

# NNN CREDIT TENANT



*18,750 SQUARE FEET BUILDING ON 4.13 ACRES*

**\$171,372 NNN Per Annum**

*Located in one of Ohio's fastest growing corridors on the Northwest quadrant of Columbus, Marysville has a 50 million dollar annual agricultural base. The Honda of America manufacturing plant and its ancillary manufacturing plants add impetus to the overall health of the economy. Five interchanges provide easy access to the area which is also serviced by the Union County Airport. Wal-Mart and several chain restaurants adjoin the subject. A rapidly growing region with 15% population growth over the past five (5) years), offers the ideal dynamic for "credit tenant" triple net income. A minimum of 13 years at \$171,372 per annum with escalator clauses and 15 year renewal options. An investment path for the knowledgeable.*

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