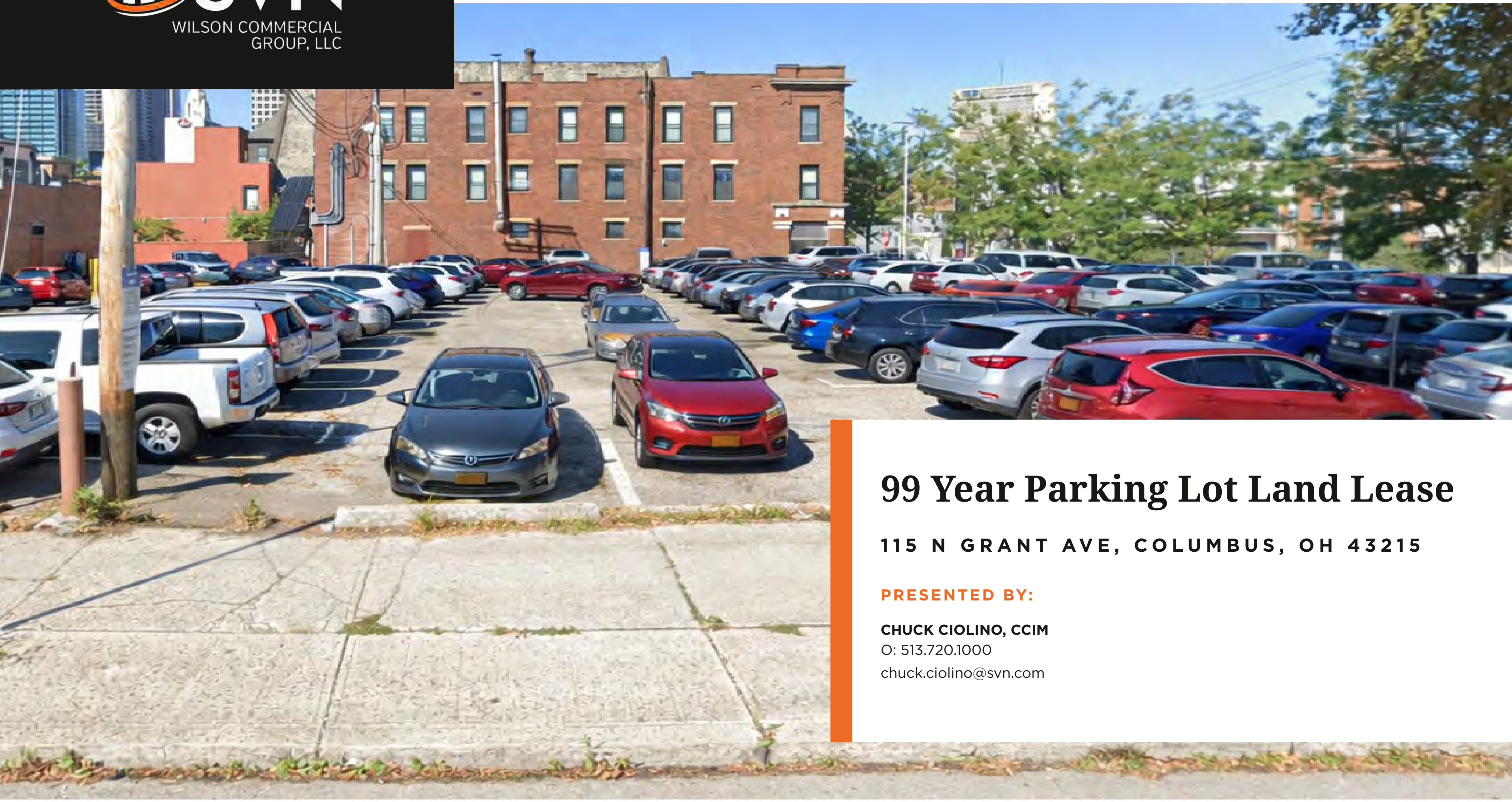
SVN WILSON COMMERCIAL GROUP, LLC

FOR SALE $120,000



99 Year Parking Lot Land Lease

115 N GRANT AVE, COLUMBUS, OH 43215

PRESENTED BY:

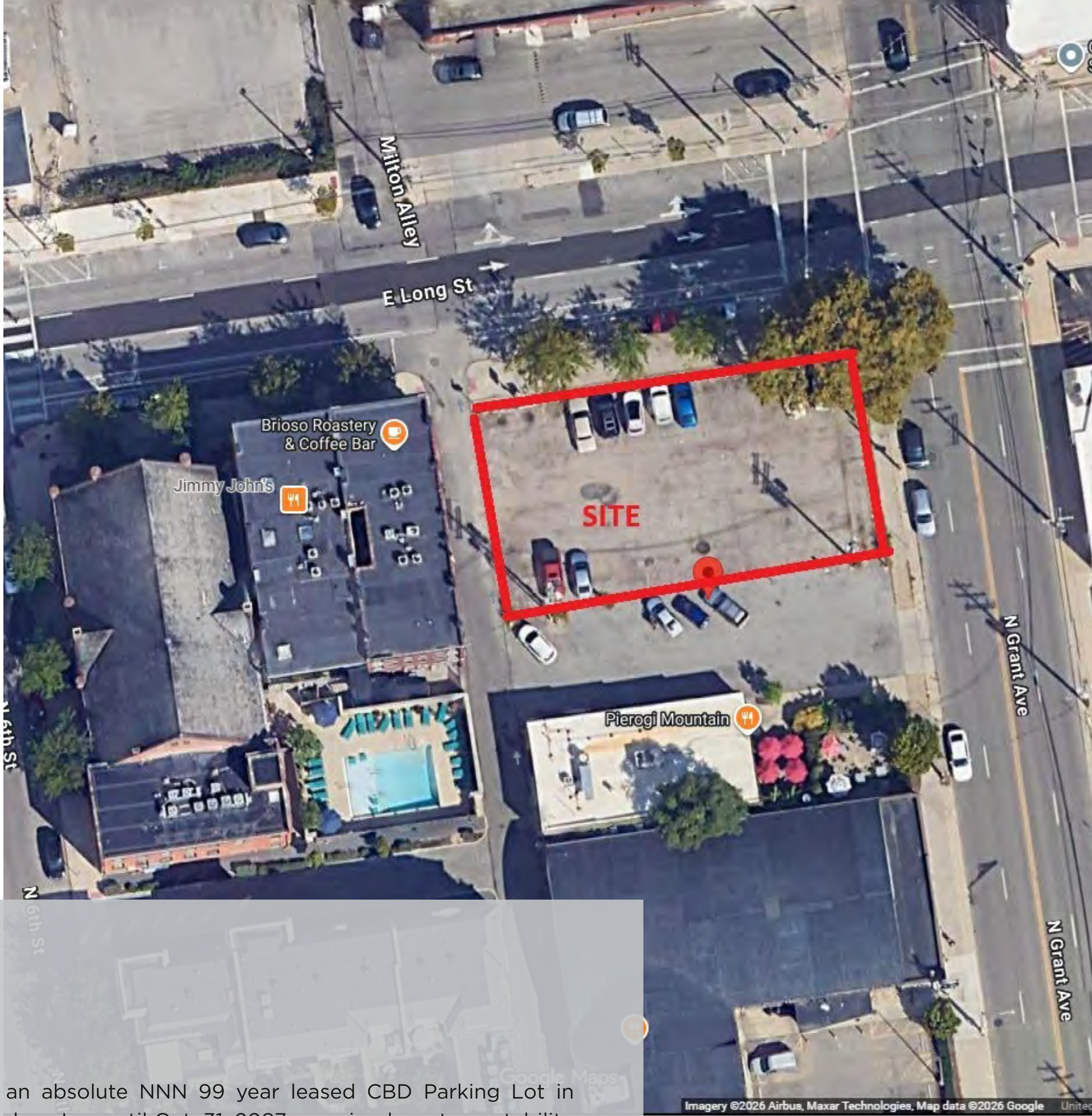
CHUCK CIOLINO, CCIM
O: 513.720.1000
chuck.ciolino@svn.com

PROPERTY SUMMARY

99 YEAR ABSOLUTE NNN LEASE
.20 ACRE PARKING LOT

115 N GRANT AVE
COLUMBUS, OH 43215

OFFERING SUMMARY	
SALE PRICE:	$120,000
LOT SIZE:	8,750 SF
ANNUAL NNN INCOME	$6,000
CAP RATE:	5.0%

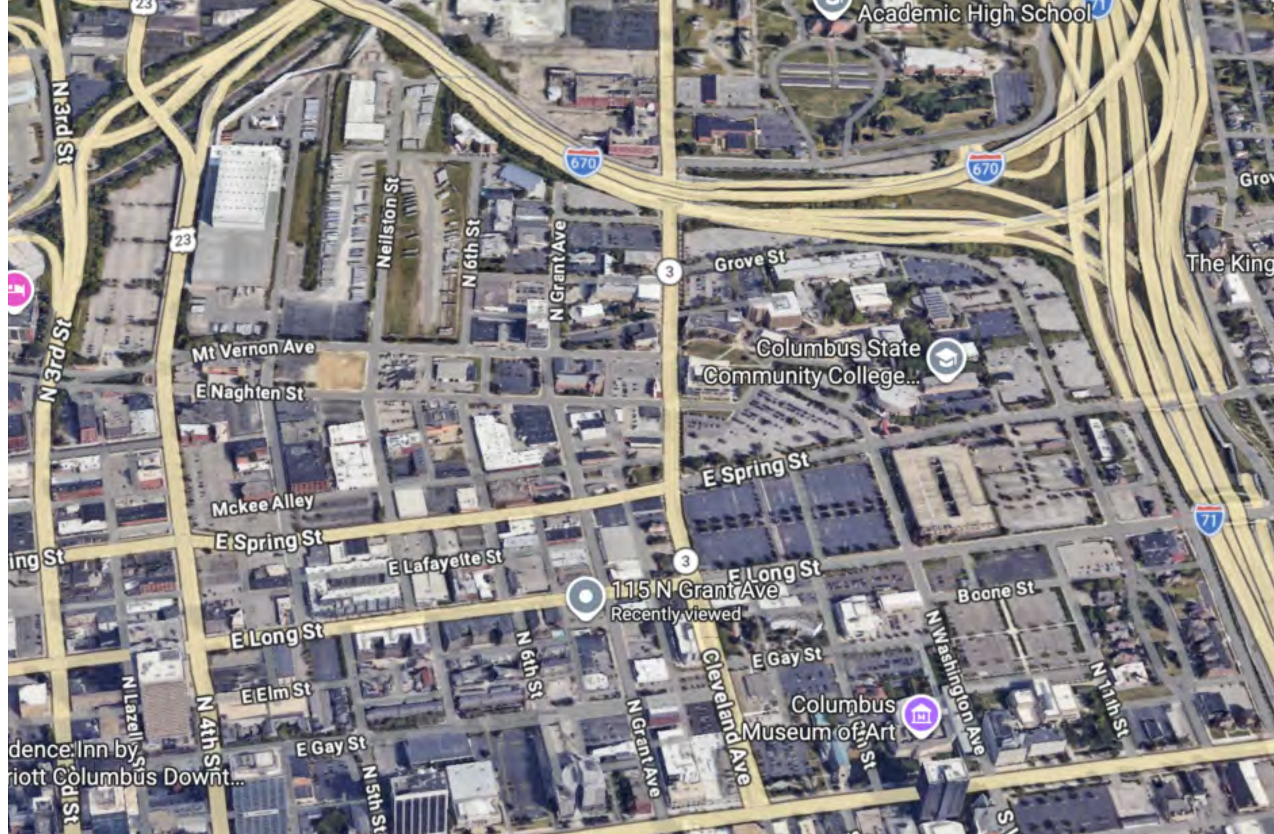


PROPERTY SUMMARY

Extremely unique and rare bite size opportunity to acquire an absolute NNN 99 year leased CBD Parking Lot in Columbus, OH. The property is leased to Allright Parking Columbus, Inc. until Oct. 31, 2087 ensuring long-term stability and fully passive income. Current rent is $6,000 per year. This is a rare chance to own land with perpetual renewal potential and truly hands-off ownership.

PROPERTY HIGHLIGHTS

- 99 Year Ground Lease Expires 2087
- Bite Size Deal Only $120,000
- Annual Rent $6,000 (not a typo)
- Leased to Allright Parking Absolute NNN
- .20 Acre Parking Lot in Columbus,OH CBD
- Core Asset Near Multiple Government Buildings



DOWNTOWN COLUMBUS LOCATION

NEAR COURTHOUSE AND MANY GOVERNMENT OFFICES

EASY HIGHWAY ACCESS

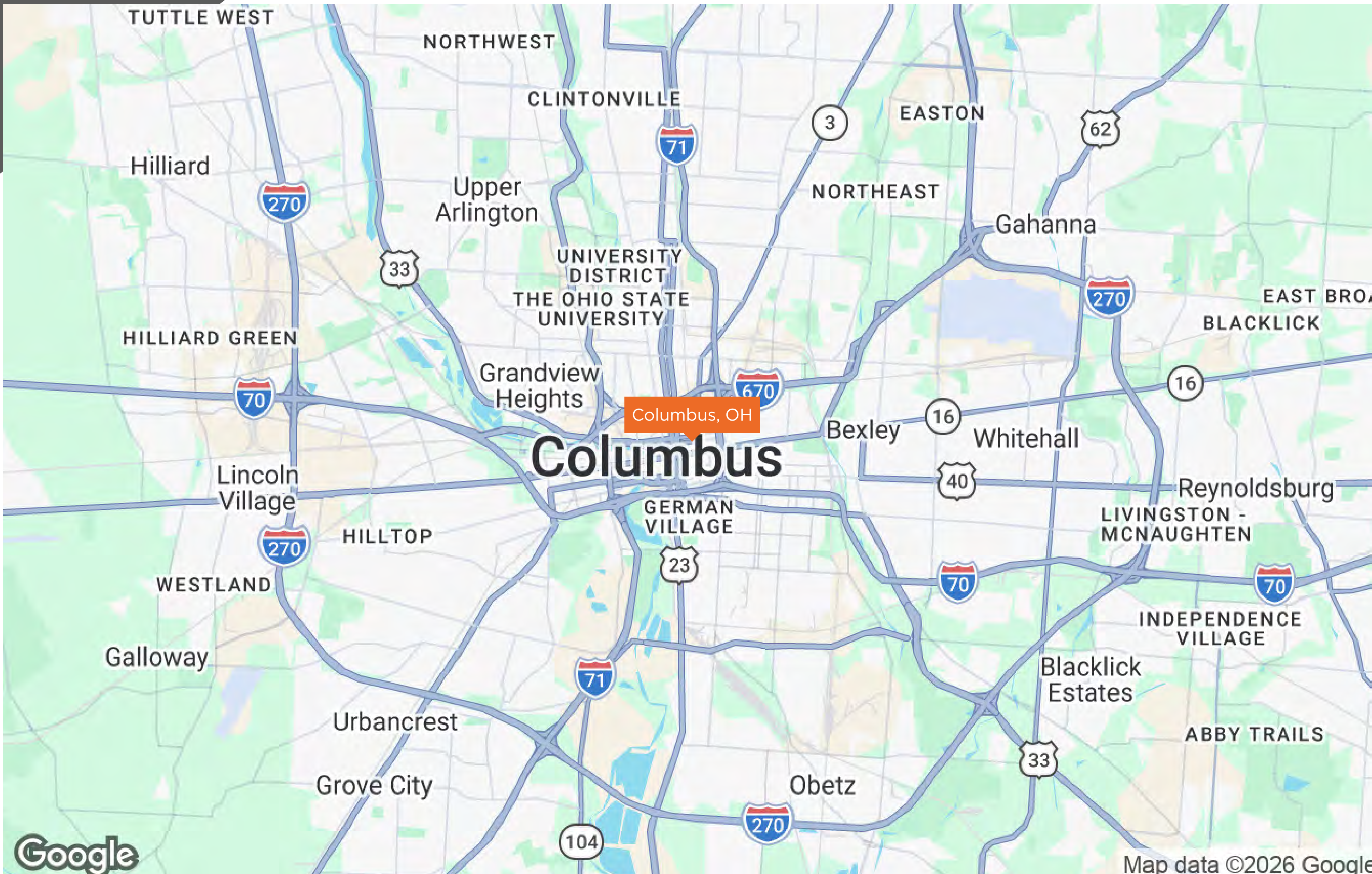
SVN WILSON COMMERCIAL GROUP, LLC

PROPERTY PHOTOS

LOCATION DESCRIPTION

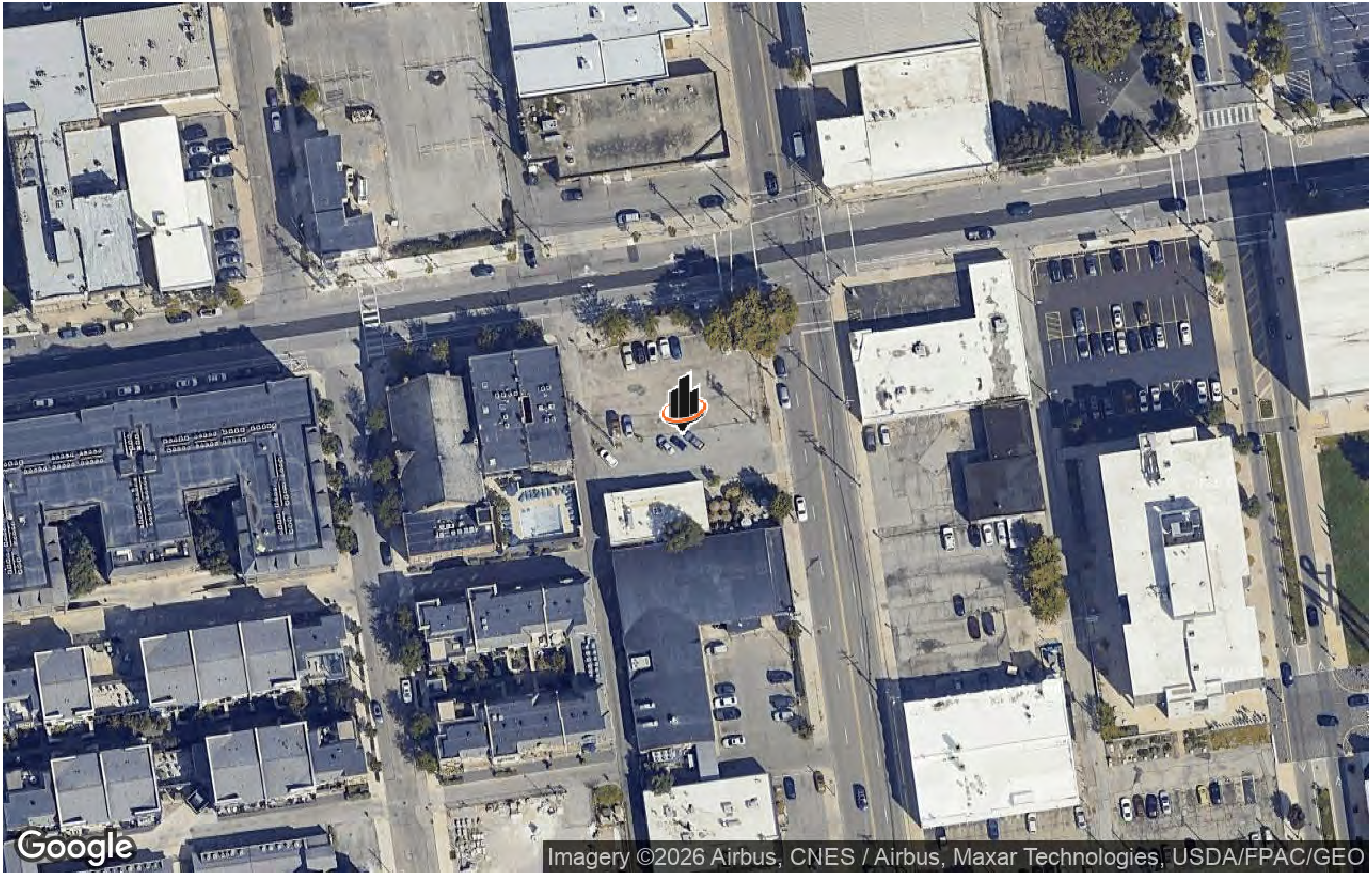
Columbus, OH is the fastest-growing city in the Midwest, having recently reached a population of approximately 933,263 as of July 2024. The downtown core is undergoing a significant residential transformation, with the population surpassing 11,000 residents and projected to reach 17,100 by 2027. Downtown remains the region's primary employment hub, supported by more than 1.16 million total workers in the metro area. Major upcoming developments like the $2 billion airport expansion and the Scioto Peninsula phase 2 continue to drive daytime density. Connectivity is being revolutionized by the LinkUS initiative and The Capital Line, a $100 million, two-mile urban pathway exclusive to bike and pedestrian traffic that loops through the heart of downtown. Construction for this project is slated to begin in late 2025. Columbus was America's first Smart City and has one of the most diversified economies in the US. The ongoing $28 Billion Intel-driven "Silicon Heartland" development near Columbus is a major catalyst for housing, high paying jobs and real estate values. Columbus is home to many major corporate HQs or hubs such as Nationwide Insurance, The Ohio State University, Anduril, Amazon, Meta (Facebook), Google, Intel, Wendys International, The Limited Brands, Cardinal Health, American Electric Power, JP Morgan Chase (which operates massive local operations) and many more.

REGIONAL MAP



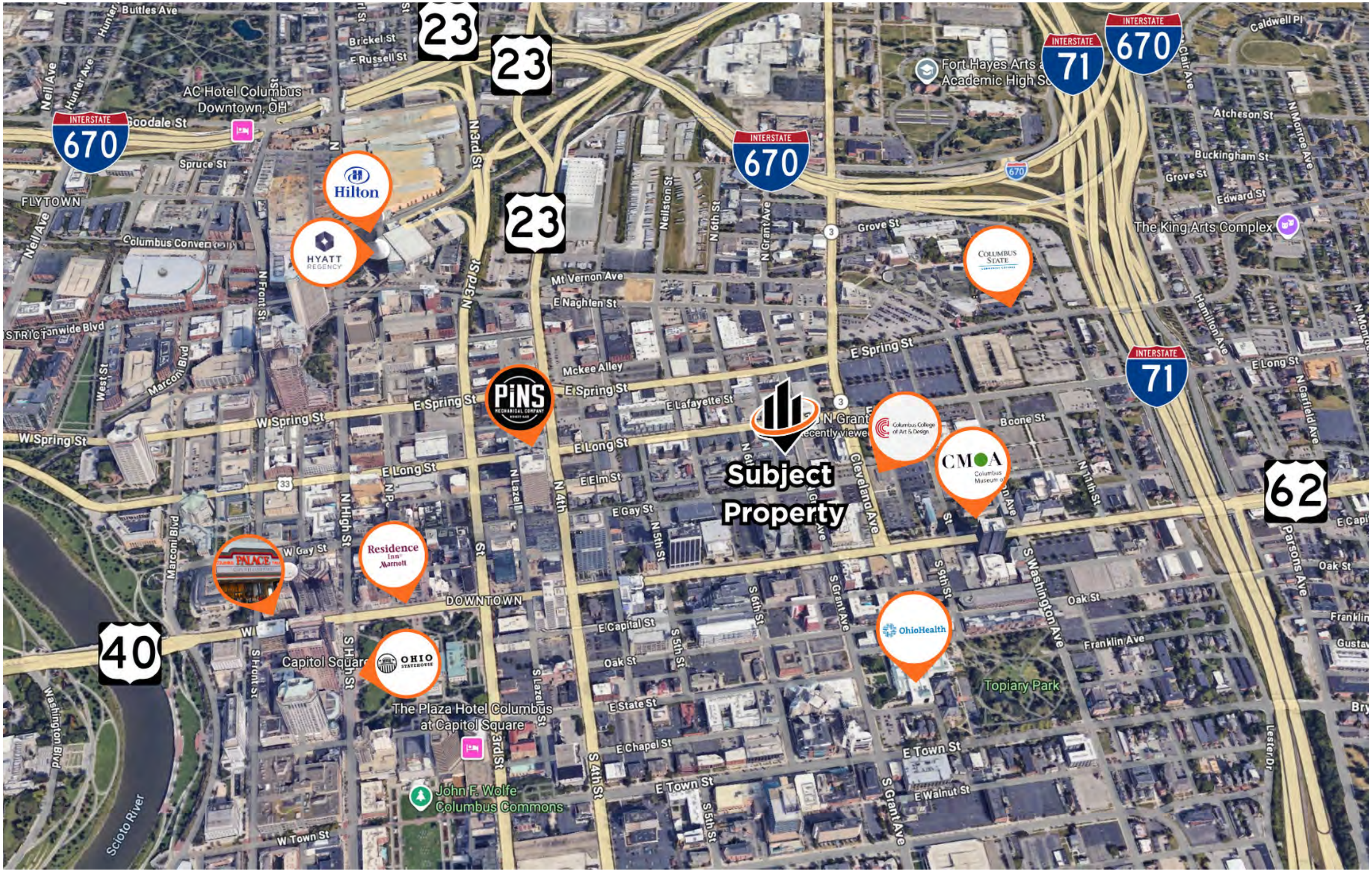
SVN WILSON COMMERCIAL GROUP, LLC

AERIAL MAP



Google
Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

RETAILER MAP



SVN WILSON COMMERCIAL GROUP, LLC

Columbus, OH “America’s Silicon Heartland”

Intel’s "Silicon Heartland" is a transformative **$28 billion** investment to build two leading-edge semiconductor factories in New Albany, just 15 miles from the Columbus CBD. While originally expected to open sooner, Intel recently adjusted its timeline, with construction on the first facility now slated for completion in **2030** and operations beginning in **2030–2031**.

Despite this recalibration, the long-term economic momentum remains a primary driver for the region's commercial and residential markets.

Economic Impact & Job Creation

- **Direct & Indirect Employment:** The project is expected to create **3,000 direct Intel jobs** with an average salary of **$135,000**, plus **7,000 construction jobs**.
- **Multiplier Effect:** Every direct Intel job is estimated to support an additional **10 to 13 jobs** in the broader community, potentially generating tens of thousands of roles in healthcare, housing, and entertainment.
- **Supply Chain Growth:** Intel’s Ohio supplier footprint has already expanded from 150 to over **350 suppliers** across 47 counties. At least 30 companies have already announced plans to move or expand to the region to support the site.

Real Estate & Investment Momentum

- **Commercial Surge:** Industrial land values in Licking County have skyrocketed, with some parcels jumping from $25,000–$50,000 per acre to as much as **$150,000 per acre**.
- **Residential Demand:** High-wage jobs are expected to push up rents and home prices across Central Ohio, driving a need for dense, high-end multi-family housing both in New Albany and the surrounding urban core.
- **Infrastructure Investment:** The state is investing **$90 million** into local roadway improvements to support the "mega-site," enhancing connectivity between the facility and the Columbus CBD.

Broader "Silicon Heartland" Context

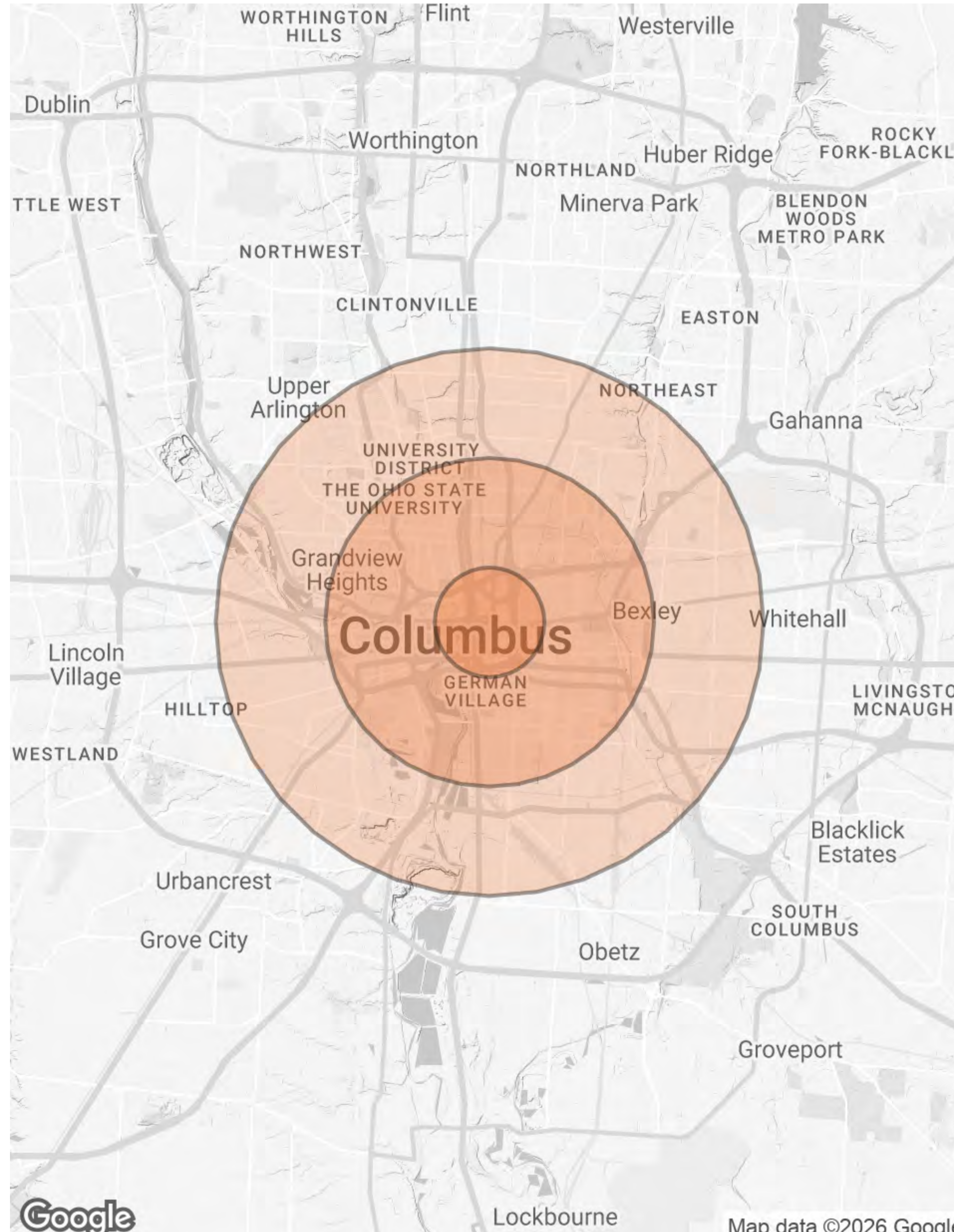
The project has catalyzed a massive **digital infrastructure boom**. Beyond semiconductors, Ohio has attracted over **$40 billion** in private data center investment from firms like **Amazon**, **Google**, and **Meta**. This ecosystem supported more than **95,000 jobs** and contributed **$11.8 billion** to Ohio's GDP in 2024 alone.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,149	151,180	352,771
AVERAGE AGE	39	34	36
AVERAGE AGE (MALE)	39	34	35
AVERAGE AGE (FEMALE)	38	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,983	69,195	152,192
# OF PERSONS PER HH	1.6	2.2	2.3
AVERAGE HH INCOME	$84,537	$76,330	$81,486
AVERAGE HOUSE VALUE	$598,944	$375,980	$321,363

Demographics data derived from AlphaMap



CHUCK CIOLINO, CCIM

Senior Advisor

chuck.ciolino@svn.com

Direct: **513.720.1000** | Cell: **513.720.1000**

PROFESSIONAL BACKGROUND

Chuck Ciolino, CCIM, a 37-year industry veteran, serves as the Senior Advisor for SVN | Wilson Commercial Group.
Ciolino's commercial real estate career started in 1988 with Cincinnati Grubb & Ellis, where he ranked as the top-producing Investment Advisor for 10 consecutive years. His success with clients, creative approach to deal-making, and attention to detail didn't go unnoticed.

In 2003, Western-Southern Life recruited him to lead their investment team to dispose of non-critical assets at their Eagle Realty subsidiary. In 3 years, Ciolino successfully sold a $160 million portfolio of commercial properties, bringing his career sales total to over $1 billion.

He is a sought-after panel member for commercial real estate and is considered an expert at implementing 1031 Exchanges. In 2006, Ciolino opened the first Sperry Van Ness office in Cincinnati, OH, and merged with the Columbus SVN office in 2025.

Ciolino has held the prestigious Certified Commercial Investment Member (CCIM) designation since 1994 and is a member of the International Council of Shopping Centers (ICSC) and National Apartment Association.

He holds a bachelor's degree in business from the Farmer School of Business, Miami University, Oxford, Ohio.

EDUCATION

BA -Farmer School of Business, Miami University, Oxford, Ohio

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
National Apartment Association
International Council of Shopping Centers (ICSC

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

EASTON TOWN CENTER, 4200
REGENT STREET, SUITE 200
COLUMBUS , OH 43219

WILSON COMMERCIAL
GROUP, LLC

SVNWILSON.COM