

# INVESTMENT OFFERING

1405 E DUBLIN-GRANVILLE ROAD, COLUMBUS OH 43229

# XPAND



**SALE PRICE: \$1,548,387 | 7.75% CAP RATE | NOI: \$120,000 | ABSOLUTE NNN**

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206 W. FOURTH STREET • WINSTON-SALEM • NC  
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PRESENTED BY:

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**ADDRESS**

1405 E DUBLIN-GRANVILLE ROAD  
COLUMBUS, OH 43229

**SALE PRICE**

\$1,548,387

**CAP RATE**

7.75%

**NOI**

\$120,000

**GUARANTEE**

CORPORATE

## CAP RATE RETURN SCHEDULE

YEAR	RENT	RETURN
1	\$120,000	7.75%
2	\$122,400	7.91%
3	\$124,848	8.06%
4	\$127,345	8.22%
5	\$129,892	8.39%
6	\$132,490	8.56%
7	\$135,139	8.73%
8	\$137,842	8.90%
9	\$140,599	9.08%
10	\$143,411	9.26%



# AREA OVERVIEW

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# LEASE SUMMARY



## LEASE SUMMARY

TENANT	Toro Meat Market (Corporate)
RENT COMMENCEMENT	At Closing (Sale/Leaseback)
LEASE TERM	10 Years
RENEWAL OPTIONS	Four 5-Year
LEASE TYPE	Absolute NNN
EXPENSES	Zero Landlord Responsibilities
RENT ESCALATIONS	2% Annual
BONUS DEPRECIATION ELIGIBLE*	*Consult your Tax Advisor



# SITE INFO

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## ADDRESS

1405 E DUBLIN-GRANVILLE ROAD  
COLUMBUS, OH 43229



## TRAFFIC

29,865 VPD



## BUILDING SIZE

±8,531 SF



## YEAR BUILT

1972



## PARKING SPACES

30



## ACRES

0.46



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# SITE PHOTOS

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Blending Mexican/Central American flavors with quality meats and neighborhood-focused grocery convenience.

Toro Meat Market is a fast-growing, Hispanic-owned grocery concept based in Columbus, offering high-quality meats, fresh produce, prepared foods, and authentic Latin American grocery items. The business thrives by blending traditional butcher services with the convenience of a neighborhood grocery, creating a unique hybrid model that resonates with a diverse and loyal customer base. Toro's success is rooted in its focus on quality, cultural authenticity, and community engagement with each store carefully positioned as both a retail destination and a neighborhood revitalization anchor.

Since opening its first location in 2021, Toro has rapidly expanded to multiple locations across the Columbus metro area, with plans for continued growth in high-traffic, under served neighborhoods. Owner Fernando Alcauter brings a deep background in Hispanic grocery retail, translating to operational discipline, brand loyalty, and a proven understanding of his customer base.



**STRONG STORE SALES \$8MM+**



**HEALTHY MARGINS  
VERY LOW RENT RATIO <2%**



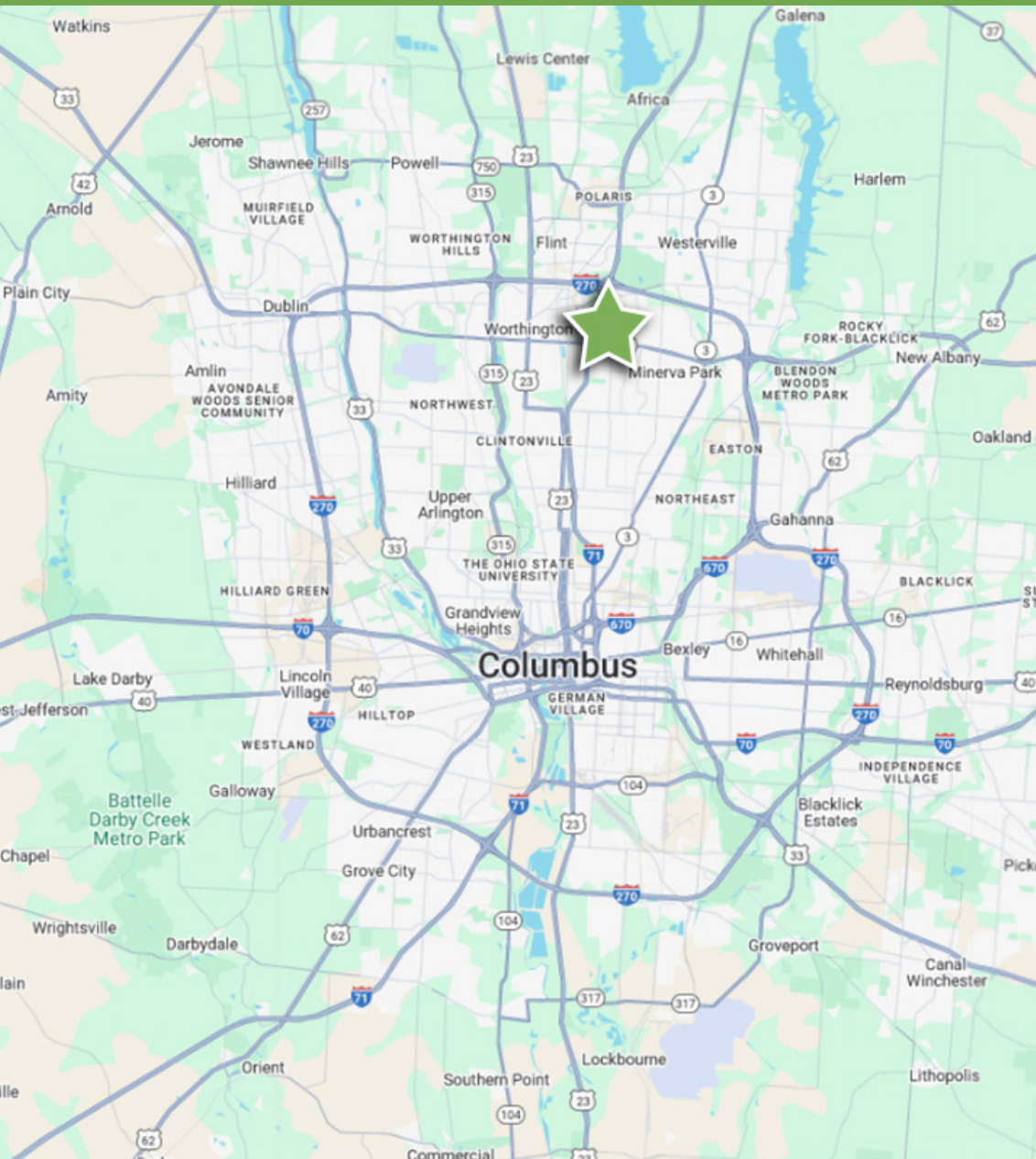
**LARGEST MEAT SELECTION OF ANY  
GROCER**



**NEIGHBORHOOD MARKET WITH  
LARGE VARIETY OF INVENTORY**



**OFFERS DELIVERY AND CATERING**



## COLUMBUS MSA

- One of the fastest-growing regions in the Midwest.
- Situated with direct access to major transportation routes, including Interstate 270 and State Route 161.
- Columbus is home to 15 Fortune 1000 companies, including Nationwide, Cardinal Health, and Huntington Bancshares. It boasts a diversified economy across finance, insurance, tech, education, and logistics.
- Columbus MSA is projected to grow by 1 million people by 2050, making it one of the top 10 fastest-growing MSAs in the U.S. Commercial developments are expanding northward, with Powell and nearby areas like Dublin and Lewis Center seeing strong retail, office, and mixed-use momentum.

## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
<b>POPULATION</b>	136,253	317,203	587,221
<b>AVERAGE HH INCOME</b>	\$66,240	\$77,858	\$79,390
<b>DAYTIME POPULATION</b>	136,118	334,715	636,972



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### LINVILLE TEAM PARTNERS

206 West Fourth Street

Winston-Salem, NC 27101

336.724.1715

Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, 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, the Buyer is responsible for conducting an 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 the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your broker for more details.