



CENTURY PARTNERS

In Association with ParaSell, Inc.
A Licensed Ohio Broker #REC.2020005946

Offering Memorandum



Single-Tenant Drive-Thru Marion, Ohio

1560 Marion-Mt Gilead Rd, Marion, OH 43302 [View Map](#)

Absolute NNN Lease with ±15 Years Remaining
Prime Walmart & Kroger Outparcel
Major Retail Corridor (22,000+ VPD)
Experienced 22-Unit Operator

Advisory Team

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Prime Walmart Outparcel



Subject
Property

Price	Cap Rate	NOI
\$2,240,000	6.25%	\$140,000

Investment Highlights

- Absolute NNN Lease with 14+ years remaining provides long-term, hands-off ownership
- Annual rent increases
- New-construction outparcel to Walmart Supercenter & Kroger-Anchored Center
- Anchor Point Management provides managed services for Pacific Bells, Wingmen V and North American Wax Company that amounts to over 440 units

Location Highlights

- Central location in major retail corridor featuring Walmart, Kroger, TJ Maxx, Lowe's, Meijer, Menard's, and many more national-branded tenants

Tenant Highlights

- Motley 7 Brew operates 22 units (16 in OH, 6 in TX) with development agreements totaling 160 across OH, TX and GA
- 7 Brew as a brand has experienced over 2,000% growth since 2022:
 - Store count escalation:
 - End of 2022: 38 locations
 - End of 2023: 180 locations
 - 2025 YTD : 414 locations



Price **\$2,240,000** Cap Rate **6.25%** NOI **\$140,000**

Lease Summary

Tenant	Motley 7 Brew, LLC
Guaranty	Motley 7 Brew, LLC
Ownership Type	Fee, Land Only
Increases	1.75% Annually (Incl. Options)
Options	5, 5-Year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	April 2, 2025
Lease End	December 12, 2039
Lease Term	±15 Years

Physical Description

Address	1560 Marion-Mt Gilead Rd, Marion, OH 43302
Building Size	500
Land Size	1.36
APN	20-011000.5305
Parking Spaces	16
Parking Ratio	32.0
Year Built	2024

Year	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Year 1	\$140,000	\$11,667	\$23.33	6.25%
Year 2	\$142,450	\$11,871	\$23.74	6.36%
Year 3	\$144,943	\$12,079	\$24.16	6.47%
Year 4	\$147,479	\$12,290	\$24.58	6.58%
Year 5	\$150,060	\$12,505	\$25.01	6.70%
Year 6	\$152,686	\$12,724	\$25.45	6.82%
Year 7	\$155,358	\$12,947	\$25.89	6.94%
Year 8	\$158,077	\$13,173	\$26.35	7.06%
Year 9	\$160,843	\$13,404	\$26.81	7.18%
Year 10	\$163,658	\$13,638	\$27.28	7.31%
Year 11	\$166,522	\$13,877	\$27.75	7.43%
Year 12	\$169,436	\$14,120	\$28.24	7.56%
Year 13	\$172,402	\$14,367	\$28.73	7.70%
Year 14	\$175,419	\$14,618	\$29.24	7.83%
Year 15	\$178,488	\$14,874	\$29.75	7.97%
Year 16	\$181,612	\$15,134	\$30.27	8.11%
Year 17	\$184,790	\$15,399	\$30.80	8.25%
Year 18	\$188,024	\$15,669	\$31.34	8.39%
Year 19	\$191,314	\$15,943	\$31.89	8.54%
Year 20	\$194,662	\$16,222	\$32.44	8.69%



New-construction outparcel to Walmart Supercenter & Kroger-Anchored Center

KOHL'S

Holiday Inn Express

LOWE'S SONIC

HOBBY LOBBY

bealls petco

Clayton homes

bp KFC RURAL KING WINGATE BY WYNDHAM

BIG LOTS! goodwill

MY PLACE

TJ-maxx

Office DEPOT

NTB TIRE & SERVICE CENTERS

Starbucks PANDA EXPRESS CHINESE KITCHEN

SUBWAY

Panera BREAD

THE FORUM Shopping Mall

Kroger

Subject Property

McDonald's

5/3

CHARLEY'S CHEESESTEAKS WINGS

Marion-Mt Gilead Road - 22,700 VPD

Walmart



Signalized Corner seeing 22,000+ VPD


THE OHIO STATE UNIVERSITY
 MARION


MARION CENTRE


Applebee's
 GRILL + BAR


United
 FEDERAL CREDIT UNION


Walmart

Subject Property


Kroger

Marion-Mt Gilead Road = 22,700 VPD


 Eastland Towne Center
Walmart
KROGER
 UG VENUS SPA NAILS
 PET ZONE Comfort dental
 PAYNE'S PIZZA & MORE TOBACCO & VAPE
 SHOE sensation





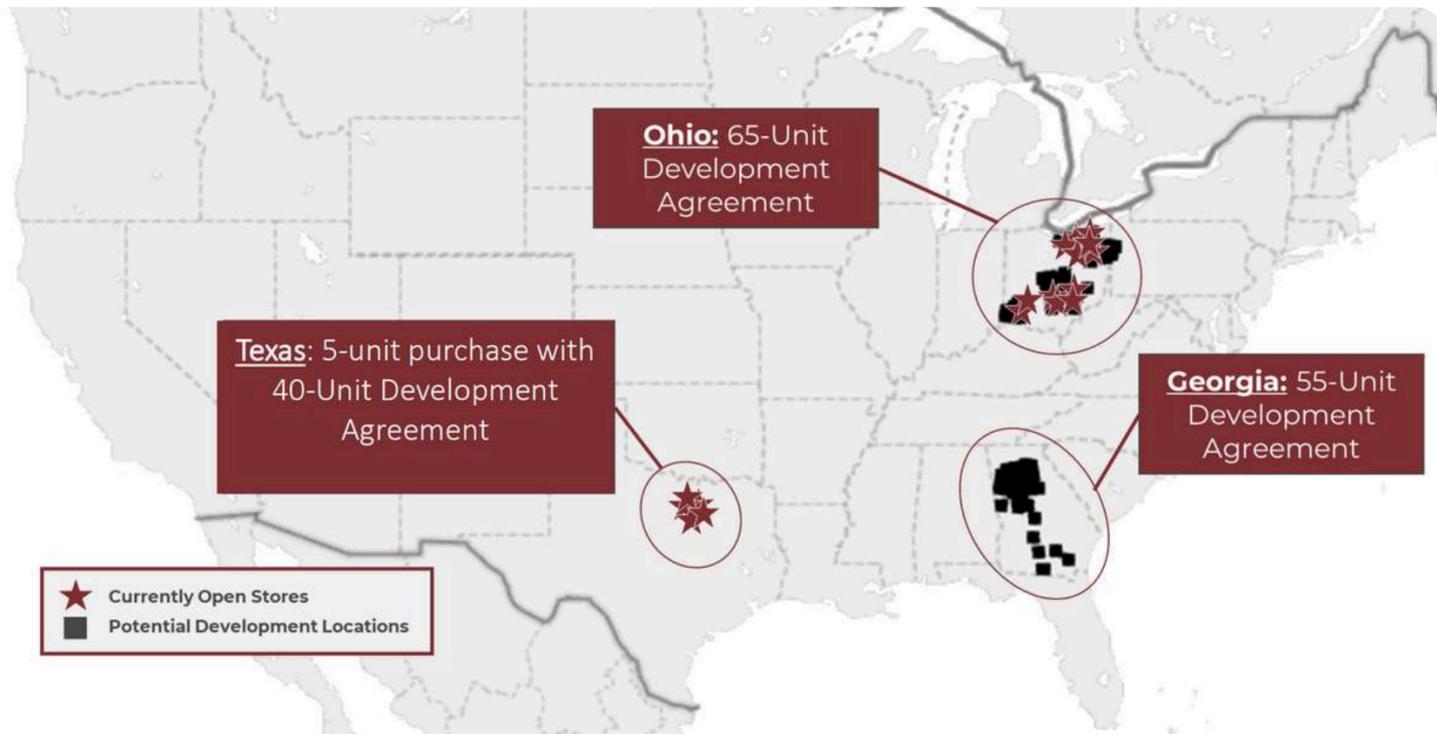
Subject Property



About the Tenant

The subject property is operated by Motley 7 Brew, LLC, which operates 22 7 Brews in Ohio, Texas and Georgia. The company is a rapidly expanding real estate and franchise operator, supported by the experienced management team at Anchor Point Management (100+ professionals) and led by President Rick Nader, who has 35+ years of industry experience, namely with his previous experience at Pacific Bells, a best-in-class Taco Bell operator, where he managed 270+ units.

With a strong foundation of approximately 100 seasoned professionals, Motley 7 Brew leverages deep multi-unit expertise and a robust back-office infrastructure, which has gained its best practices across multiple brands to optimize operations. Motley 7 Brew is actively growing in Ohio and Georgia, with a significant 40-unit development agreement in Texas, positioning itself for aggressive market expansion.



About Marion, Ohio

Marion, Ohio, has a population of approximately 35,200 as of 2025 and serves as a key economic hub in north-central Ohio. The city's economy is driven primarily by a strong manufacturing base, with Whirlpool Corporation operating the world's largest dryer manufacturing facility and employing over 2,300 people. Other major industrial employers include Silver Line Windows and Doors, Nucor Steel Marion, and Wyandot Inc., a producer of plant-based snacks. Manufacturing accounts for over a quarter of all local employment, making it the cornerstone of Marion's economic stability.

In addition to manufacturing, agriculture remains a vital part of the local economy. Around 80% of Marion County's land is used for farming, with corn, soybeans, hogs, and dairy cattle among the leading products. Agri-businesses such as Morral Companies, Nachurs Alpine Solutions, and POET Biorefining highlight the region's integration of farming and industry. Marion is also a strategic logistics center, home to one of the nation's largest intermodal freight transport facilities, enhancing its role as a distribution and supply chain hub. These combined strengths position Marion as a well-rounded and resilient economic center.



Demographic Highlights

47,944

5-Mile Population

19,048

5-Mile Households

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	5,099	35,358	47,944
Average Household Income	\$71,925	\$61,178	\$61,665
Households	2,315	14,040	19,048

Major Employers in Marion



Advisory Team

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