

3963 Cleveland Avenue  
Columbus, OH 43224

INVESTMENT  
SALE



## 1st Floor Retail with 2nd Floor Residential in Opportunity Zone


Sales Price: \$749,000

Cap Rate: 9.87%

8,208 SF on 0.319 acres

4,000 RSF commercial 1st Floor  
3 Tenants

4,000 RSF residential 2nd Floor  
4 Apartments

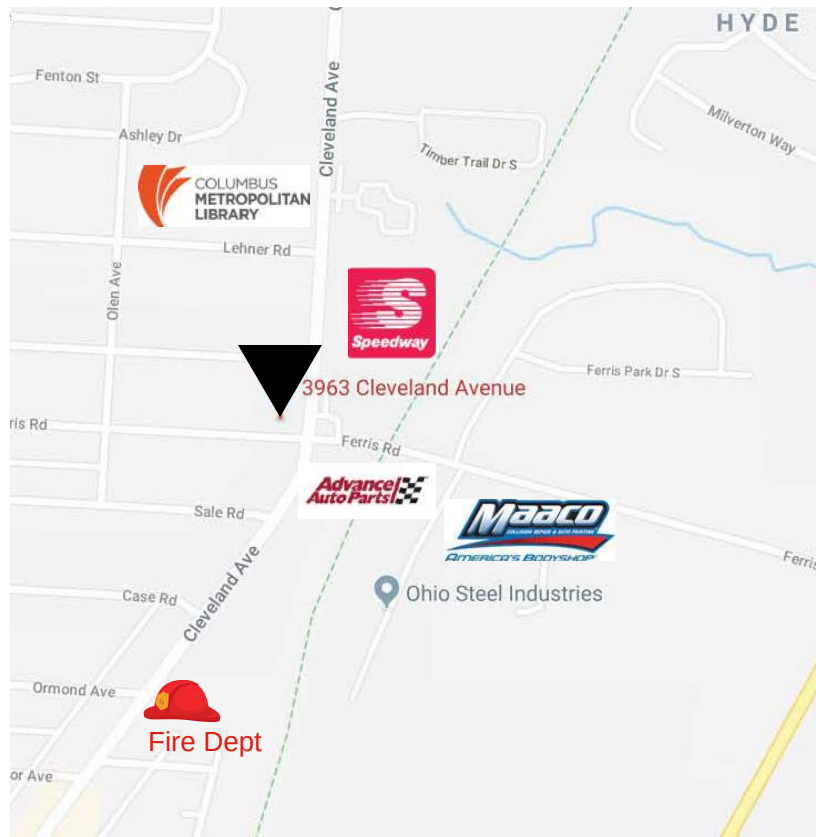
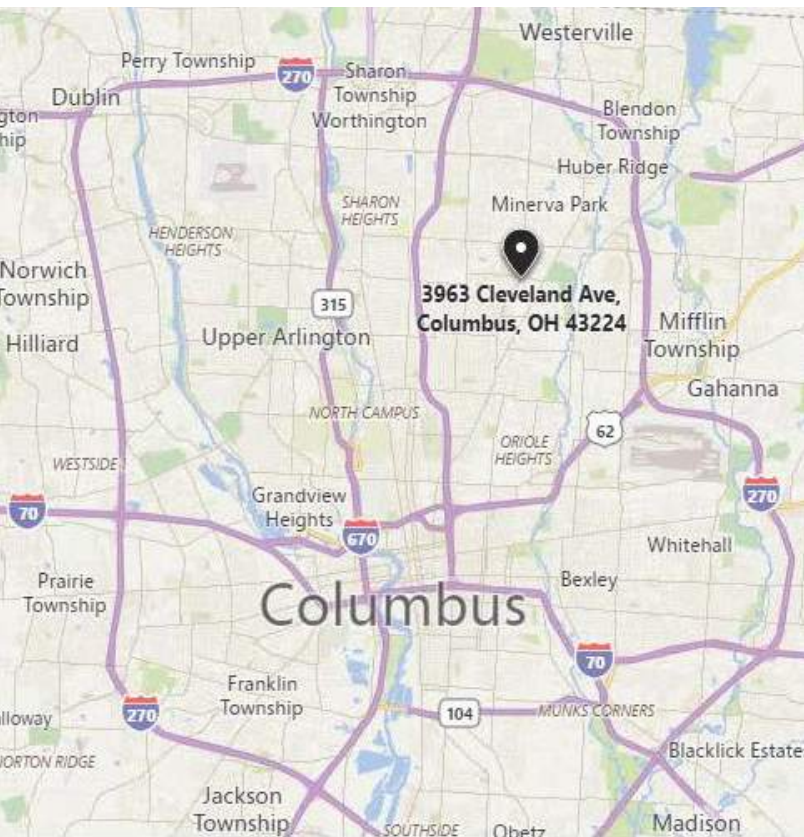
- Located at hard corner with traffic light
  - AADT of 21,615+ on Cleveland Ave & AADT of 8,029+ on Ferris Rd
  - 2 access points to property
  - Built 1968
  - In designated State of Ohio Opportunity Zone 
  - 100% leased; upside rent potential
- |                       |          |
|-----------------------|----------|
| Current NOI projected | \$73,924 |
| 2020 NOI potential    | \$85,059 |



Allen Faires, CCIM  
614.545.4093  
afaires@AlterraRE.com

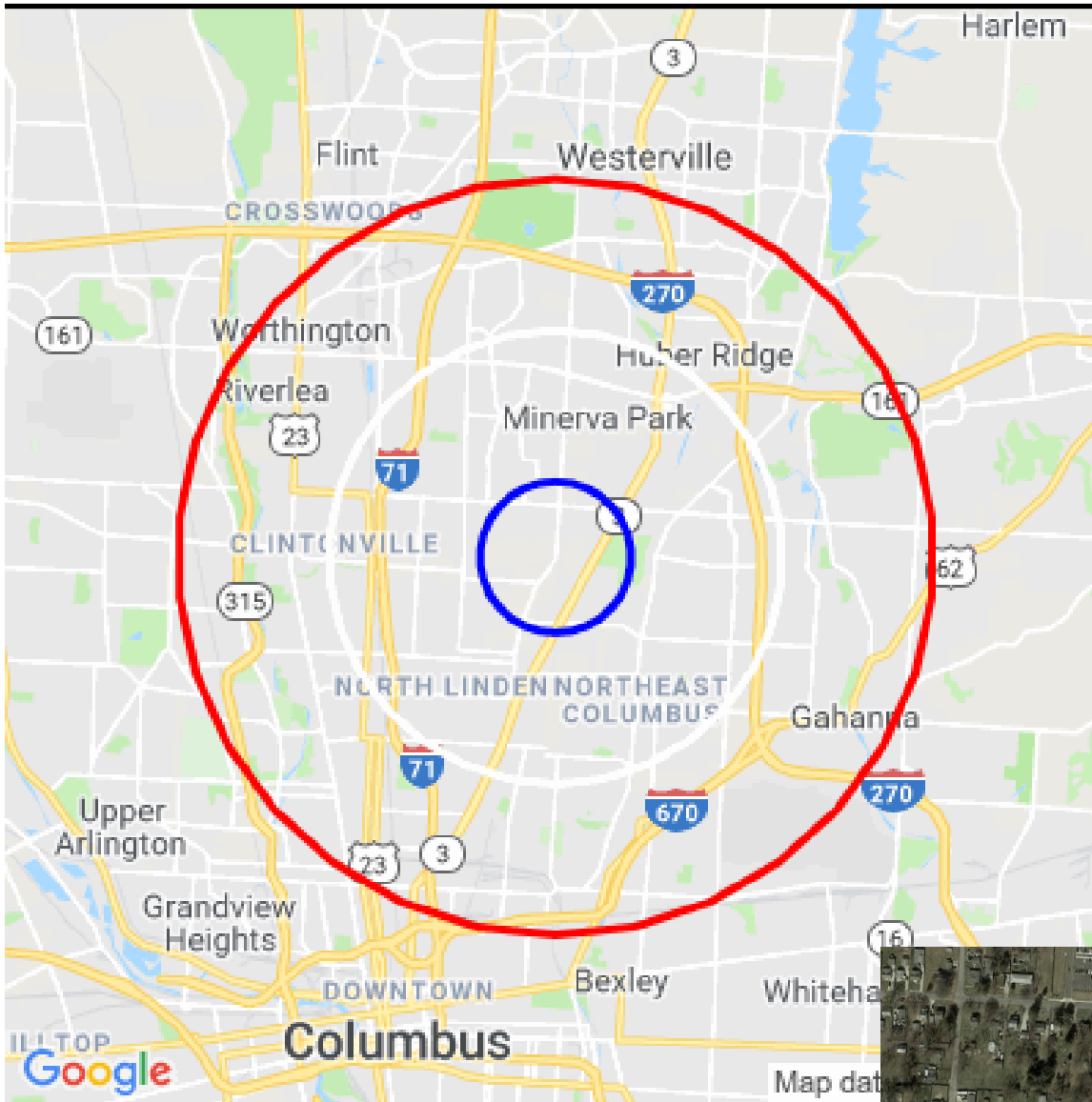
Alterra Real Estate  
614.365.9000  
www.AltterraRE.com







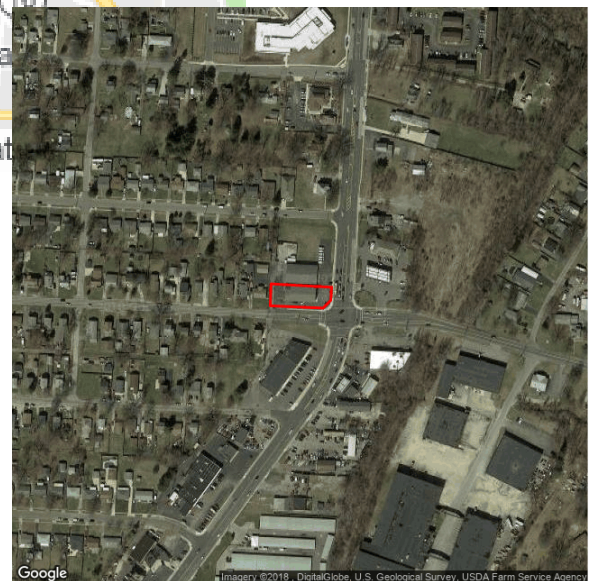
# Demographic Report



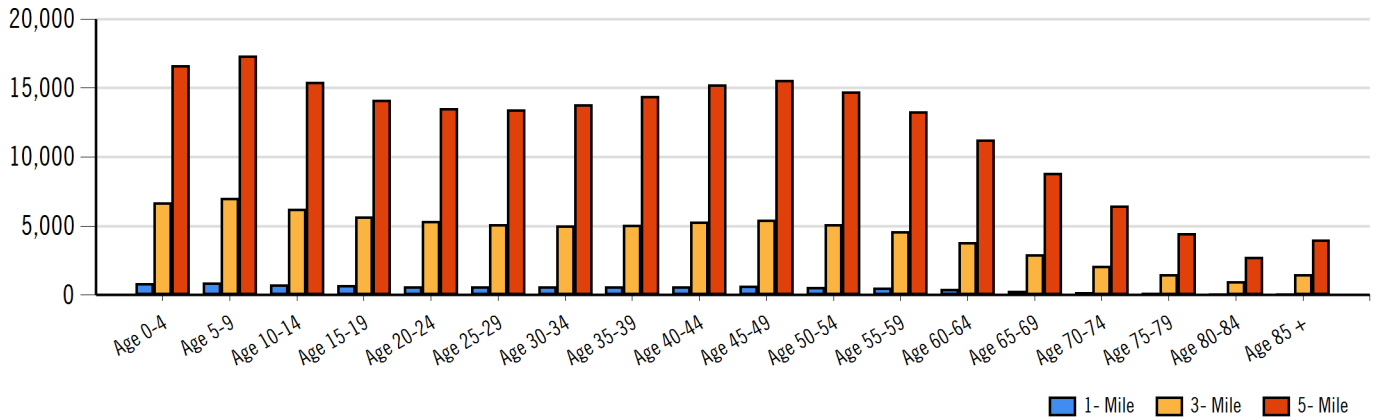
## 3963 Cleveland Ave

### Population

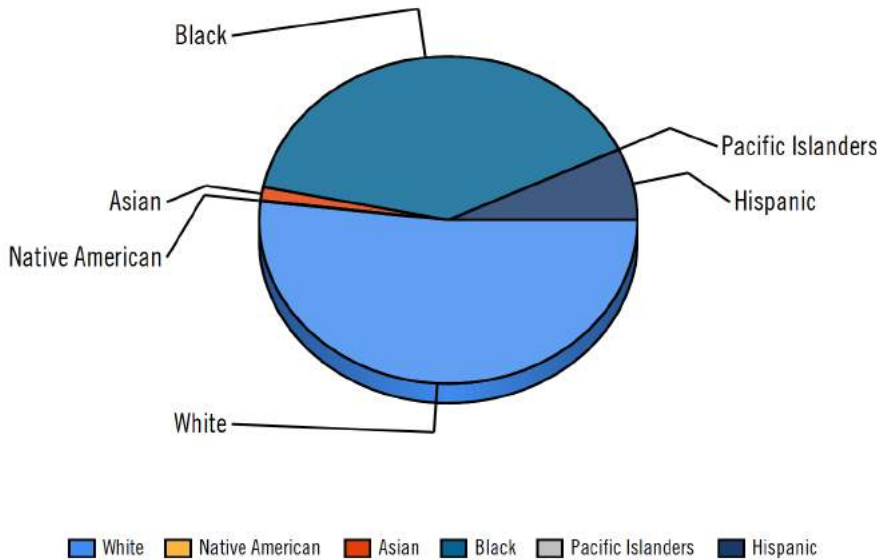
Distance	Male	Female	Total
1- Mile	4,681	4,849	9,529
3- Mile	38,526	41,213	79,739
5- Mile	104,032	111,436	215,468



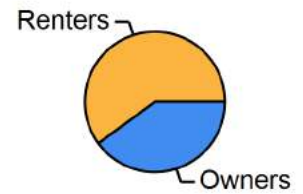
### Population by Distance and Age (2015)



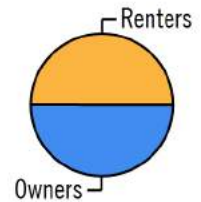
### Ethnicity within 5 miles



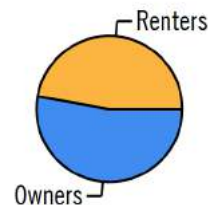
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

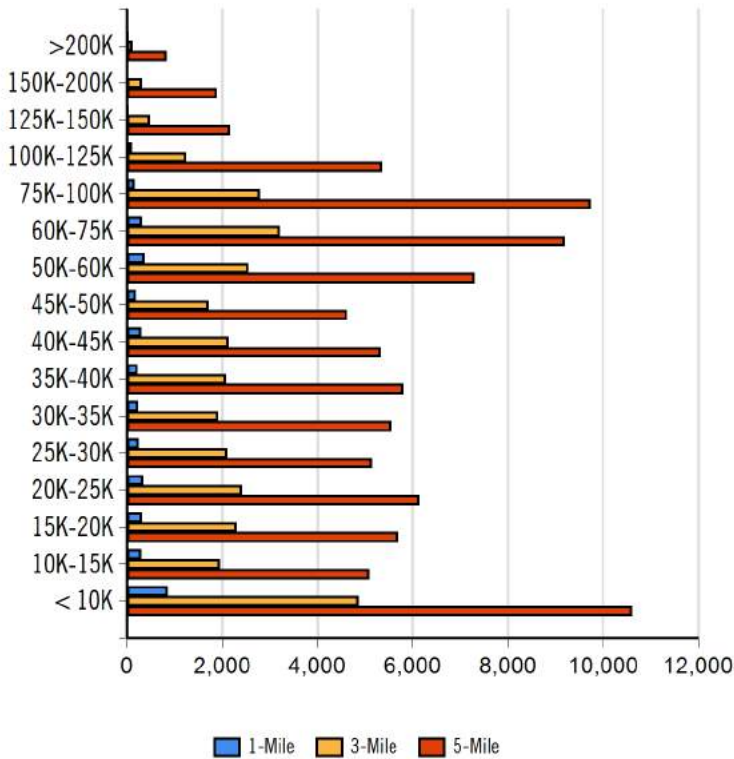
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,423	564	7.50 %
3-Mile	38,368	3,690	9.26 %
5-Mile	111,480	8,647	8.19 %



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	30	0	258	439	133	533	322	278	552	967	505	95	314
3-Mile	46	0	1,928	3,047	1,061	5,078	2,161	1,154	4,471	8,890	3,528	1,834	2,495
5-Mile	146	12	4,769	8,071	3,117	14,470	5,055	3,029	14,216	28,042	9,889	5,357	7,384

## Household Income



Radius	Median Household Income
1-Mile	\$31,248.20
3-Mile	\$37,657.88
5-Mile	\$44,563.46

Radius	Average Household Income
1-Mile	\$38,373.40
3-Mile	\$43,628.75
5-Mile	\$50,966.20

Radius	Aggregate Household Income
1-Mile	\$139,711,634.72
3-Mile	\$1,403,333,590.07
5-Mile	\$4,645,335,970.58

## Education

	1-Mile	3-mile	5-mile
Pop > 25	5,745	49,350	140,029
High School Grad	2,164	16,228	39,837
Some College	1,200	11,474	32,511
Associates	281	2,828	7,924
Bachelors	499	6,984	26,743
Masters	109	1,686	7,977
Prof. Degree	67	493	2,341
Doctorate	9	236	1,674

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	79 %	90 %	87 %
Teen's	63 %	90 %	88 %
Expensive Homes	44 %	16 %	14 %
Mobile Homes	12 %	9 %	7 %
New Homes	3 %	33 %	30 %
New Households	78 %	100 %	100 %
Military Households	0 %	3 %	6 %
Households with 4+ Cars	41 %	60 %	59 %
Public Transportation Users	37 %	69 %	92 %
Young Wealthy Households	0 %	9 %	31 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

