

612-690 HARRISBURG PIKE, COLUMBUS, OH 43223

Executive Summary // HARRISBURG POINT CENTER



OFFERING SUMMARY

Sale Price:	\$3,716,000
Cap Rate:	7.77%
NOI:	\$288,801
Lot Size:	4.94 Acres
Year Built:	1966
Building Size:	78,460 SF
Renovated:	1999
Zoning:	C-Commercial
Market:	Columbus
Traffic Count:	18,978
Price / SF:	\$47.36

PROPERTY OVERVIEW

Due to its proximity to downtown and most of Columbus, this shopping center is a value-add investment. The property falls within the designated "Opportunity Zone" which affords additional benefits for the next investor.

PROPERTY HIGHLIGHTS

- 78,460 SF multi-tenant retail shopping center with short-term leases.
- 7.7% cap rate based on current income and expenses.
- \$47.36 per square foot, well below replacement costs.
- 56% vacancy provides a great opportunity as an add-value investment.
- 4.94 acres with several access points.
- Parcel ID's: 010-126626 and 010-126630.
- Tim Hortons, Charter School, and PLS Check Cashers are on site but NOT included in the sale, but provide additional traffic to the shopping center.

For More Information:

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