

## RETAIL FOR SALE

# MARGARET AVENUE RETAIL

2274 Margaret Avenue, Columbus, OH 43219



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$160,000
<b>NUMBER OF UNITS:</b>	1
<b>CAP RATE:</b>	11.5%
<b>NOI:</b>	\$18,404
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.3 Acres
<b>BUILDING SIZE:</b>	1,440 SF
<b>ZONING:</b>	Daycare
<b>MARKET:</b>	Near Airport and Ohio Dominican
<b>PRICE / SF:</b>	\$111.11

### PROPERTY OVERVIEW

Fully leased retail building near Ohio Dominican University for sale. Day care and family center currently rents at \$2,000 per month. Building includes 2 classrooms, an open area, kitchen, 2 bathrooms, and office on .3 acres

### PROPERTY HIGHLIGHTS

- Fully Leased Retail Building for Sale for \$160,000
- Excellent Investment Opportunity
- 1,440 SF Building on .3 acres
- 2 Classrooms, Open Area, Kitchen, 2 Bathrooms, and 1 Office
- Sold at a 11.5 CAP
- NOI \$18,405
- Building and Land For Sale with Tenant in place

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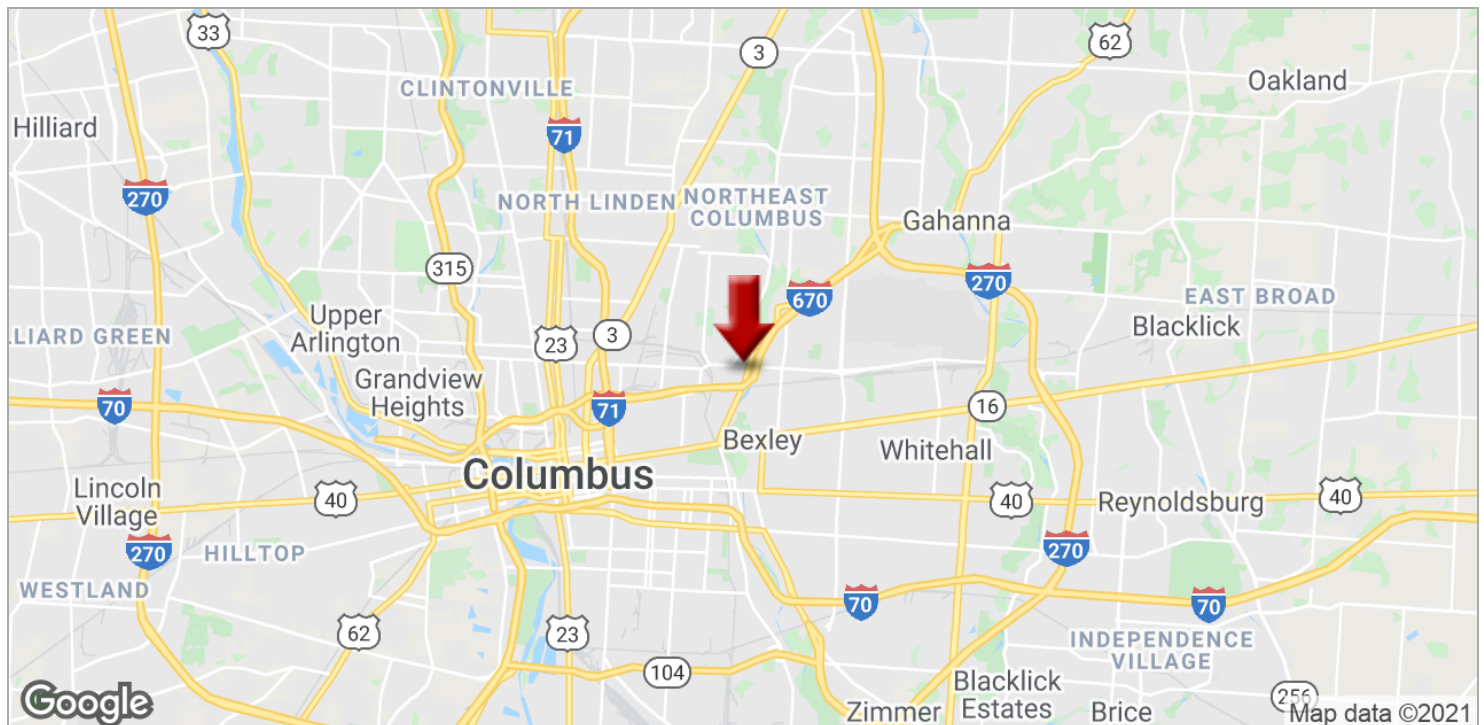
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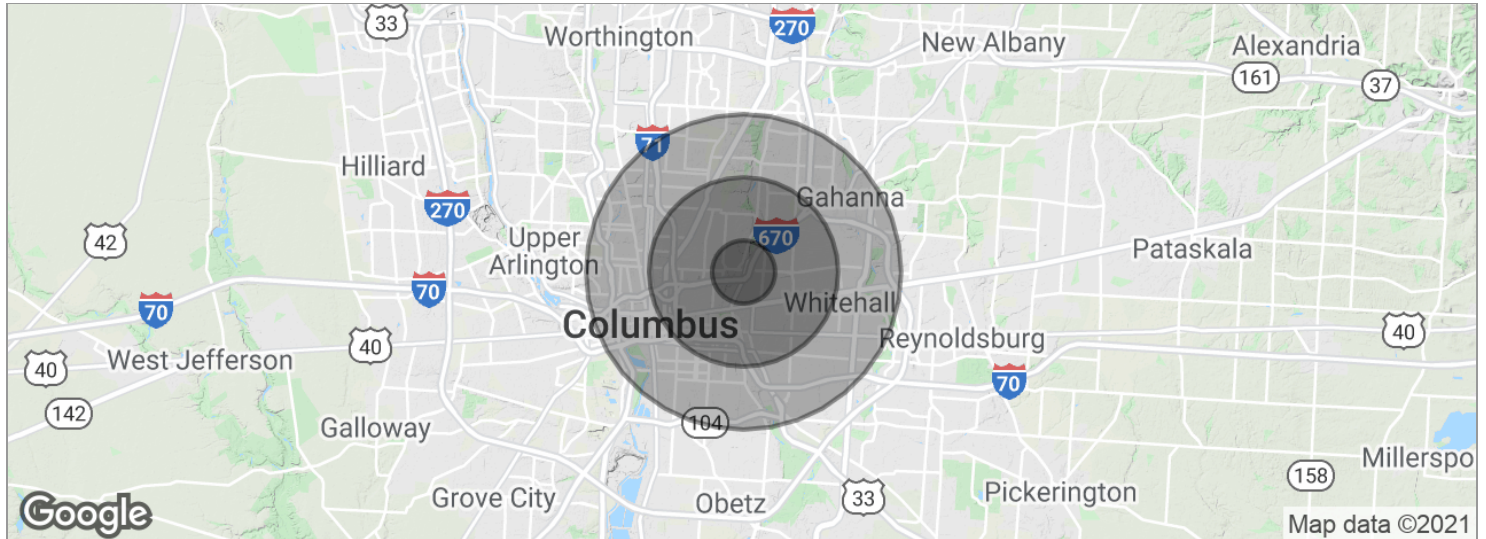
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,083	101,831	317,237
Median age	37.5	33.5	32.9
Median age (male)	36.4	31.7	31.7
Median age (Female)	39.0	35.3	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,050	41,294	128,894
# of persons per HH	2.3	2.5	2.5
Average HH income	\$79,822	\$50,807	\$46,620
Average house value		\$147,694	\$144,690

\* Demographic data derived from 2010 US Census

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