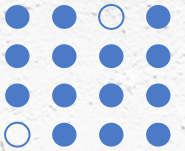


BLEND OF SEVEN WINERY

1400 Stratford Rd | Delaware, OH 43015

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



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INVESTMENT OVERVIEW

- **PRIME LOCATION**

Close proximity to Route 23 and downtown Delaware. With the city's plans to extend Cottswold Drive, the property will evolve into a prime corner lot and benefit from increased accessibility and visibility.

- **FAST GROWTH**

Delaware's affluence and rapid growth make it an attractive market for starting or expanding a business. The area's economic prosperity and growing population drive demand for dining and entertainment establishments.

- **VERSATILE SPACE**

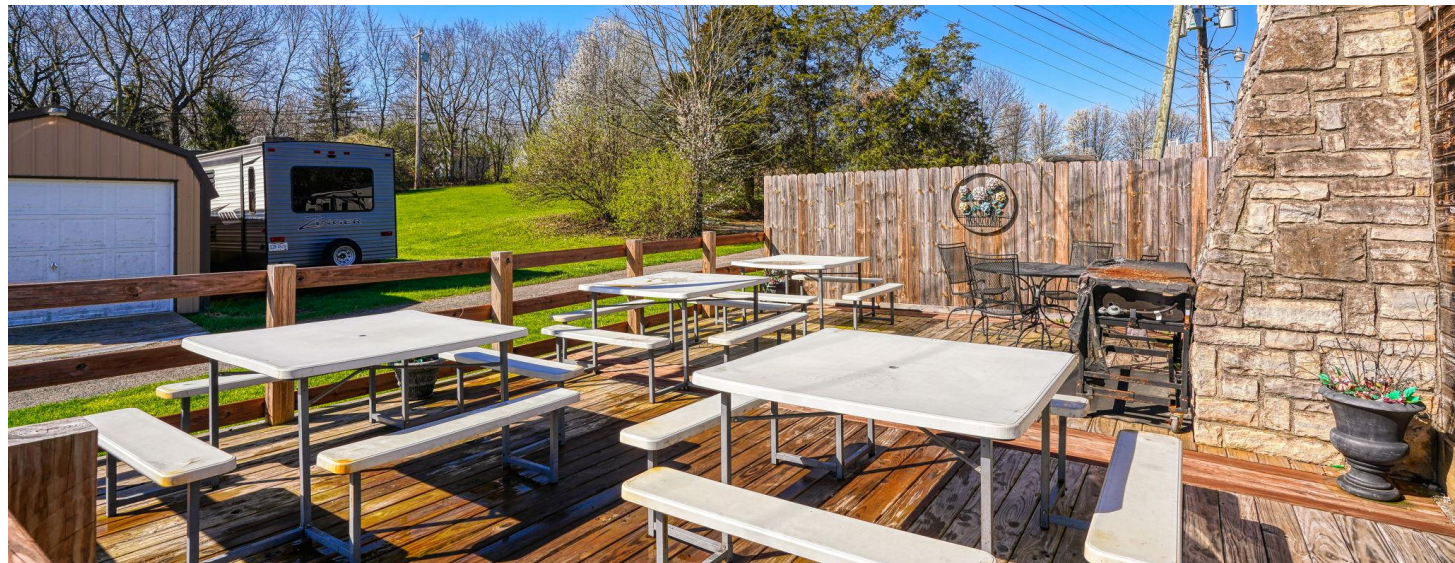
The property's layout, with a spacious catering area, dining area, kitchen, and ample storage, is well-suited for a restaurateur looking for a turnkey operation and location.

- **FLEXIBLE INVESTMENT**

Negotiable price and option to acquire one or both parcels. Subject property parcel (41912403002002) is ± 0.9 AC and residential parcel (41912403002001) is ± 1.19 AC, directly west of subject property.









OHIO WESLEYAN UNIVERSITY
1,600 STUDENTS | 1.4 MILES AWAY



COLUMBUS PIKE ± 36,000 VPD



SUBJECT PROPERTY



INVESTMENT OVERVIEW

Parcel 1	
LIST PRICE	Negotiable
DESCRIPTION	Restaurant
PARCEL	#419-124-03-002-002
TOTAL BUILDING AREA	±3,186 SF
TOTAL LOT SIZE	±0.85 ACRES



Parcel 1 & 2	
LIST PRICE	Negotiable
DESCRIPTION	Restaurant/Residential
PARCELS	#419-124-03-002-002 #419-124-03-002-001
TOTAL BUILDING AREA	±5,436 SF
TOTAL LOT SIZE	±2.04 ACRES

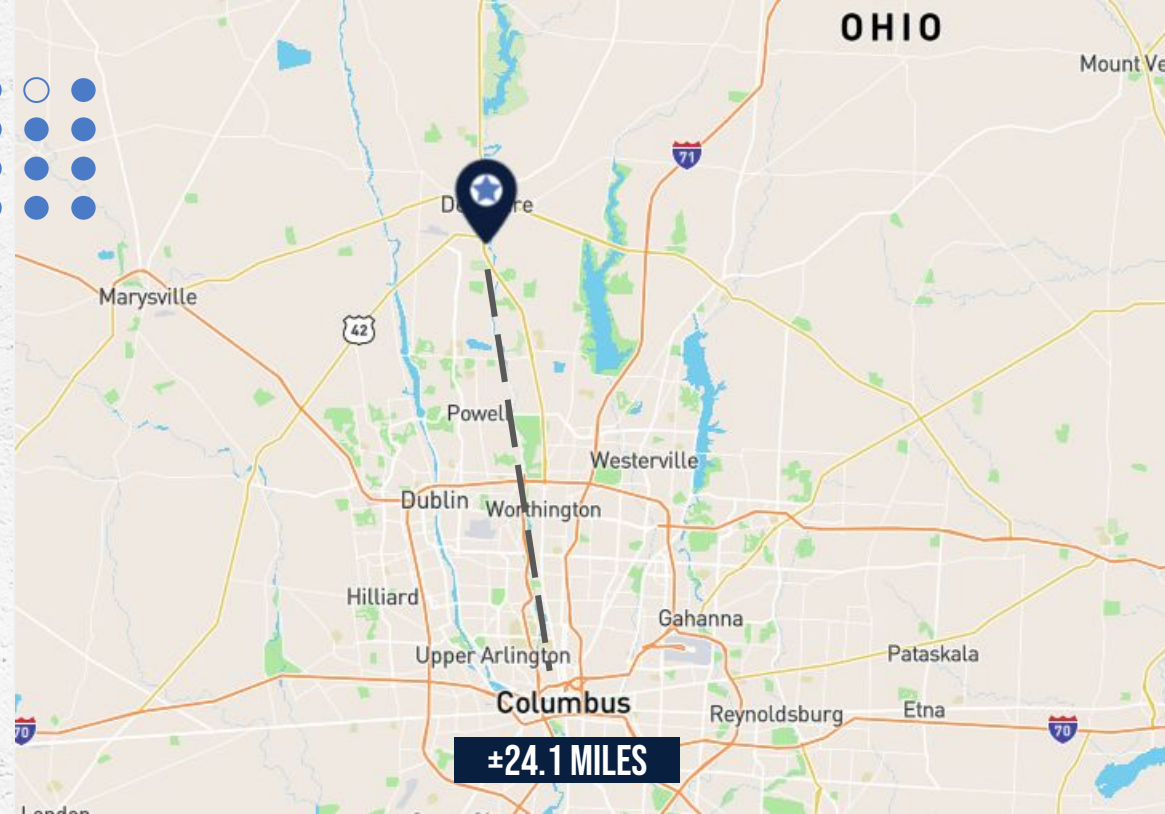


AREA OVERVIEW

Delaware, OH

Located in the heart of Ohio, Delaware is a charming city known for its rich history, vibrant community, and picturesque surroundings. Steeped in heritage, Delaware boasts a historic downtown district lined with beautifully preserved buildings housing an eclectic mix of shops, restaurants, and galleries. Visitors can explore the city's past at landmarks such as the Delaware County Historical Society and the Andrews House, which offers insights into the region's fascinating history and cultural heritage. Outdoor enthusiasts can enjoy the natural beauty of Delaware's surroundings, with parks, trails, and recreational areas providing opportunities for hiking, biking, and picnicking amidst scenic landscapes.

Delaware's thriving economy is fueled by a diverse range of industries, including education, healthcare, manufacturing, and technology. Home to Ohio Wesleyan University, the city benefits from a strong educational sector, attracting students and faculty while fostering innovation and intellectual growth. Healthcare facilities such as OhioHealth Grady Memorial Hospital provide essential services to residents and contribute to the region's wellness infrastructure. Additionally, Delaware's strategic location and supportive business environment have attracted manufacturing and technology companies, driving economic growth and creating job opportunities for its residents. With its blend of historic charm, natural beauty, and economic vitality, Delaware offers a dynamic and welcoming environment for residents and visitors alike.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,956	41,623	67,629
Current Year Estimate	6,452	35,315	58,077
2020 Census	5,693	32,593	53,687
Growth Current Year-Five-Year	23.31%	17.86%	16.45%
Growth 2020-Current Year	13.34%	8.35%	8.18%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,456	16,629	26,917
Current Year Estimate	2,727	13,786	22,619
2020 Census	2,322	12,235	20,220
Growth Current Year-Five-Year	26.70%	20.63%	19.00%
Growth 2020-Current Year	17.48%	12.68%	11.86%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$88,186	\$103,709	\$115,710



COLUMBUS, OH

With a city population of over 920,000 residents, Columbus is the most populous city in the state of Ohio and the 14th most populous city in the United States. Columbus has a strong economy with the health care, education, and technology sectors supporting most of the local economy. Five fortune 500 companies are headquartered in the city along with national retailers.

Columbus is also a popular tourist destination due to its exciting attractions, variety of events and festivals, major shopping centers, and professional and collegiate sporting events. Columbus is home to Ohio State University, the fifth largest university in the country. The city is served by the John Glenn Columbus International Airport where 9 airlines have nonstop service to 47 destinations in the United States. Columbus is an ideal place for families, working professionals, and businesses to thrive.

1. Columbus is the capital and largest city of the U.S. state of Ohio, located in the central part of the state.
2. It is home to The Ohio State University, one of the largest and most prestigious public universities in the United States.
3. Columbus boasts a vibrant arts and cultural scene, with numerous galleries, theaters, and music venues, including the renowned Wexner Center for the Arts.
4. The Scioto Mile is a scenic area along the Scioto River that features parks, fountains, biking trails, and walking paths, making it a popular spot for outdoor recreation.
5. The city offers a diverse range of culinary options, from local comfort food to international cuisines, with the North Market being a hub for food enthusiasts.
6. Columbus has been recognized for its innovative efforts in becoming a "smart city," implementing technology-driven solutions for urban challenges.
7. The city features charming historic neighborhoods like German Village and Short North, known for their unique architecture, shops, and restaurants.
8. This multi-purpose arena hosts various sports events, concerts, and entertainment shows, serving as a focal point for the city's entertainment scene.
9. Being the state capital, Columbus is home to Ohio's government institutions, including the State Capitol building and various state agencies.
10. The city hosts a range of festivals and events throughout the year, such as the Columbus Arts Festival, and the Ohio State Fair.

BUSINESS

The business scene in Columbus, Ohio, is a dynamic and diverse landscape encompassing industries such as finance, healthcare, technology, and retail. The city's strategic central location fosters a thriving logistics and distribution sector, while a robust ecosystem of startups and innovation hubs drives entrepreneurship and technological advancement. Corporate headquarters, along with research institutions like The Ohio State University, contribute to a well-educated workforce, and a collaborative atmosphere encourages networking and growth. This vibrant business environment, supported by government initiatives and a high quality of life, positions Columbus as a rising hub for both established corporations and emerging ventures.



COLUMBUS, OHIO

As the capital of Ohio, Columbus is a well-blended mixture of government, industry, and education. There is a strong high-tech presence in the city, in addition to other major industries of education, insurance, banking, fashion, defense, medical research, and hospitality, amongst others. The diverse economic base in Columbus brings it more economic stability and growth than many of its Rust Belt neighbors.

Having been ranked as one of the best places in the country to operate a business in, Columbus is home to the headquarters of five Fortune 500 companies: Nationwide Mutual Insurance Company, American Electric Power, L Brands, Cardinal Health, and Alliance Data. Several national retailers are also based in the city such as Big Lots, Abercrombie & Fitch, Express, and Designer Shoe Warehouse (DSW).

Efforts to revive the downtown area and inner neighborhoods have been underway with the emergence of sprawling and attractive residential suburbs just west of the university. These areas have excellent housing, shopping, schools, golf courses and civic amenities in a layout more spacious, wooded and appealing than many similar cities in the region. Plenty of employment opportunities in commercial centers are available in and near these suburbs and with the added low cost of living for the available amenities, Columbus continues to entice those looking to relocate to a more affordable city.

EMPLOYERS	EMPLOYEES
The Ohio State University	47,690
JP Morgan Chase	20,000
Nationwide (HQ)	12,800
Honda (North America HQ)	11,000
Amazon	9,200
Cardinal Health	8,600
Huntington	5,741
AEP	4,500
Victoria's Secret	4,500
Bath & Body Works	3,665



#1 IN TOP 10 REMOTE-READY CITIES IN THE US
(LIVABILITY, 2021)

#1 IN BEST PLACES TO LIVE IN OHIO
(U.S. NEWS & WORLD REPORT, 2020-2021)

#8 IN THE WORLD FOR QUALITY OF LIFE
(NUMBEO, 2021)

OHIO STATE UNIVERSITY

Ohio State University, situated in Columbus, is a distinguished public research university known for its comprehensive academic offerings and impactful research endeavors. With a sprawling campus and a student body representing a multitude of backgrounds, OSU creates a diverse and inclusive learning environment. Its commitment to excellence extends across various disciplines, from STEM fields to the arts and humanities, fostering a holistic educational experience. Beyond the classroom, Ohio State's active engagement in research initiatives, community service, and extracurricular activities empowers students to develop as well-rounded individuals and future leaders.

Home to top-ranked programs, innovative research centers, and a strong sense of community, Ohio State University continues to shape the landscape of higher education, producing graduates equipped with the knowledge, skills, and values to excel in a rapidly evolving world.



ECONOMIC DEVELOPMENT

The economic development driven by Ohio State University (OSU) is a multifaceted powerhouse that encompasses research, innovation, and partnerships. OSU's substantial research output fuels technological advancements and fosters collaborations with industries, leading to the creation of new businesses, products, and solutions. This, coupled with its role in educating a skilled workforce and providing cutting-edge healthcare services, contributes significantly to the regional and state economies, fostering innovation, job creation, and overall economic growth.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1400 Stratford Rd, Delaware, OH, 43015** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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