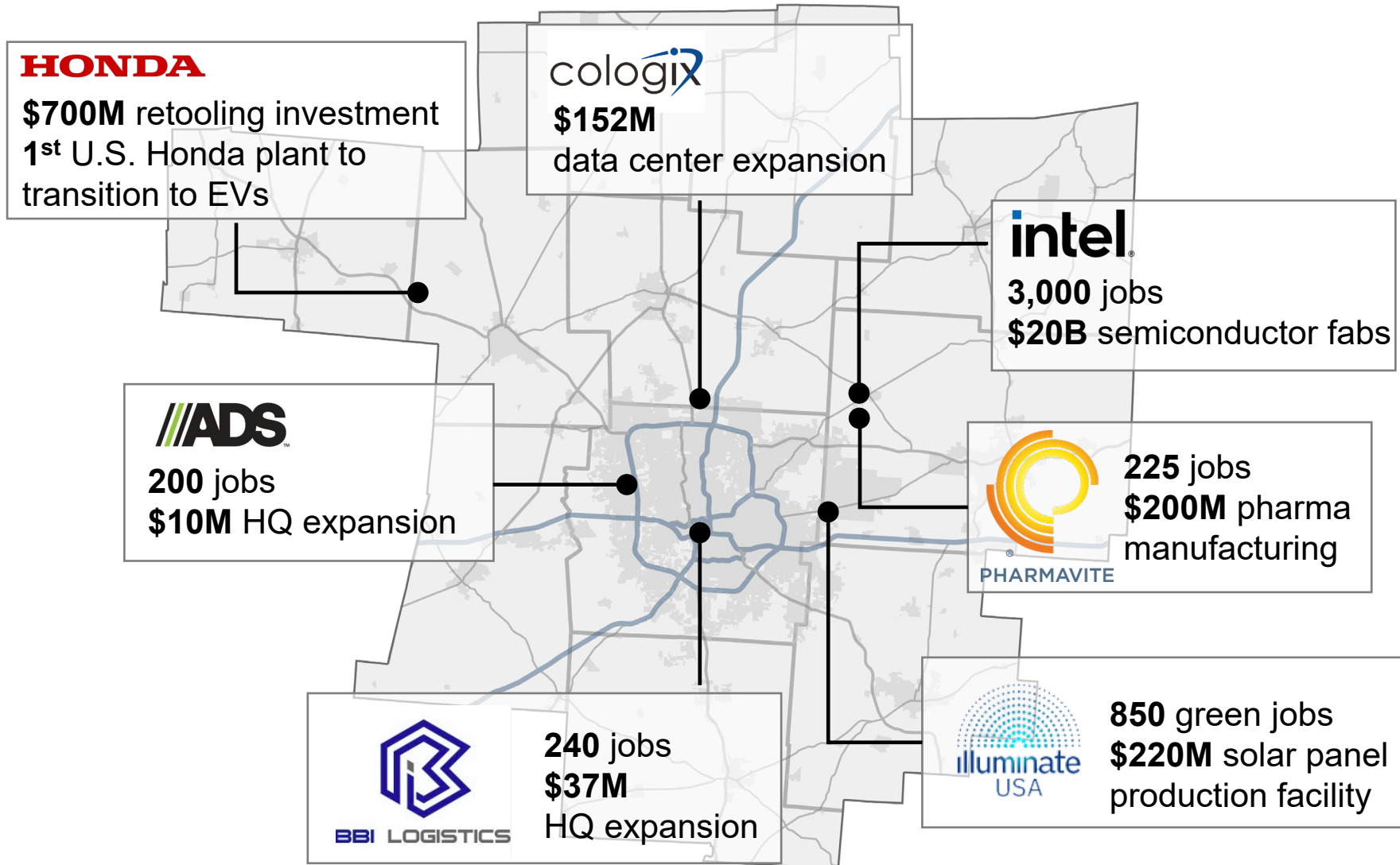
LIFE SCIENCES



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



Kenyon College

OHIO DOMINICAN UNIVERSITY™

DENISON

FRANKLIN UNIVERSITY

OHIO WESLEYAN UNIVERSITY

Columbus College of Art & Design

OHIO UNIVERSITY

OTTERBEIN UNIVERSITY

Capital University

MOUNT VERNON NAZARENE UNIVERSITY

CAREER/TECHNICAL

COLUMBUS STATE

COMMUNITY COLLEGE

25,102 enrollment



ctec
Career & Technology Education Centers
Licking County

CENTRAL OHIO TECHNICAL COLLEGE

RAMTEC
Robotics & Automation

Marion Technical College

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

67

Public school districts enroll 311,575 students

56,700

Students enrolled in community and private schools

23,250

Annual high school graduates

94%

High school average 4-year graduation rate

57%

graduates enroll in college within 2 years

COLUMBUS REGION SCHOOL RANKINGS

10

Public high schools in the U.S. top 1,000

7

College prep schools in the U.S. top 500

6

Public K-12 districts in the U.S. top 500

Ohio STEM Learning Network

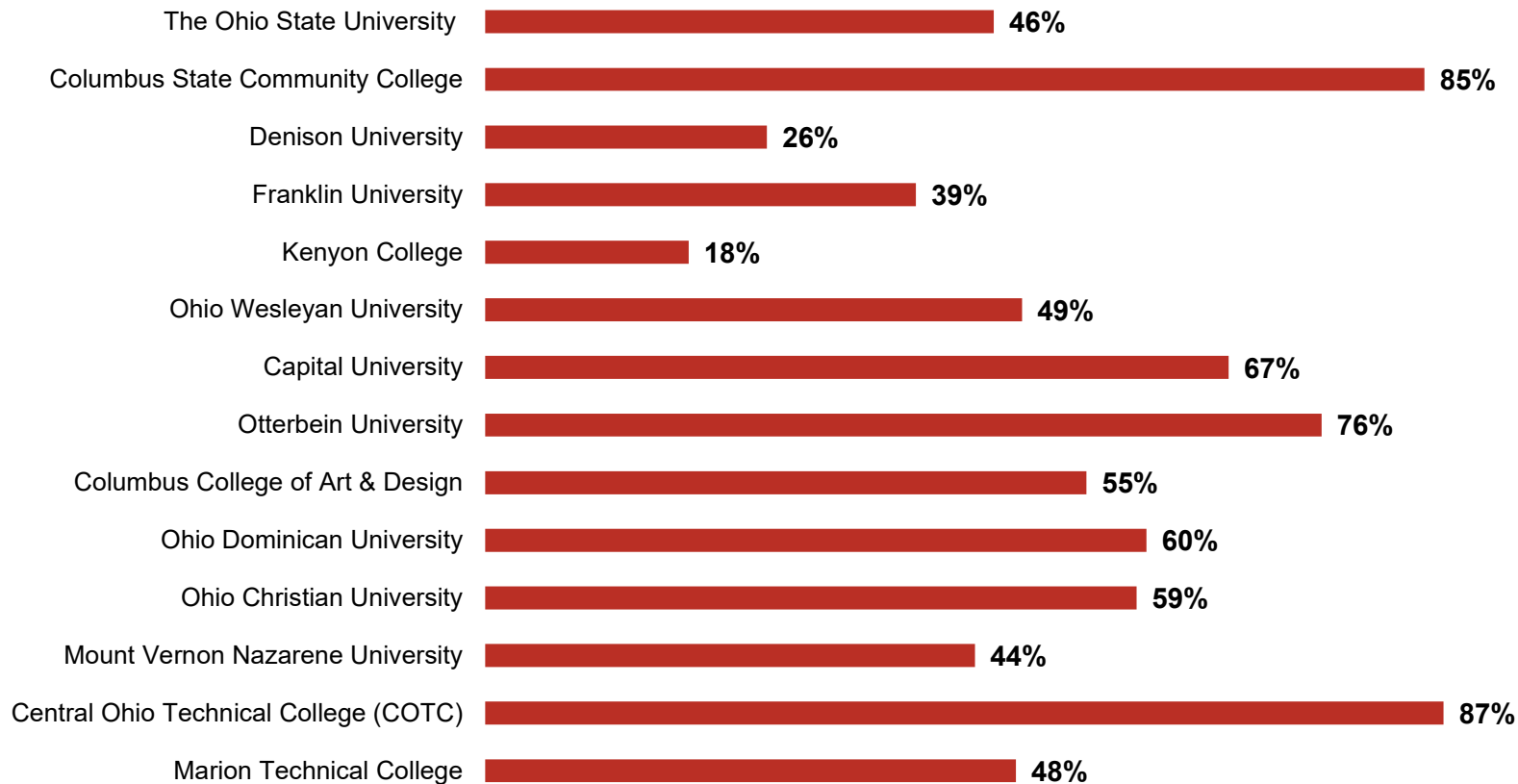
The nation's first-ever statewide network for STEM education.

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.

BUSINESS ENVIRONMENT

TOP RANKED BUSINESS CLIMATE

Experience tax savings in Ohio

No

State Corporate Profits or Corporate Income Tax
Tangible Personal Property Tax
Inventory Tax
Tax on Products Sold Outside of Ohio
Tax on Machinery and Equipment Investments
Tax on R&D Investments

0.26%

State Business Tax
(Commercial Activity Tax)

Taxable Ohio gross receipts greater than \$3 million.
*Increases to greater than \$6 million in 2025**
(only applies to income from in-state sales)

Sources: JobsOhio, July 2023. *The Ohio FY24 Budget includes new provisions for Ohio businesses, which will pay no taxes on the first \$3 million of Ohio gross receipts in tax year 2024 and will pay no taxes on the first \$6 million of gross receipts in tax year 2025. Amounts above these thresholds will continue to be subject to the existing 0.26% rate.
Note: State tax policy only. Local taxes may apply. For a full understanding of federal, state, and local tax burden, a tax professional should be consulted.

VIBRANT REAL ESTATE MARKET

Industrial Cost Comparison

Despite being named one of the hottest industrial markets in the country, real estate is consistently more affordable in Columbus than the U.S. average. The Columbus market added nearly 20 million sf of industrial space in 2023 alone.

Industrial Avg. Asking Rent by Market (PSF)

	Warehouse /Distribution	Manufacturing
Columbus	\$6.56	\$4.27
Chicago	\$6.90	\$7.08
Dallas	\$7.66	\$10.55
Indianapolis	\$5.99	\$5.76
Nashville	\$8.12	\$10.53
Phoenix	\$11.89	\$12.59
Salt Lake City	\$9.25	\$10.62

Industrial Avg. Asking Rent by Region (Q2 2024)



INCENTIVE PROGRAMS

State Incentives and Grants

STATE TAX INCENTIVES AND ABATEMENTS

The **Ohio Job Creation Tax Credit** is a refundable and performance-based tax credit calculated as a percent of created payroll and applied toward the company's commercial activity tax liability. Should the amount of the credit exceed the company's commercial activity tax liability for any given year, the difference is refunded. The Ohio Tax Credit Authority must approve applicants before hiring begins.

The **Data Center Sales Tax Exemption** provides a tax exemption rate and term that allows for partial or full sales tax exemption on the purchase of eligible data center equipment. Projects must meet minimum investment and payroll thresholds to be eligible.

STATE GRANTS

The **JobsOhio Workforce Grant** was created to promote economic development, business expansion, and job creation by providing funding for the improvement of worker skills and abilities in the State of Ohio. Grant decisions are based on a number of project factors, but not limited to job creation, additional payroll, fixed-asset investment commitment, project ROI and the project location.

The **JobsOhio Economic Development Grant** was created to promote economic development, business expansion, and job creation by providing funding for eligible projects in the State of Ohio. Grant decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location.

The **JobsOhio Research and Development Grant** was created to facilitate strategic corporate R&D centers in Ohio. R&D Grant decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed asset investment commitment, project return on investment, and project location.

Roadwork and Infrastructure Development (629) funds are available for public roadway improvements, including engineering and design costs. Funds are available for projects primarily involving manufacturing, research and development, high technology, corporate headquarters and distribution activity. Projects must create or retain jobs. Grants are reimbursable and provided to a local jurisdiction and require local participation.

INCENTIVE PROGRAMS

State Loans and Local Incentives

STATE FINANCING

The **JobsOhio Growth Fund Loan** provides capital for expansion projects to companies that have limited access to capital and funding from conventional, private sources of financing. JobsOhio will consider loans to companies that are in the growth, established or expansion stage, and that have generated revenues through a proven business plan. The JobsOhio Growth Fund's loan decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location.

The **Innovation Ohio Loan Fund** provides loans for acquisition, construction, and related capital costs of technology, facilities, and equipment purchases. The fund was created to assist existing Ohio companies in developing next-generation products and services within the state's Industry Sectors up to 75 percent ranging from \$500,000 to \$1.5 million.

The **166 Direct Loan** provides loans for land and building acquisition, construction, expansion, or renovation, and equipment purchases for eligible businesses. The program provides low-interest loans up to 40 percent not to exceed \$1.5 million.

The **Regional 166 Direct Loan** provides loans for land and building acquisition, construction, expansion, or renovation, and equipment purchases for eligible businesses. Regional economic development agencies administer the program. It provides low-interest loans up to 75 percent collateral value, not to exceed \$500,000.

LOCAL INCENTIVES (vary across jurisdictions)

Dependent on geographic location, additional incentives may be available at the local municipality or county level. Such incentives may include:

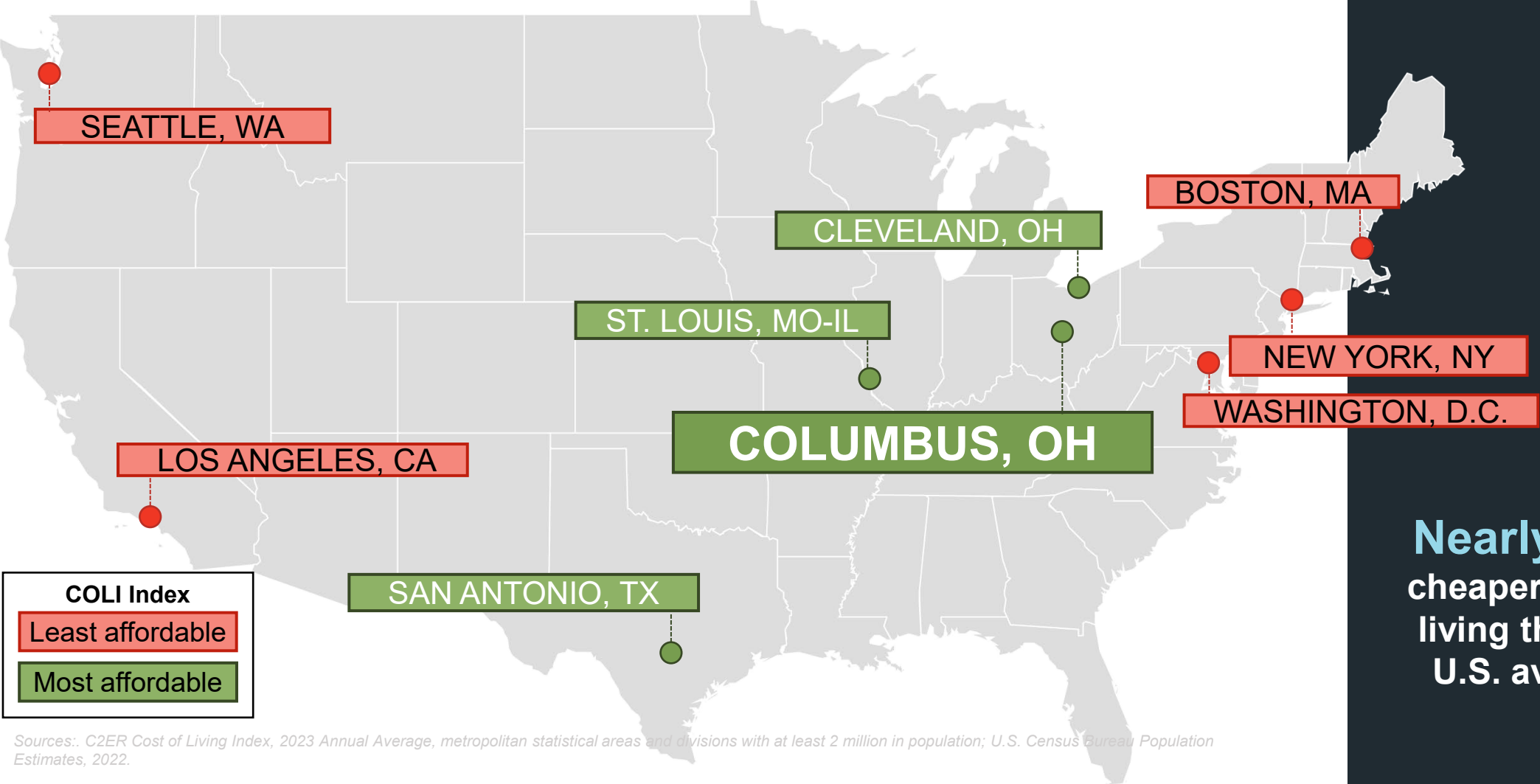
- **Performance-based or job growth incentives**
- **Workforce training assistance and/or grants**
- **Loan programs**
- **Property Tax abatements, enterprise zones, CRA's**

Each local incentive is determined on an individual project basis by considering factors such as job creation, payroll and capital investment.

QUALITY OF LIFE

ONE OF AMERICA'S MOST AFFORDABLE PLACES

COLUMBUS MSA COST OF LIVING INDEX RANKS FOR LARGE METROS (2M+)



Nearly 10% cheaper cost of living than the U.S. average

Sources: C2ER Cost of Living Index, 2023 Annual Average, metropolitan statistical areas and divisions with at least 2 million in population; U.S. Census Bureau Population Estimates, 2022.

LIVING IN COLUMBUS

High Quality of Life at Great Value



91.8

COST OF LIVING INDEX
U.S. = 100



255.6

VIOLENT CRIME RATE
(per 100,000); U.S. = 374.4



32%

COST OF HOUSING INDEX
U.S. = 39%



\$322,450

MEDIAN SALES PRICE
U.S. = \$416,700



\$1,599

AVERAGE RENT
U.S. = \$2,050

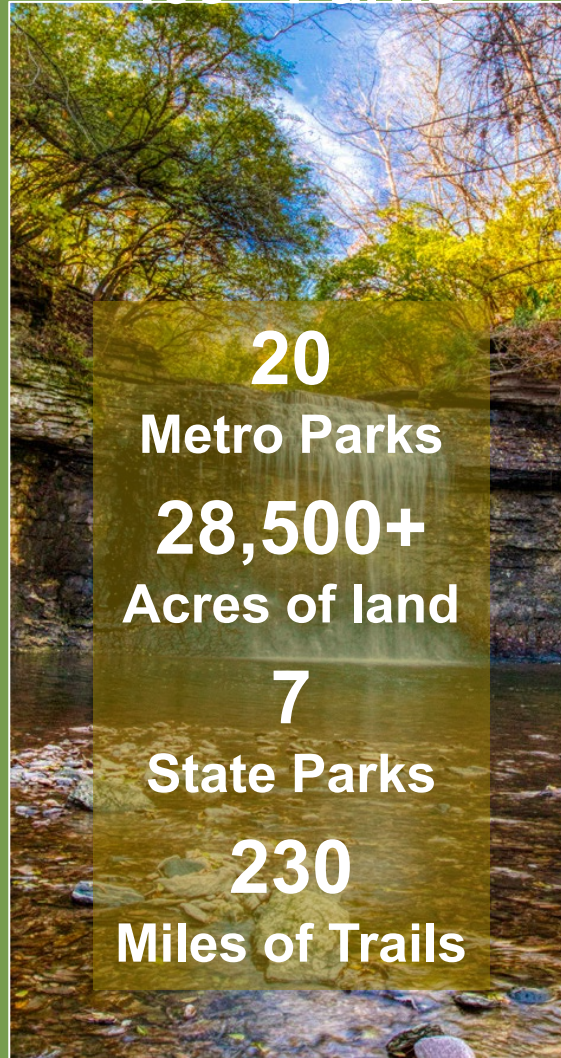
RECREATION ACTIVITIES

The Scioto Mile

175-acre outdoor oasis in the heart of Downtown Columbus featuring 9 riverfront parks, multi-use paths, community events and festivals, the country's largest free outdoor climbing wall, and much more



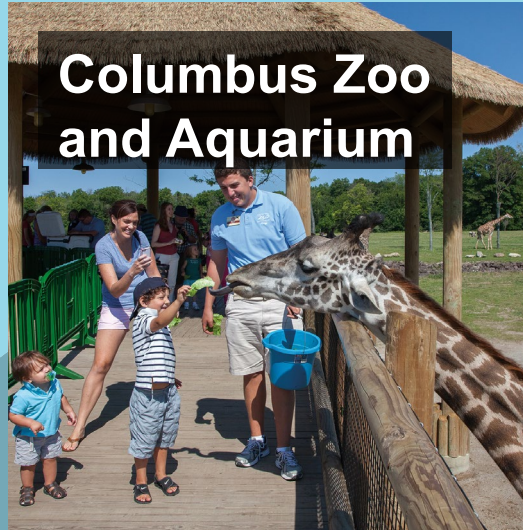
400+ Parks



Nearby Attractions



ARTS AND CULTURE



Columbus Zoo and Aquarium



Short North and Franklinton Arts Districts

Lively concentrations of public art, galleries, and performance art spaces in Columbus' urban core



National Veterans Memorial and Museum



Franklin Park Conservatory



COSI



The Ohio Theatre

SPORTS AND ENTERTAINMENT



Columbus Crew

Lower.com Field, the new state-of-the-art facility in the Arena District, is home to Columbus' MLS team and host for the world cup qualifying matches.



The Ohio State Buckeyes



Columbus Clippers



Columbus Blue Jackets



Memorial Tournament



Easton Town Center

A unique indoor/outdoor shopping experience that hosts 25M visitors every year and was named the No. 1 Retail Center Experience in America