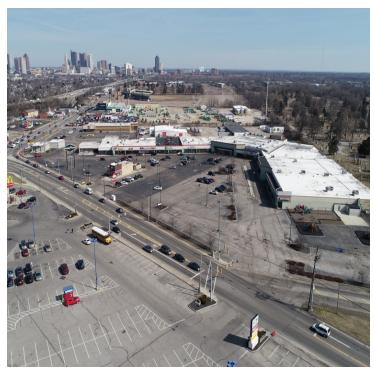
612-690 HARRISBURG PIKE, COLUMBUS, OH 43223

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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