



# Investment Offering

**High Occupancy Retail Center**

**5440-5584 Westerville Road**

**Westerville, Ohio 43081**

All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



Celebrating 20 years!

**Alterra Real Estate Advisors**

**300 Spruce Street, Ste 110**

**Columbus, OH 43215**

**CONTACT: ALLEN FAIRES, CCIM**

**allen@allenfares.com**

**614.973.9713**

# OFFERING SUMMARY

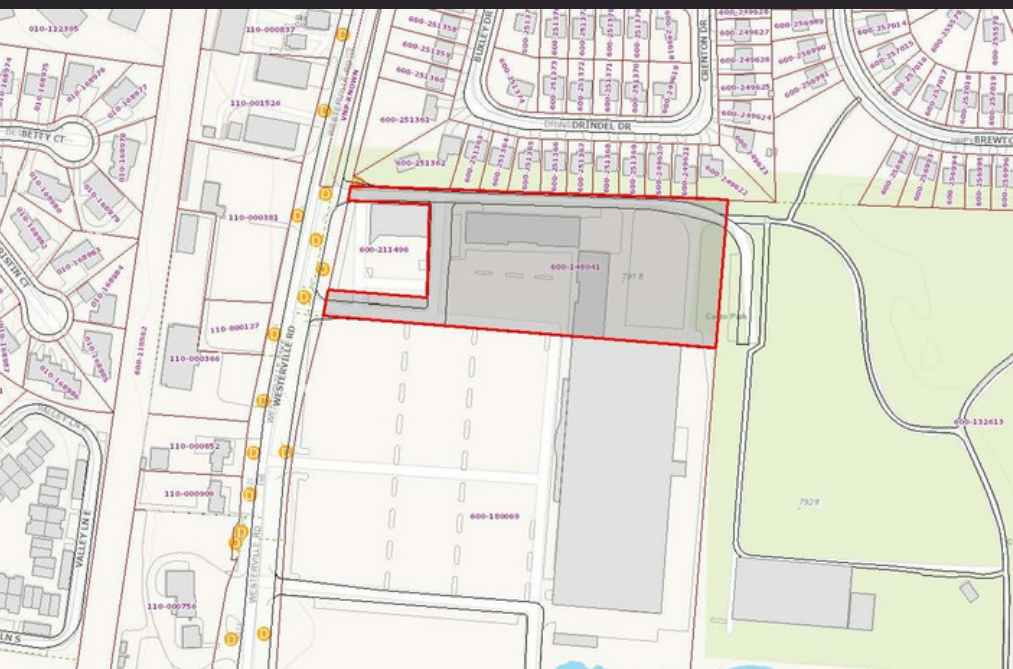
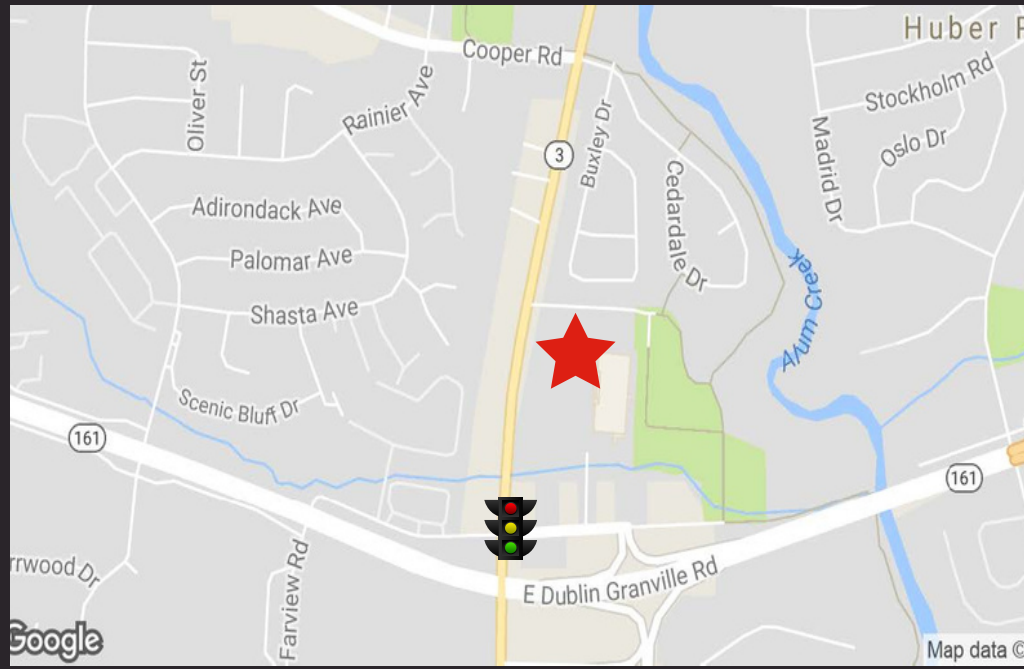
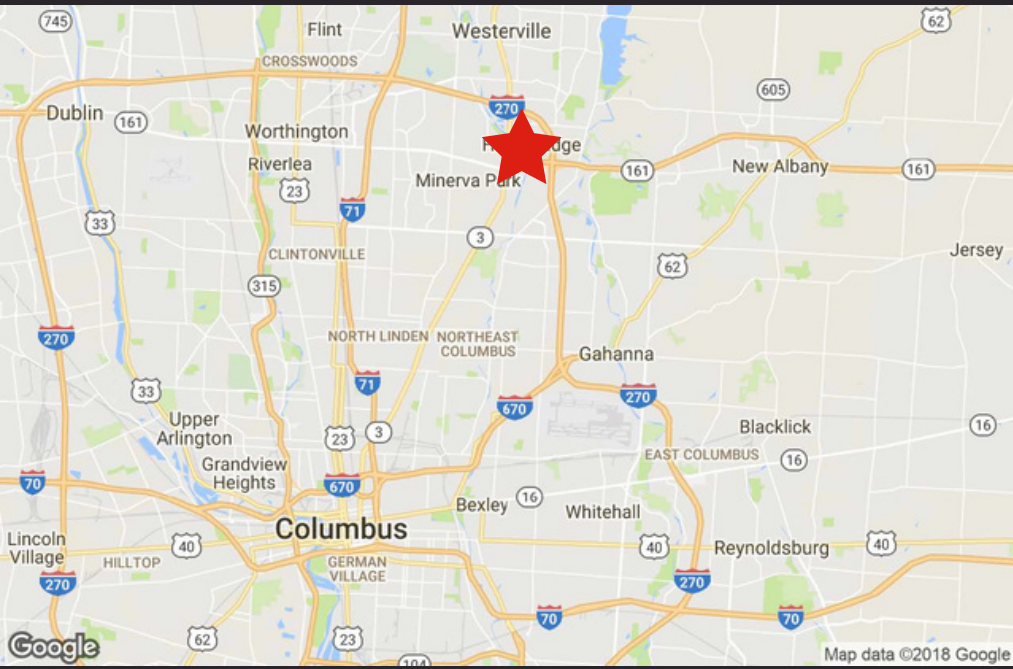
Sales Price	\$2,400,000
Current Occupancy	95%
Cap Rate 2021 Projected	8.6%
2021 Net Operating Income	\$206,336 projected

- 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
  - Recently renewed long term leases

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

