



COLUMBIA
PROPERTY
INVESTORS LLC



1626 OLD MANSFIELD RD., WOOSTER, OHIO 44691

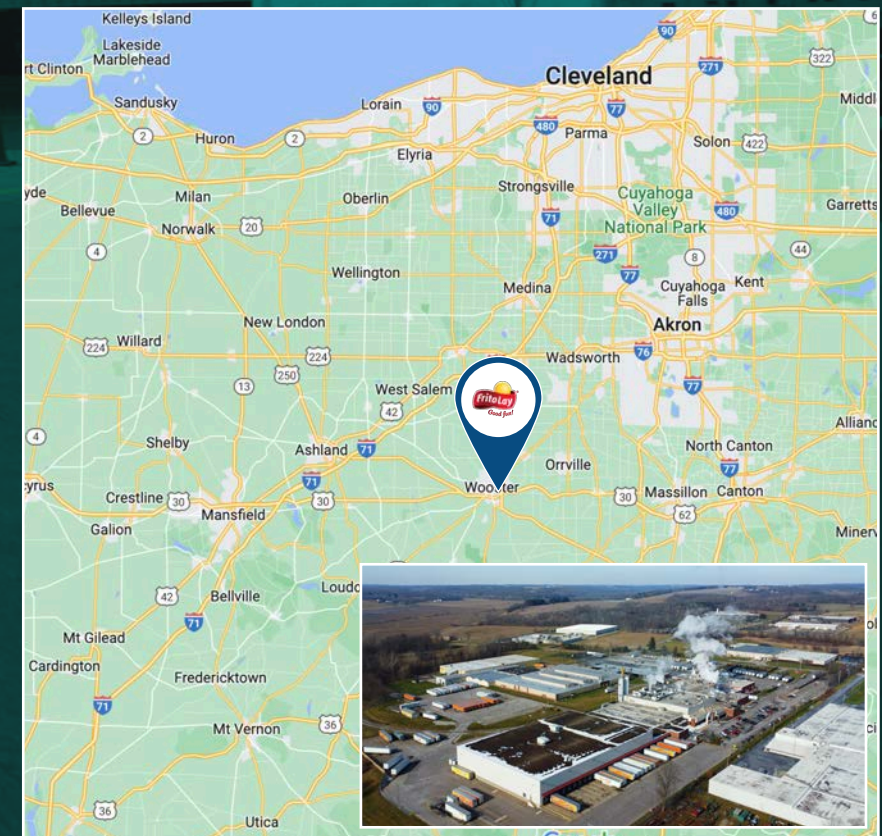




EXECUTIVE SUMMARY	
PROPERTY ADDRESS	1626 Old Mansfield Road Wooster, Ohio 44691
TENANT	Frito/Lays
BUILDING SIZE	198,900± SF
LOT SIZE	27.6± AC
YEAR BUILT	2022
LEASE TERM	5 years remaining
RENT COMMENCEMENT	March 1, 2022
PRIMARY TERM EXPIRATION	February 28, 2029
NOI	\$1,205,095.32
INCREASES	2% annually
DATE OF NEXT INCREASE	\$24,101.91 on 3/1/2024
OPTIONS	Two (2), five year options
LEASE TYPE	NN fee
S&P RATING	A+

RENT SCHEDULE

PERIOD	ANNUAL BASE RENT	INCREASE
3/1/23 - 2/28/24	\$1,205,095.32	2%
3/1/24 - 2/28/25	\$1,229,197.23	2%
3/1/25 - 2/28/26	\$1,253,781.17	2%
3/1/26 - 2/28/27	\$1,278,856.79	2%
3/1/27 - 2/28/28	\$1,304,433.93	2%
3/1/28 - 2/28/29	\$1,330,522.61	2%
OPTION 1		
3/1/29 - 2/28/30	FMV	-
3/1/30 - 2/28/31	N/A	2%
3/1/31 - 2/28/32	N/A	2%
3/1/32 - 2/28/33	N/A	2%
3/1/33 - 2/28/34	N/A	2%
OPTION 2		
3/1/34 - 2/28/35	N/A	2%
3/1/35 - 2/28/36	N/A	2%
3/1/36 - 2/28/37	N/A	2%
3/1/37 - 2/28/38	N/A	2%
3/1/38 - 2/28/39	N/A	2%



BUILDING SPECIFICATIONS

BUILDING SIZE	198,900± SF
CEILING HEIGHT	60'
CAR PARKING	73 regular + 3 handicap
TRAILER SPOTS	160
LOADING DOORS	30 dock doors: 9' w x 10' h 1 large drive in door: 12' w x 14' h



WOOSTER, OHIO

Wooster, Ohio, home to 26,540 residents and counting, is a lively hub for innovation, business, and entertainment. Serving as the county seat and dairy capital of the State, the community boasts an excellent school system, a vibrant downtown, three colleges, a world-class community-owned hospital, a portfolio of growing businesses serving the global economy, and a network of volunteers and organizations dedicated to helping individuals succeed.

Aside from its 600 acres of parkland, two public pools and a natatorium, growing urban bike trail network, and full calendar of festivals, intriguing educational events, and concerts, Wooster offers plenty for visitors and residents alike to enjoy. Downtown shops offer artsy and eclectic goods along with the finest meals in the region, while the city's North End retail district hosts national retailers, exquisite restaurants, and indoor activities ranging from mini-golf to ice-skating.

Industry and commerce continue to expand, from scientists at the Ohio Agricultural Research and Development Center creating rubber from dandelions and developing technologies to protect future crops, to entrepreneurs at Wooster Products creating the world's longest-lasting illuminating stair safety tread used in the planet's tallest skyscrapers, to a manufacturer creating torque-converters for a global market.

Wooster, named one of Ohio's Best Hometowns in 2017, continues to be one of Ohio's most innovative and exciting communities to live, work, and visit. Over the last decade, the community has bonded closer together in rising above economic challenges, witnessed incredible revitalization in its downtown, and has welcomed several new employers and residents.



PAST

In 1932, C.E. Doolin entered a small San Antonio cafe and purchased a bag of corn chips. After learning the manufacturer was eager to sell his business, he bought the recipe and started making Fritos corn chips in his mother's kitchen. He sold them from his Model T Ford.

PRESENT

29 snack brands, 55,000 dedicated Frito-Lay employees and enough potatoes per year to reach to the moon and back. (If they were stacked end to end.) We aren't kidding when we say we go the extra mile to bring you your favorite snacks.

FUTURE

As part of PepsiCo, our mission is to create more smiles with every sip and every bite. How? By embracing Winning with Purpose. That is, winning in the marketplace, accelerating growth and keeping our commitment to the planet and our communities. A clear set of strategies that will make us Faster, Stronger, and Better, define this vision.



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	727	23,436	36,778
AVERAGE HOUSEHOLD INCOME	\$62,427	\$79,765	\$81,589



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