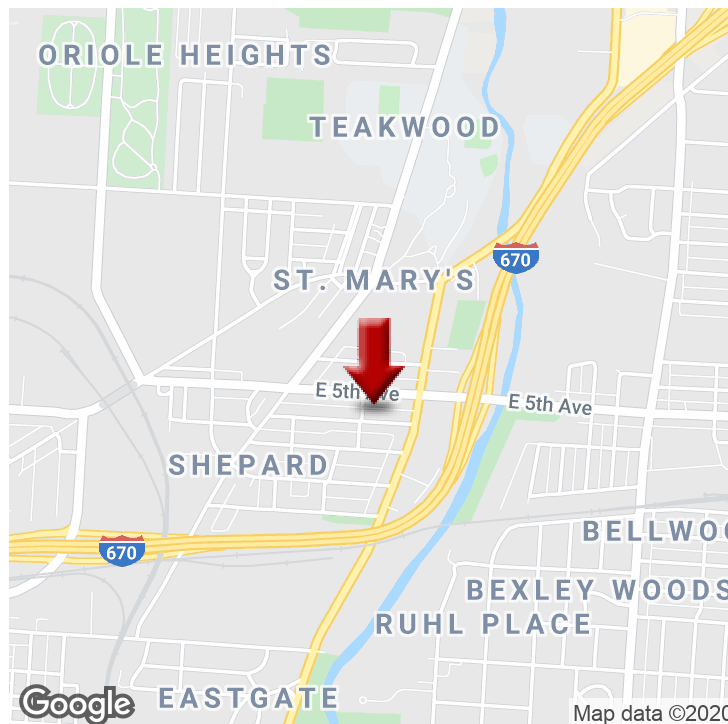


RETAIL FOR SALE

MARGARET AVENUE RETAIL

2274 Margaret Avenue, Columbus, OH 43219



OFFERING SUMMARY

SALE PRICE:	\$175,000
CAP RATE:	10.52%
NOI:	\$18,404
LOT SIZE:	0.3 Acres
BUILDING SIZE:	1,440 SF
ZONING:	Daycare
MARKET:	Near Airport and Ohio Dominican
PRICE / SF:	\$121.53

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 \$175,000
- Excellent Investment Opportunity
- 1,440 SF Building on .3 acres
- 2 Classrooms, Open Area, Kitchen, 2 Bathrooms, and 1 Office
- Sold at a 10.52 CAP
- NOI \$18,404.48
- Building and Land For Sale with Tenant in place

KW COMMERCIAL
5400 Frantz Rd., Suite 100
Dublin, OH 43016

TROY FABISH
Managing Director, Commercial Real Estate Services
O: 614.989.8976 X614
C: 614.989.8976
troyfabish@yahoo.com
OH #2003008609

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

MARGARET AVENUE RETAIL

2274 Margaret Avenue, Columbus, OH 43219



KW COMMERCIAL
5400 Frantz Rd., Suite 100
Dublin, OH 43016

TROY FABISH
Managing Director, Commercial Real Estate Services
O: 614.989.8976 X614
C: 614.989.8976
troyfabish@yahoo.com
OH #2003008609

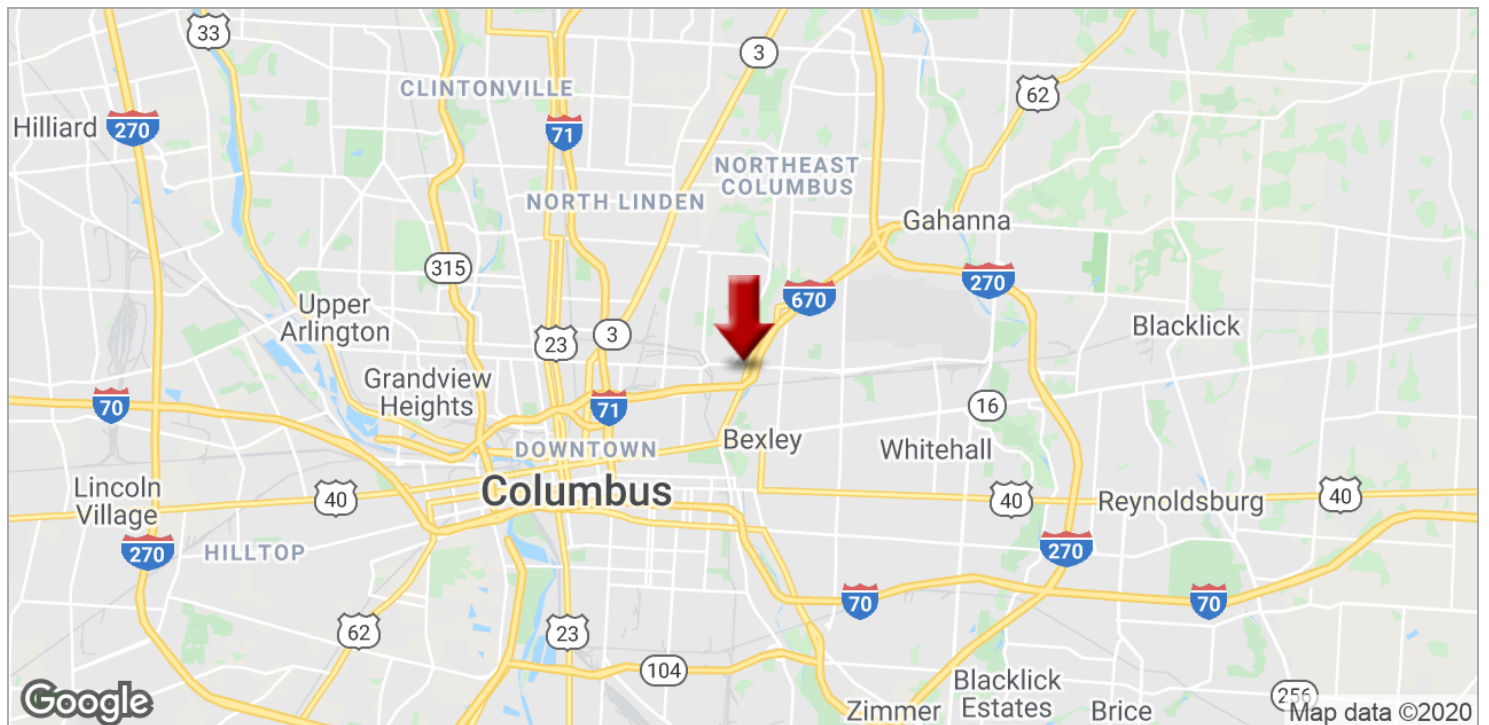
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

MARGARET AVENUE RETAIL

2274 Margaret Avenue, Columbus, OH 43219



KW COMMERCIAL
5400 Frantz Rd., Suite 100
Dublin, OH 43016

TROY FABISH
Managing Director, Commercial Real Estate Services
O: 614.989.8976 X614
C: 614.989.8976
troyfabish@yahoo.com
OH #2003008609

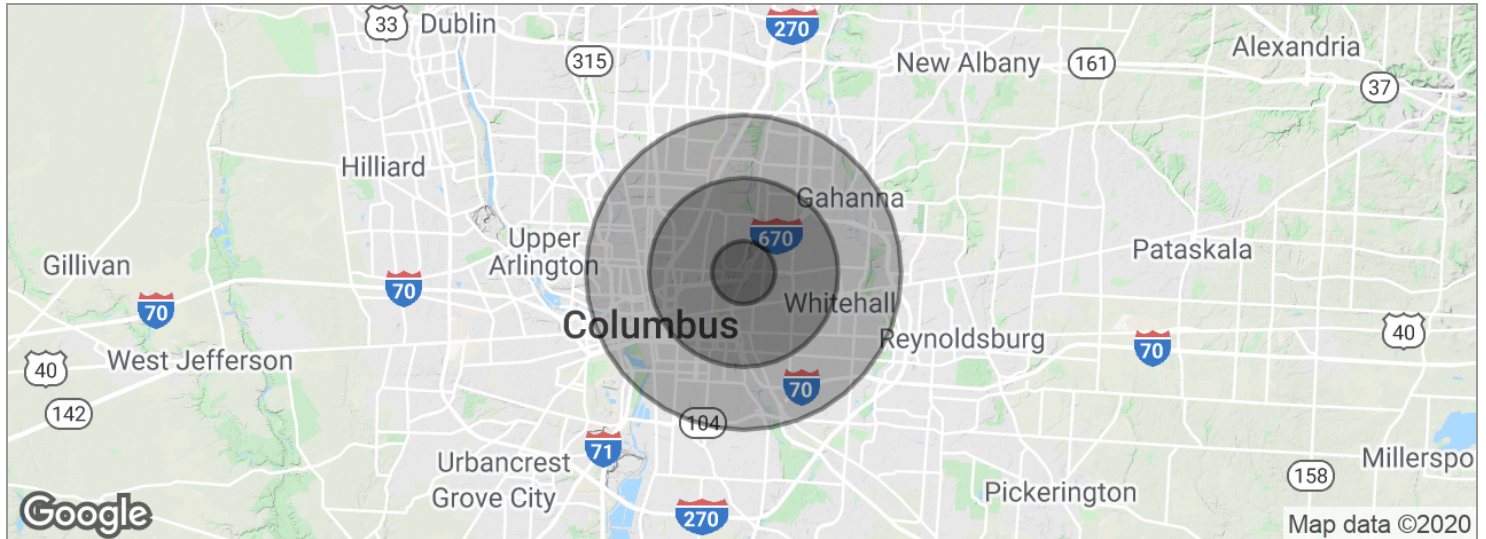
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

MARGARET AVENUE RETAIL

2274 Margaret Avenue, Columbus, OH 43219



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*

KW COMMERCIAL
5400 Frantz Rd., Suite 100
Dublin, OH 43016

TROY FABISH
Managing Director, Commercial Real Estate Services
O: 614.989.8976 X614
C: 614.989.8976
troyfabish@yahoo.com
OH #2003008609

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com