



Investment Offering

**High Occupancy Retail Center
5440-5584 Westerville Road
Westerville, Ohio 43081**

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Celebrating 20 years!

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OFFERING SUMMARY

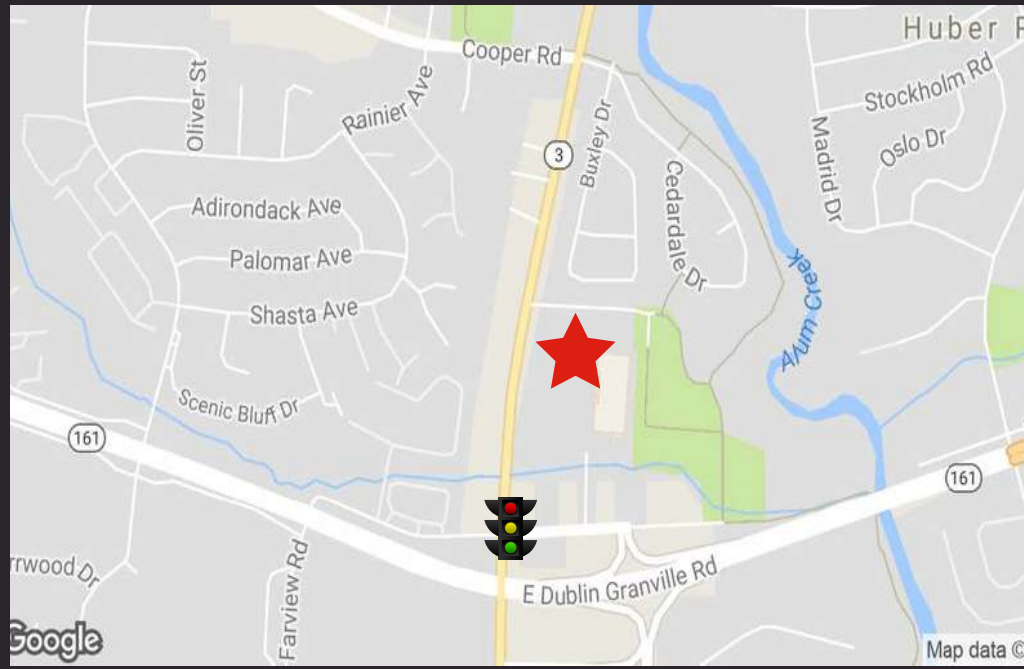
Sales Price	\$2,400,000
Current Occupancy	95%
Cap Rate 2021 Projected	8.4%
2021 Net Operating Income	\$200,848 projected

- Investment Highlights:
- 95% occupied retail center (1 vacancy as of 11/30/20 - 1,100 SF unit)
 - Diverse rent roll and stable cash flow from mostly local, long term tenants
 - New roof with 20 year warranty
 - Location near heavily populated neighborhoods of Westerville and NE Columbus

- Property Description:
- 22,300 SF on 3.8 acres
 - 12 retail units ranging from 1,100 SF to 4,700 SF
 - Franklin County Parcel #600-148041-00
 - Center built in 1976 with over 100 dedicated parking spaces
 - Main access and secondary egress on Westerville Road
 - High visibility monument signage
 - Autozone, located in front of the center, and adjacent, nationally renowned Iron Pony Motorsports 100,000+ SF facility, draw great traffic (neither included in sale)
 - 1/4 mile north of SR 161
 - Average daily traffic counts in front of center 20,000+ VPD

Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Households	5,420	41,539	101,930
Total Population	13,925	104,690	254,723
Average HH Income	\$ 55,274	\$ 59,023	\$ 62,704

MAPS & AERIAL



PHOTOS



SITE PLAN

