

Parkcenter Circle

6090-6126 Parkcenter Circle, Dublin, OH 43017

Shopping Center
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Executive Overview

Parkcenter Circle

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Executive Summary

\$8,850,026

Price

7.5%

Cap Rate

\$663,788

NOI

4.30

WALT

±22,183

Total GLA (SF)

Investment Highlights

STABLE, HIGH CREDIT TENANCY

- **Tenant Retention** - The average occupancy tenure at the center is 11.3 years.
- **WALT** - 4.30 Years
- **Credit Tenants** - The majority of the rent roll is comprised of national tenants with long-term operating history.
- **Tenant Retention** - The average length of occupancy at the center is 11.3 years.
- **Restaurant Users** - 72% of the center is occupied by established restaurants with full commercial kitchens giving investors highly sought after suites with strong, future rentability.
- **Panera Bread** - This location is the primary catering hub for surrounding corporate office users and Ohio State University population.

RECENT LEASING ACTIVITY

- 2,048 SF Leased To Cocockay Bites - an Indo-European fast casual restaurant- on a new 5-year lease with 5% annual increases. Tenant is actively building out a full commercial kitchen adding hundreds of thousands of dollars of value.
- Mi Tradicion exercised their 5 year renewal option showcasing their commitment to the space. They have operated out of the center since 2008
- \$1M investment to new 5,000 SF Image Studios suite
- Noodles & Co exercised a 5-year extension at the end of 2023

PRIME LOCATION | GREAT VISIBILITY AND ACCESS

- Immediate Access to and Visibility from I-270 (±108,000+ VPD)
- 3 miles from Dublin's Mixed use development: Bridge Park with other
- Surrounded by national retailers and QSRs: McDonalds, Chick Fil A, Chipotle, Walmart, Best Buy, Golf Galaxy
- 15 Miles from Ohio State University

STRONG DEMOGRAPHICS

- 5-Mile Population: 216,053
- 5-Mile Avg. HH Income: \$145,555





The Mall at Tuttle Crossing

macy's
 sears HOME SERVICES
 JCPenney
 Foot Locker
 CHAMPS SPORTS
 HOLLISTER
 Sneakers 75
 SHOE DEPT.

AT&T
 STARBUCKS

PNC

verizon
 JARED®

DiBella's Subs

MEN'S WEARHOUSE®

Wendy's

McDonald's

CHIPOTLE MEXICAN GRILL

bp

TACO BELL

Chick-fil-A

Bob Evans RESTAURANT

Panera BREAD

Tuttle Crossing Blvd ± 15,200 VPD

Walmart Supercenter

Blazer Pkwy

noodles & COMPANY

Parkcenter Circle





Veeva

AmeriHealth Caritas
Ohio

PHILADELPHIA
INSURANCE COMPANIES
A Member of the Tokio Marine Group

Marriott

HYATT
PLACE

DRURY HOTELS

CardinalHealth™

LONGHORN
STEAKHOUSE

Subject Property

Parkcenter Circle

Blazer Pkwy



DRURY HOTELS.



Blazer Pkwy

Parkcenter Circle

Nailspre



RONIN

IMAGE STUDIOS



Panera BREAD

noodles & COMPANY

Asset Overview

Parkcenter Circle

6090-6126 Parkcenter Circle, Dublin, OH 43017



Asset Overview

6090-6126 Parkcenter Circle

Name	Parkcenter Circle
Address	6090-6126 Parkcenter Circle
City	Dublin
State	OH
APN	010-231221-00
Land Area	±2.91 AC
Year Built	2007
Gross Leasable Area	±22,183 SF
Total Tenants	7
Current Occupancy	100.00%

Tax Parcel Map



National Tenants



Rent Roll & Recovery Structure

Suite	Tenant	Leased SF	% of GLA	Lease Start	Lease End	Term Remaining (Yrs)	Annual Base Rent	Rent / SF	Options	Increases
6124	Image Studios	±5,072	22.88%	5/19/2023	3/31/2034	8.4 yrs	\$116,656.00	\$23.00	2, 5-Years	10% year 5 and 11% with Options
				inc 5/1/2028			\$128,321.60	\$25.30		
				opt 4/1/2034			\$142,523.20	\$28.10		
				opt 4/1/2039			\$158,246.40	\$31.20		
6108	Panera Bread	±4,595	20.73%	4/20/2016	7/31/2028	2.5 yrs	\$172,313.00	\$37.50	3, 5-Year	10% With Options
				opt 8/1/2028			\$189,543.75	\$41.25		
				opt 8/1/2033			\$208,521.10	\$45.38		
				opt 8/1/2038			\$229,336.45	\$49.91		
6104	Noodles & Company	±2,957	13.34%	12/13/2007	12/31/2028	2.9 yrs	\$112,218.00	\$37.95	2, 5-Years	10% With Options
				opt 1/1/2029			\$123,454.75	\$41.75		
				opt 1/1/2034			\$135,785.44	\$45.92		
6100	Ronin Sushi	±1,745	7.87%	2/2/2011	4/30/2027	1.2 yrs	\$50,675.00	\$29.04	1, 5-Year	None
6094	Mi Tradición	±4,664	20.95%	5/29/2008	12/31/2030	4.9 yrs	\$124,360.90	\$26.60	1, 5-Year	10% With Options
				opt 1/1/2031			\$136,776.46	\$29.33		
6090	Nail Spree	±1,102	4.97%	1/4/2008	8/31/2029	3.6 yrs	\$36,366	\$33.00	None	None
6112	Cocockay Bites	±2,048	9.24%	7/1/2025	7/31/2030	4.4 yrs	\$51,200.00	\$25.00	1, 5-Year	5% Anually
				opt 7/1/2030			\$65,331.00	\$31.90		
Total	7 Suites	±22,183	100.00%		WALT	4.3 Years	\$663,788.90	\$29.92		

Financial Overview

Parkcenter Circle

6090-6126 Parkcenter Circle, Dublin, OH 43017



Estimated NOI

	Year 1	PSF
INCOME		
Base Rent	\$663,788	\$29.92
Estimated CAM Charges	\$289,099.97	\$13.03
Total Income	\$952,887.97	\$42.95
RECOVERABLE EXPENSES		
Maintenance - Non CAM	\$327.70	\$0.01
Landscaping - CAM	\$11,779.08	\$0.53
Parking Lot Sweeping - CAM	\$2,223.48	\$0.10
Snow Removal - CAM	\$10,845.76	\$0.49
Roof Repairs - CAM	\$11,089.76	\$0.50
Management - CAM	\$32,895.24	\$1.48
Security Service	\$531.64	\$0.02
Insurance Escrow	\$11,166.51	\$0.50
Porter Service - CAM	\$4,507.5	\$0.20
Real Estate Tax Escrow	\$140,704.5	\$6.34
Fire Safety - CAM	\$531.64	\$0.02
Electricity - CAM	\$4,455.02	\$0.20
Gas - Non CAM	-\$125.18	\$(0.01)
Water & Sewer - CAM	\$1,125	\$0.05
Water & Sewer - Non CAM	\$12,236.38	\$0.55
Signage - CAM	\$15,624.97	\$0.70
Trash - CAM	\$29,180.97	\$1.32
Total Recoverable Expenses	\$289,099.97	\$13.03
Net Operating Income	\$663,788	\$29.92
CAPITAL EXPENDITURES		
HVAC Replacement	\$17,096.00	\$0.77
Cash Flow After Capital Expenditures (CFAC)	\$646,692	\$29.15



NNN Reimbursement Methodology

Tenant	Real Estate Taxes	Insurance	Common Area Maintenance Cap	Management Fee / Administrative Fee
Image Studios	Pro Rata	Pro Rata	Pro Rata (5% Y-o-Y Partial Cap on Controllable Expenses)	Management fees in an amount equal to five percent (5%) of gross revenues actually collected.
Panera Bread	Pro Rata	Pro Rata	Pro Rata (5% Y-o-Y Partial Cap on Controllable Expenses)	10% of Common Area Expenses
Noodles & Company	Pro Rata	Pro Rata	Pro Rata (5% Y-o-Y Partial Cap on Controllable Expenses)	Administrative and/or management fees, office expenses, rent and office supplies which (i) in the aggregate, exceed fifteen percent (15%) of the total cost of the Common Area Expenses (exclusive of Taxes and Insurance Charges
Ronin Sushi	Pro Rata	Pro Rata	Pro Rata (5% Y-o-Y Partial Cap on Controllable Expenses)	Full Reimbursement
Mi Tradicion	Pro Rata	Pro Rata	Full Reimbursement	Full Reimbursement
Cocockay Bites	Pro Rata	Pro Rata	Pro Rata (5% Y-o-Y Partial Cap on Controllable Expenses)	Management fees in an amount equal to five percent (5%) of gross revenues actually collected.
Nail Spree	Pro Rata	Pro Rata	Pro Rata (5% Y-o-Y Partial Cap on Controllable Expenses)	Full Reimbursement



Tenant Overviews

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Tenant Overviews



Panera Bread is a popular chain of bakery-café known for its freshly made sandwiches, soups, salads, and baked goods. Founded in 1987, it emphasizes wholesome ingredients and a casual, welcoming atmosphere where customers can enjoy a quick meal or spend time working or socializing. Panera's menu features a mix of classic comfort foods and healthier options, often highlighting seasonal ingredients. The company is also recognized for its digital ordering systems, loyalty rewards, and community-oriented initiatives, such as food donation programs and sustainability efforts.



Noodles & Company is a fast-casual restaurant chain that specializes in globally inspired noodle dishes, soups, and salads. Founded in 1995, it offers a diverse menu featuring flavors from around the world — from Italian pastas like Penne Rosa and Alfredo MontAmore to Asian-inspired dishes such as Japanese Pan Noodles and Pad Thai. The restaurant focuses on fresh ingredients, customizable meals, and quick service in a relaxed, friendly setting. Noodles & Company also emphasizes convenience through online ordering and loyalty programs, appealing to guests looking for satisfying, made-to-order meals with international flair.



Ronin Sushi Bar is a contemporary restaurant that focuses on high-quality sushi and Japanese-inspired cuisine. Known for its creative rolls, fresh sashimi, and artfully prepared dishes, it offers a dining experience that balances traditional Japanese techniques with modern flavors. The atmosphere is typically sleek and intimate, making it a popular spot for both casual meals and special occasions. In addition to sushi, Ronin Sushi Bar often features small plates, sake, and cocktails designed to complement the menu's fresh ingredients and bold flavors.



Image Studios is a salon-suite concept that provides beauty professionals—such as hairstylists, estheticians, barbers, and makeup artists—with private, customizable studio spaces to run their own businesses. Founded on the idea of empowering entrepreneurs in the beauty industry, Image Studios offers a modern, high-end environment equipped with everything professionals need to operate independently, without the overhead of owning a full salon. Each location typically features sleek design, shared amenities, and a supportive community of beauty experts. The company's model emphasizes creativity, independence, and professionalism, helping stylists and artists grow their brands within a collaborative setting.



Mi Tradición is a regional Mexican restaurant brand known for its broad menu, fresh ingredients, and full-service dining experience. With over 25 years in operation, the company maintains multiple locations across the Columbus, Ohio area, including the Dublin site at 6094 Parkcenter Circle. This location offers dine-in, bar service, and catering, and benefits from its placement in a suburban, mixed-use corridor with steady traffic. The brand emphasizes value-focused dining and community engagement, providing a consistent tenant profile for retail or net lease investments.



Cocockay Bites is an Indo-European fast casual restaurant offering a diverse 39-item menu. Featuring specialties like Fish Stuffed Chilli, Prawn Pie, and Vegetable Roti, alongside cakes and traditional sweets, the restaurant caters to a wide range of tastes. With a commitment to quality ingredients, Cocockay Bites contributes to the shopping center's vibrant food scene and attracts a diverse customer base.

Market Overview

Parkcenter Circle

6090-6126 Parkcenter Circle, Dublin, OH 43017

Columbus, OH MSA



Dublin, OH

Market Demographics



49,456

Total Population

\$133,581

Median HH Income

18,003

of Households

77%

Homeownership Rate

69,994

Employed Population

73%

% Bachelor's Degree

40

Median Age

\$432,700

Median Property Value

Local Market Overview

Dublin sits within the stronger Northwest Columbus submarket and benefits from its high-income, educated resident base, household incomes in the city routinely exceed the metro average and household growth is supported by corporate headquarter presence and new residential development. The retail environment is anchored by key nodes such as The Mall at Tuttle Crossing and the mixed-use Bridge Park corridor, both of which combine strong vehicle access (via I-270 and SR 161) with high daytime employment and affluent demographics. The city's focus on placemaking and pedestrian-oriented development, exemplified by the pedestrian bridge connecting districts, further enhances the retail real estate fundamentals.

From a product-type perspective, shopping centers in Dublin benefit from diversified demand: convenience and necessity retail for the surrounding high-density residential nodes, as well as destination retail drawing from the broader Metro Columbus region. The Mall at Tuttle Crossing supplies traditional enclosed mall space (albeit facing national headwinds in the segment) while Bridge Park and nearby power-center development serve lifestyle, food & beverage, entertainment and specialty-tenant formats.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	83,542	202,775	733,995
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	35,872	83,749	298,040
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$109,971	\$119,498	\$104,000

Economic Drivers

Dublin excels as a hub for corporate headquarters, advanced technology, and life-sciences firms.

Strategically located just north of Columbus with access to major interstates and a highly educated workforce, Dublin offers premium connectivity and business-friendly infrastructure.

Economic Drivers

Dublin has built a robust economic base anchored in corporate headquarters, professional services, technology, and healthcare sectors. The city supports more than 4,300 businesses and hosts dozens of firms with 100+ employees, contributing a significant share of the Columbus metro area's economic output. Infrastructure investments such as fiber-optic deployment and the creation of the West Innovation District further reinforce Dublin's value proposition for businesses seeking growth, innovation, and access to skilled talent.

Primary Industries

- Technology & software development
- Life sciences & healthcare services
- Corporate headquarters & business services
- Logistics, distribution & advanced manufacturing support

Top Employers

- Cardinal Health
- OhioHealth / Dublin Methodist operations
- The Wendy's Company
- IGS Energy

Recent Developments

- Acquisition of 243 acres for the "West Innovation District" to support mixed-use, tech firms, and a future passenger rail station
- Launch of a city-wide "Fiber to Every Home" broadband initiative
- Implementation of the Envision Dublin Community Plan and Metro Center revitalization

\$7B+

Regional Gross Domestic Product

±14 Miles

Distance to Downtown Columbus



±14.2 Miles From The Ohio State University



Ohio State University, located in Columbus, Ohio, is one of the largest and most comprehensive public universities in the United States. Founded in 1870 as a land-grant institution, it has grown into a major center for research, education, and community engagement. The university offers a wide range of undergraduate, graduate, and professional programs across disciplines such as business, engineering, agriculture, medicine, and the arts. Its main campus is known for its expansive green spaces, modern facilities, and iconic landmarks like the Oval and Ohio Stadium, home of the Buckeyes football team.

Beyond academics, Ohio State is known for its strong sense of community and school spirit. The university's athletic programs, particularly in football and basketball, play a central role in campus life and Ohio culture, uniting students, alumni, and fans across the nation. Ohio State also places a strong emphasis on innovation and public service, with initiatives that support sustainability, health sciences, and global outreach. Its alumni network is one of the largest in the world, reflecting the university's broad influence and commitment to shaping leaders in many fields.

66,901
2024-2025 Student Population

\$19B+
Annual Economic Contribution

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6090-6126 Park Center Circle, Dublin, OH 43017** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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