



OfficeMax | Single-Tenant Corporate Net-Lease

1541 River Valley Cir N, Columbus (Lancaster), OH 43130

OfficeMax®



**CHARTER
REALTY**

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OH 43130

OfficeMax

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Offering Overview

We are pleased to offer qualified investors the opportunity to acquire a corporate-guaranteed, single-tenant retail asset located at 1541 River Valley Cir N in Columbus (Lancaster), Ohio. This property has been a longstanding retail location since 1998, with the tenant demonstrating a strong commitment through multiple lease renewals. The lease is backed by OfficeMax North America, Inc., a wholly owned subsidiary of The ODP Corporation (NASDAQ: ODP), a Fortune 500 company generating approximately \$7 billion in annual revenue and employing 27,000 people nationwide.

Strategically positioned as an outparcel to River Valley Mall, this location benefits from exceptional visibility and a high-traffic retail environment. The surrounding area is anchored by an impressive lineup of national retailers, including Lowe's, Meijer, Target, Dick's Sporting Goods, Walmart, Aldi, Best Buy, Giant Eagle, Hobby Lobby, and Kroger, solidifying its position within a well-established retail corridor. The property is leased on a NN structure with minimal landlord responsibilities, offering steady and predictable cash flow with over three years of remaining lease term. Investors will benefit from built-in rental growth, with a 4.65% rent increase scheduled for September 2026, followed by an 11.6% escalation in September 2028 when the tenant exercises its last five-year renewal option.

With a competitive price well below replacement cost, this asset presents an attractive investment opportunity, delivering strong cash flow, tax advantages, and future upside potential. This is a rare chance to acquire a stable, income-producing property in a thriving retail market with minimal management responsibilities and significant rental growth.

Property Details:



Parcel No. (APN)
0531010330
(City of Lancaster, OH)



Building Size
23,484 Sq Ft

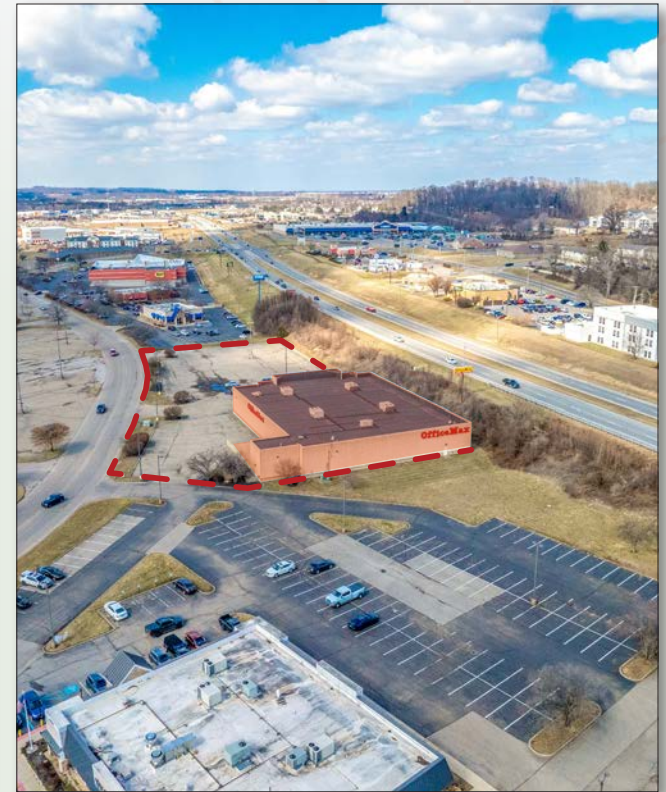


Lot Size
3.24 Acres



Investment Highlights

- ✓ Single-Tenant **Corporate Guaranteed Lease** – 3+ Years Remaining on NN Lease – Minimal Landlord Responsibilities
 - ✓ **Long-Term Operating History Since 1998 – Numerous Lease Renewals Exercised**
 - ✓ Upcoming Significant **Rental Escalation in September 2026 (4.65% Increase)**
 - ✓ One 5-Year Option – Additional Rental Increase in September 2028 at Renewal (11.6%)
 - ✓ Lease Backed by OfficeMax North America, Inc. – Fully Owned
- Subsidiary of The ODP Corporation
- ✓ **Fortune 500 Company (NASDAQ: ODP) – \$7 Billion Annual Revenue – 27,000 Employees**
 - ✓ Fee Simple Ownership (Land & Building) – Tax Depreciable Asset with Strong Cash Flows
 - ✓ **Priced Well Below Replacement Cost** – Value-Add Returns
 - ✓ Outparcel to River Valley Mall
 - ▶ Surrounding national retailers include Lowe's, Meijer, Target, Dick's, Walmart, Aldi, Best Buy, Giant Eagle, Hobby Lobby, and Kroger









SUBJECT PROPERTY

Lease Abstract

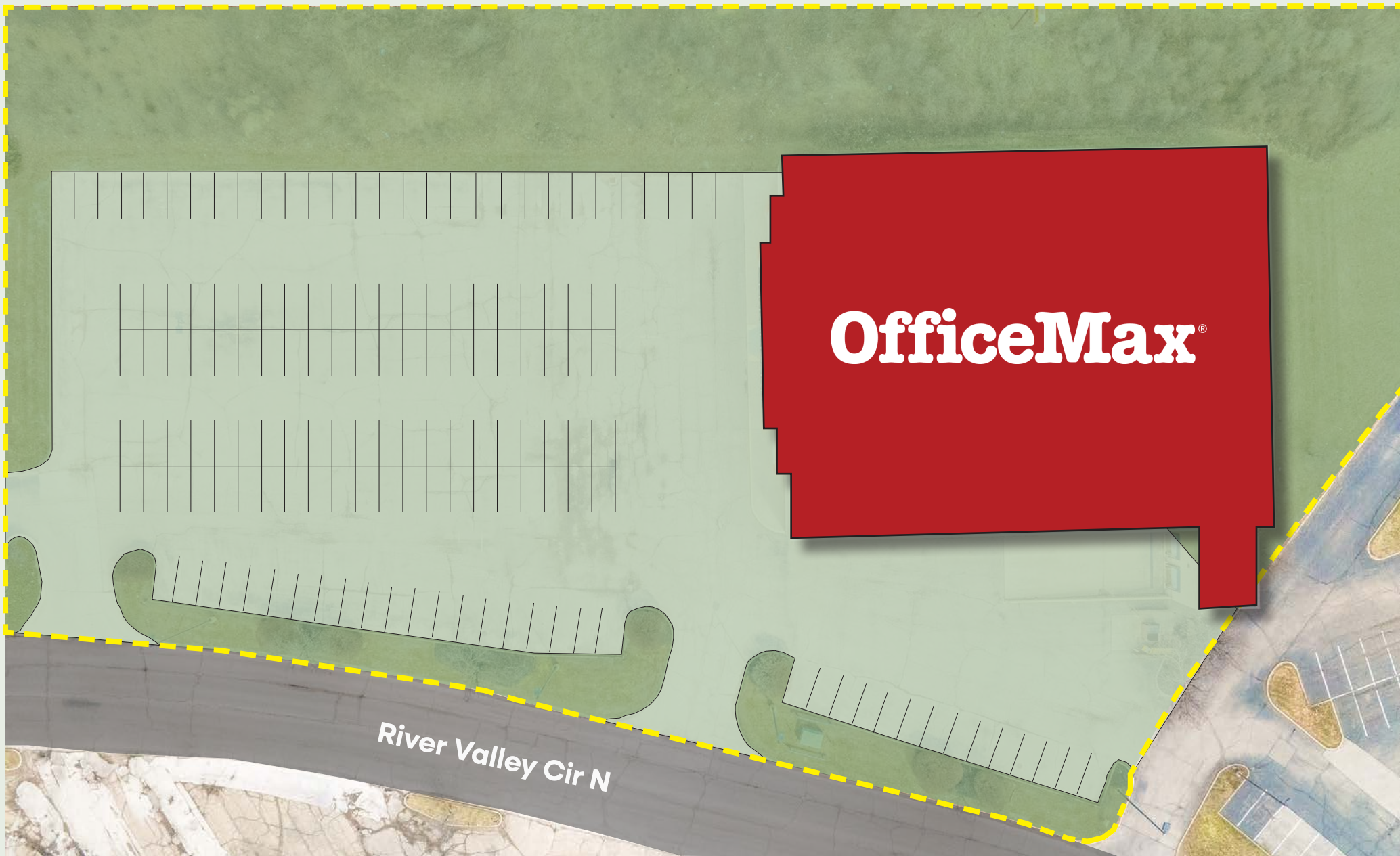
Tenant	OfficeMax North America, Inc.
Lease Start	Mar-10-1998
Lease Expiration	Aug-31-2028
Square Footage	23,484 SF
Annual Rent	\$240,711
Annual Rent PSF	\$10.25 PSF
Rental Increases	Sep-1-2026: \$252,453 (\$10.75 PSF)
Extension Option Periods	One 5-Year Option Sep-1-2028: \$281,808 (\$12.00 PSF)
Lease Type	NN



Offering Summary

Price	\$3,008,000
Price / Sq. Ft.	\$128 PSF
Cap Rate	8.00%
NOI	\$240,711
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Landlord Responsibility

Site Plan



Demographics

1 MILE RADIUS:



Total Population: **53,753**

Households: **22,292**

Daytime Population: **39,748**

Median Age: **40.5**



Average Household Income: **\$93,898**

Median Household Income: **\$66,337**

10 MILE RADIUS:



Total Population: **84,980**

Households: **33,543**

Daytime Population: **54,286**

Median Age: **40.9**



Average Household Income: **\$103,224**

Median Household Income: **\$73,320**

20 MILE RADIUS:



Total Population: **449,378**

Households: **175,761**

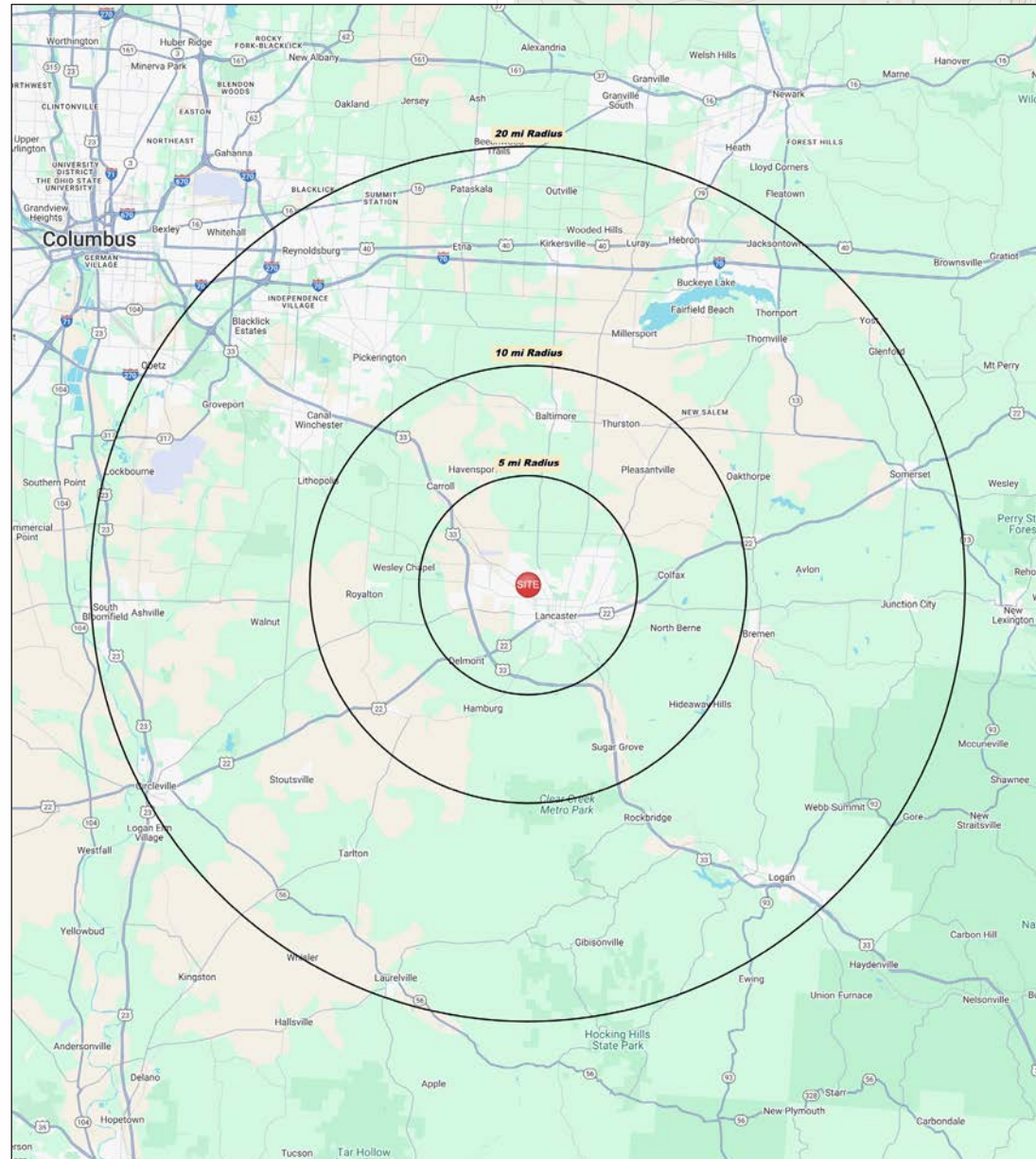
Daytime Population: **252,046**

Median Age: **38.1**

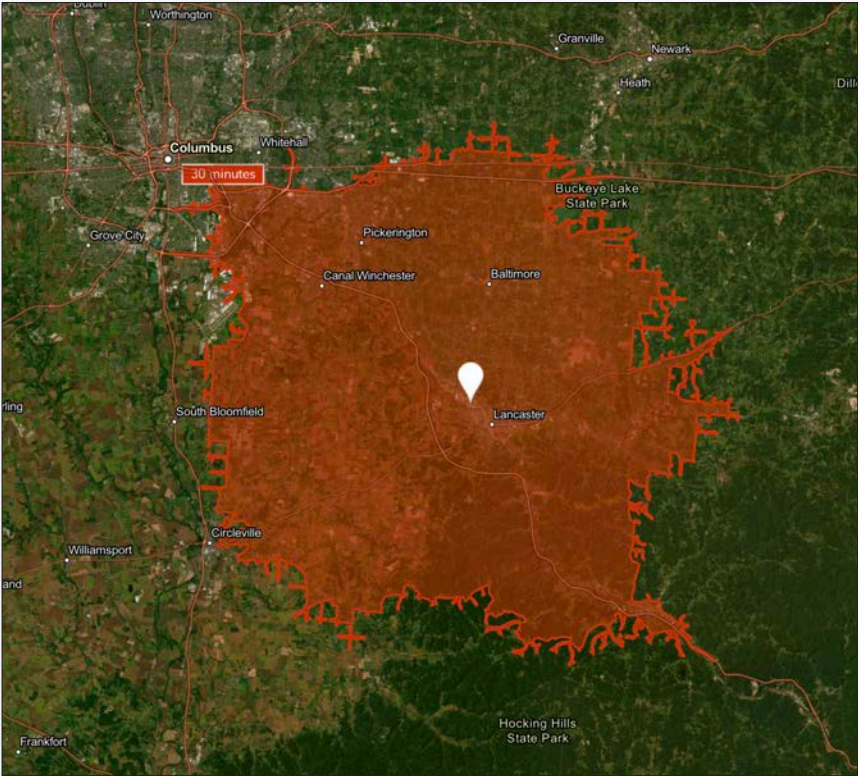


Average Household Income: **\$105,358**

Median Household Income: **\$77,698**



Demographics - 30 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$2,768,869,581

EDUCATION

Bachelor's Degree
or Higher



31%

OWNER OCCUPIED HOME VALUE

Average



\$308,137

KEY FACTS

306,279

Population

\$76,379

Median Household Income

38.7

Median Age

249,102

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals 10,739 Households	Green Acres 9,469 Households	Workday Drive 8,646 Households
Socioeconomic Traits Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.	Socioeconomic Traits This large segment is concentrated in rural enclaves in metropolitan areas. More than 60% are college educated. Labor force participation rate is high at 66.8%	Socioeconomic Traits Affluent, family-oriented market. 40.5% college graduates; more than 72% with some college education. High labor force participation rate at 71%.
Household Types Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.	Household Types An older market, primarily married couples, most with no	Household Types Most households are married couples with children.
Typical Housing Single Family; Multi-units	Typical Housing Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,280

Eating
Out

\$2,158

Apparel
&

\$5,977

Groceries

\$239

Computer
& Hardware

\$7,108

Health
Care

Shallenberger State Nature Preserve

Greenfield Dam Wildlife Area

River Valley Mall

ULTA Auntie Anne's Bath & Body Works DICK'S GNC LIVE WELL LENS CRAFTERS AMERICAN EAGLE OUTLET maurices FINISH LINE rue21 OLD NAVY HOT TOPIC JCPenney SHOE DEPT. ENCORE Buckle claire's

SUBJECT PROPERTY

Lancaster Plaza

Auto Zone BUFFALO WILD WINGS MASSEY'S PIZZA QUIK'S SUBS Planet Fitness Wendy's UPS THE UPS STORE Huntington

Hocking Valley

H&R BLOCK Kroger Spectrum Kanji HomeGoods

Hart's Shopping Center

BIG LOTS! FAMILY DOLLAR Bargain

Town and County Plaza

Papa John's Jelly Bean Junction Learning Centers DOLLAR GENERAL

Tenant Overview

OfficeMax®

OfficeMax is a trusted and well-established brand in the office supply and business solutions industry. As part of The ODP Corporation, which also owns Office Depot, OfficeMax plays a key role in providing essential products and services for businesses, schools, and home offices. With a strong national presence, OfficeMax locations offer a comprehensive selection of office products, technology solutions, and printing services, making it a valuable tenant in retail centers and commercial corridors.

With a well-known name and a history of serving both corporate and individual customers, OfficeMax attracts consistent foot traffic and contributes to the success of the surrounding retail environment. The brand has adapted to modern business needs by integrating in-store services with online shopping, catering to businesses of all sizes while maintaining a strong retail presence.

Key Features as a Tenant

- ✓ **Strong Brand Recognition:** A nationally recognized name in office supplies and business solutions
- ✓ **Part of The ODP Corporation:** Parent company also owns Office Depot, providing a powerful market presence
- ✓ **Prime Location Selection:** Positioned in high-traffic retail centers, power centers, and standalone locations
- ✓ **Complementary Co-Tenancy:** Pairs well with big-box retailers, electronics stores, and service-based businesses
- ✓ **Diverse Product & Service Offerings:** Includes office supplies, furniture, tech products, printing services, and business solutions
- ✓ **Reliable Lease Terms:** Long-term lease commitments with renewal options, ensuring stability for landlords
- ✓ **Customer Traffic Driver:** Appeals to businesses, students, remote workers, and general consumers, supporting overall retail synergy



CORPORATE SNAPSHOT

Parent Company	The ODP Corporation
Stock Ticker	ODP (NASDAQ)
Annual Revenue	\$7 billion
Total Employees	~27,000 (ODP Corporation)
Headquarters	Boca Raton, Florida
Number of Locations	869 combined OfficeMax & Office Depot stores
Core Business Areas	Office supplies, technology, printing, and business services

City Overview - Columbus, OH

Columbus, the capital and largest city of Ohio, is a dynamic metropolitan area with a population of nearly 900,000. Known for its diverse economy, vibrant arts scene, and strong collegiate presence, Columbus has experienced rapid growth in recent years. The city is home to **Ohio State University**, one of the largest universities in the country, and a hub for research and innovation.



Employer		Number of Employees	
The Ohio State University		29,685	
State of Ohio		22,030	
JPMorgan Chase		17,480	
Nationwide		16,000	
Amazon/AWS		9,250	
Cardinal Health		8,660	
Honda		8,850	
OhioHealth		16,000	
Mount Carmel Health System		8,448	
City of Columbus		8,653	

City Overview - Columbus, OH

Columbus is a major center for finance, healthcare, technology, and logistics. The city boasts a lively downtown with attractions like the **Short North Arts District**, **Scioto Mile**, and numerous professional sports teams, including the Columbus Blue Jackets (NHL) and Columbus Crew (MLS). The city's affordability compared to other major metros has drawn many young professionals and families.

Key Features

- ✓ **Housing & Cost of Living:** Mix of urban apartments, historic neighborhoods, and suburban developments
- ✓ **Education:** Ohio State University, Columbus City Schools, and multiple private institutions
- ✓ **Recreation & Culture:** Nationwide Arena, Columbus Zoo, Franklin Park Conservatory, and Easton Town Center
- ✓ **Transportation:** Public transit through COTA (bus system), walkable downtown, and a growing bike network
- ✓ **Nearest Airport:** John Glenn Columbus International Airport (located within the city)
- ✓ **Public Transit:** COTA bus system, ride-share options, and expansion of bike lanes
- ✓ **Interstate Access:** I-70, I-71, I-270 providing major connectivity



City Overview - Lancaster, OH

Lancaster, Ohio, is located in Fairfield County, about 33 miles southeast of Columbus. With a population of around 40,000, Lancaster balances small-town charm with growing suburban influences. The city is known for its historic downtown district, manufacturing roots, and proximity to outdoor recreation areas like Hocking Hills.

The local economy is supported by manufacturing, healthcare, and retail industries. Lancaster’s cost of living is lower than the national average, making it an attractive place for families and retirees. The city hosts the annual **Lancaster Festival**, celebrating music and the arts, and is home to a variety of historic sites, including the **Ohio Glass Museum**, a nod to its deep industrial history.

Key Features

✓

Housing & Cost of Living: Mix of urban apartments, historic neighborhoods, and suburban developments

✓

Education: Ohio State University, Columbus City Schools, and multiple private institutions

✓

Recreation & Culture: Nationwide Arena, Columbus Zoo, Franklin Park Conservatory, and Easton Town Center

✓

Transportation: Public transit through COTA (bus system), walkable downtown, and a growing bike network

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Nearest Airport: John Glenn Columbus International Airport (located within the city)

✓

Public Transit: COTA bus system, ride-share options, and expansion of bike lanes

✓

Interstate Access: I-70, I-71, I-270 providing major connectivity



Employer		Number of Employees
Fairfield Medical Center		2,314
Anchor Hocking		1,782
Fairfield County		1,387
Lancaster City Schools		1,121
Kroger		936
MAGNA		621
City of Lancaster		496
SRI Ohio Inc		456
Daily Services		432
Group Management Services		412

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