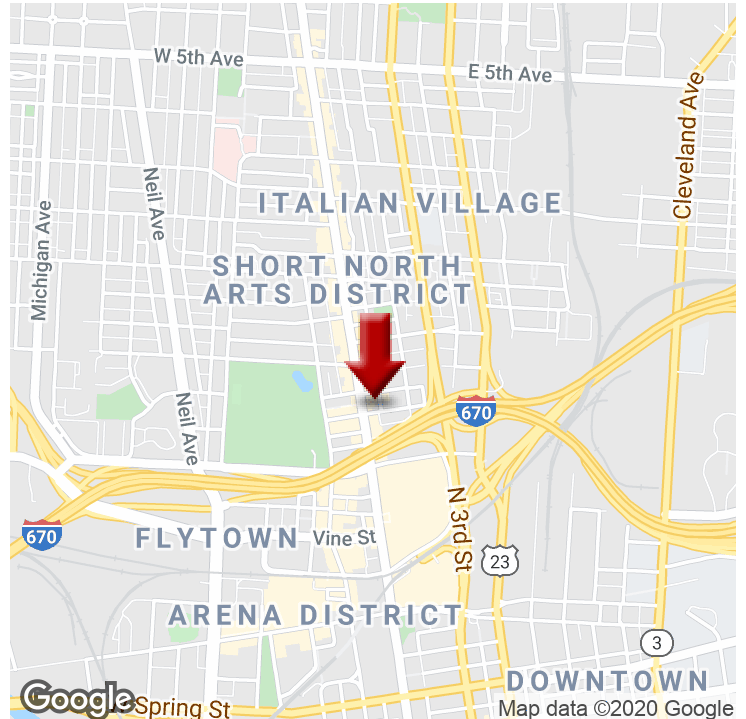


## RETAIL FOR SALE & LEASE

# 19 W. RUSSELL STREET

19 Russell Avenue, Columbus, OH 43215



### OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>SALE PRICE:</b>    | \$175,000   |
| <b>LEASE RATE:</b>    | N/A         |
| <b>LOT SIZE:</b>      | 0 Acres     |
| <b>BUILDING SIZE:</b> | 1,862 SF    |
| <b>RENOVATED:</b>     | 2018        |
| <b>ZONING:</b>        | Retail      |
| <b>MARKET:</b>        | Short North |
| <b>PRICE / SF:</b>    | \$93.98     |

### PROPERTY OVERVIEW

Stunning, Modern, Turn Key Restaurant including all FF&E, Liquor License and Well Below Market Lease (Current Monthly Net Rent of \$1,591 and \$350 Monthly Operating Expenses!) All equipment HVAC and Leasehold Improvements are 9 months old. Perfect Owner is a Breakfast/Lunch/Supper Restaurant Looking to Locate to the Short North without paying the High Rental Costs of the Short North.

### PROPERTY HIGHLIGHTS

- Stunning, Modern, Turn Key Restaurant
- 730 SF Main Floor, 212 SF Mezzanine, 920 SF Lower Level = 1,862 SF Total
- Includes all Fixtures, Furniture and Equipment
- Class 4 Food License
- D5 & D6 Liquor License
- Significantly Below Market Rent Currently at \$1,591 Net Rent and \$350 Operating Expenses per Month
- Rare Short North Prominent Retail Location
- Special Customer Parking Rate of \$1 for first hour

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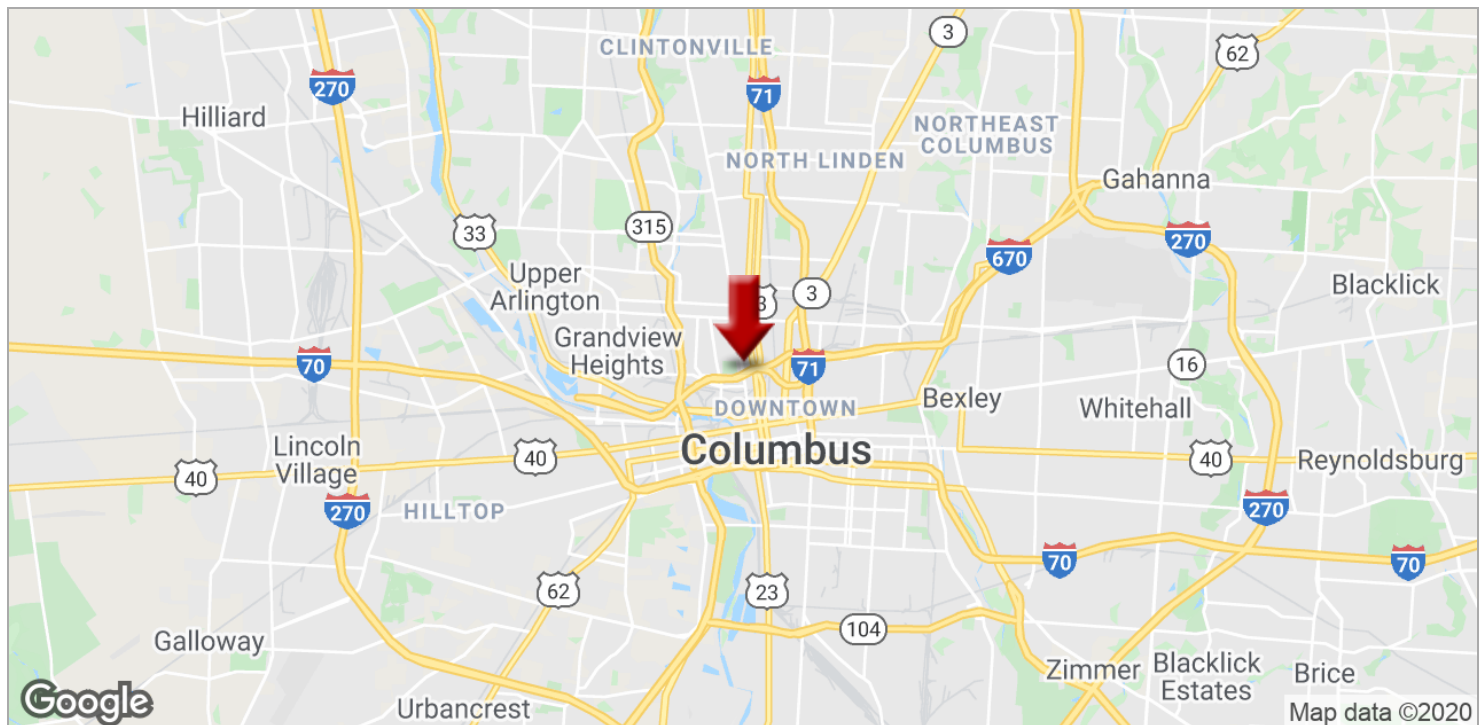
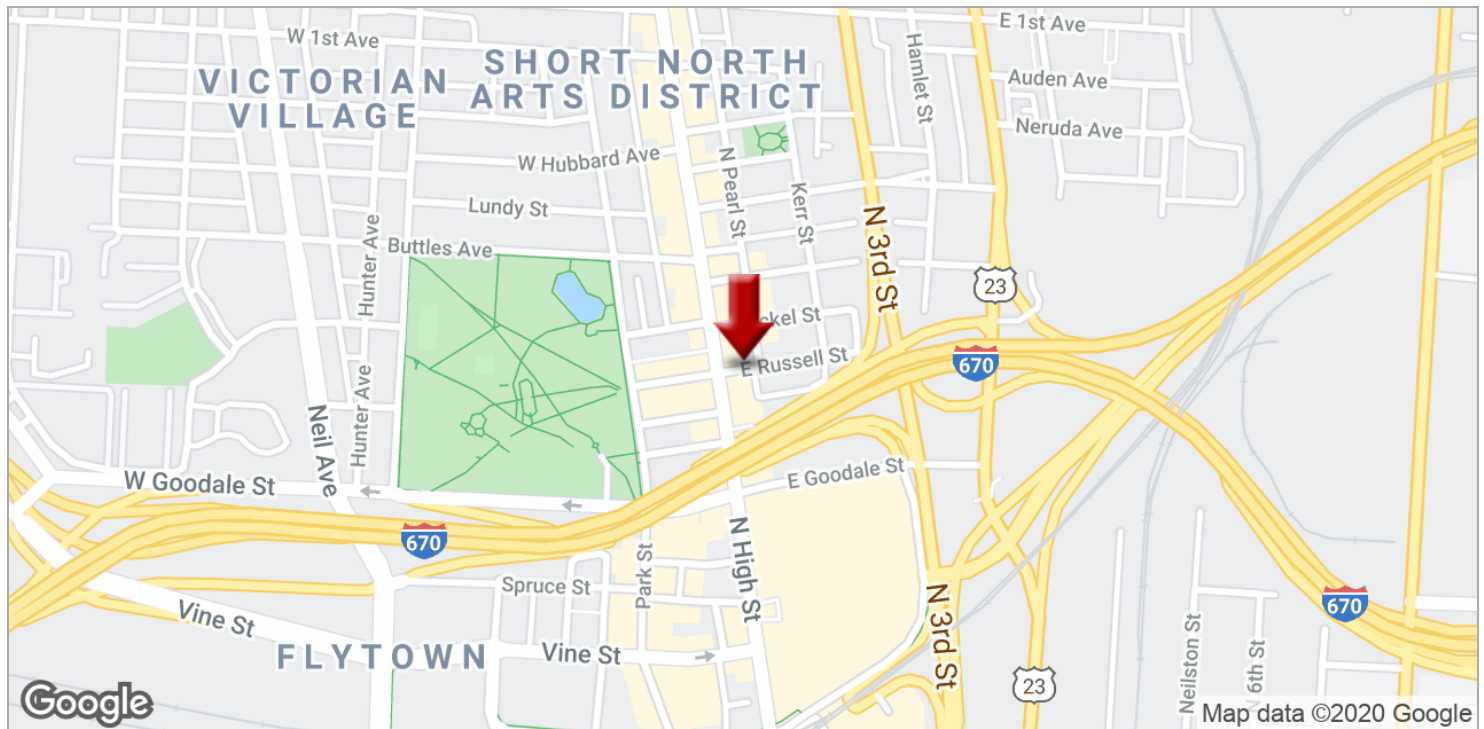
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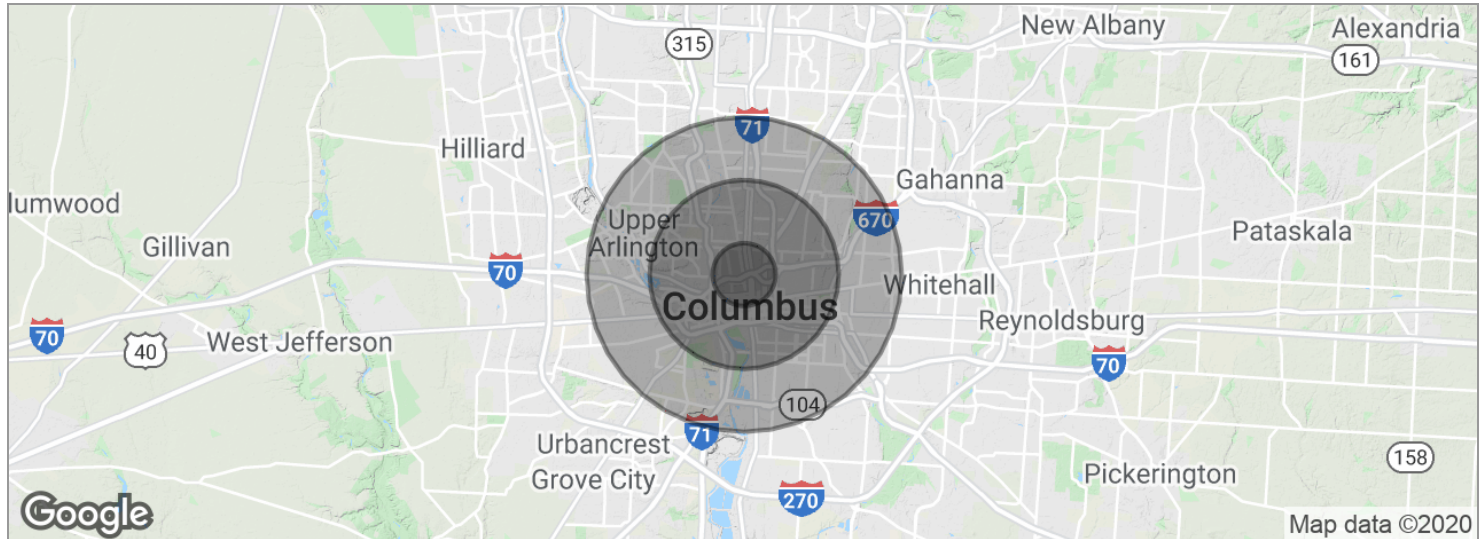
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## RETAIL FOR SALE & LEASE

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| POPULATION          | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 14,050 | 144,732 | 337,185 |
| Median age          | 30.3   | 28.2    | 32.3    |
| Median age (male)   | 33.0   | 28.3    | 31.5    |
| Median age (Female) | 27.8   | 28.4    | 33.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 7,125     | 59,391    | 137,619   |
| # of persons per HH | 2.0       | 2.4       | 2.5       |
| Average HH income   | \$65,247  | \$45,278  | \$51,448  |
| Average house value | \$289,694 | \$203,672 | \$175,865 |

\* Demographic data derived from 2010 US Census

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