



**CAPITOL
EQUITIES**

FOR SALE

View all of our properties at capitolequities.com

1480 Manning Parkway, Powell, Ohio 43065

SINGLE TENANT INVESTMENT—9% CAP RATE



PURCHASE PRICE: **\$1,700,000.00**

NOI: \$153,384.50

CAP RATE: 9%

BUILDING: 13,054 +/- square feet Freestanding Office

ACREAGE: 1.74 acres

ZONED: Office

LOCATION: Olentangy River Road & Manning Pkwy.

OCCUPANCY: 100% Occupied

TENANT: Charles Penzone Inc. corporate offices

LEASE RATE: \$11.75 per sq. ft. Net (upside potential)
Lease Expires 6.30.20 with renewal options

BUILDING AMENITIES:

- High-end finishes
- Headquarters-type facility with mature wooded surroundings and pond
- Three floors, all with restrooms and kitchen area, so property could be a multi-tenant building
- Elevator to all three floors

LIKE TO GET MORE INFO?
We'd love to hear from you.

J.R. Kern

jrkern@capitolequities.com
P: 614.760.5660 x 124

Ed Fellows

efellows@capitolequities.com
P: 614.760.5660 x 123

Capitol Equities Realty

P: 614.760.5660
F: 614.798.0015

580 N. Fourth Street, Suite 120
Columbus, Ohio 43215

capitolequities.com

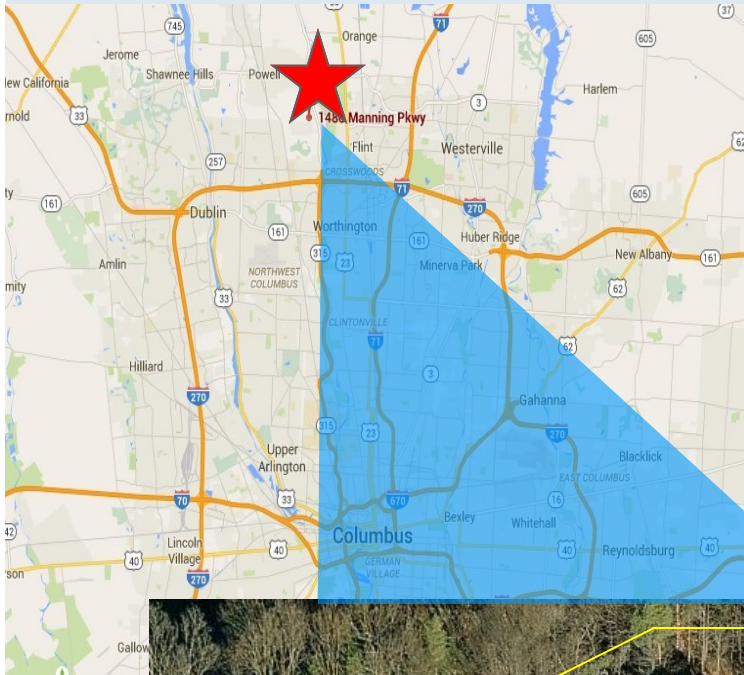
The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.



CAPITOL
EQUITIES

FOR SALE

1480 Manning Parkway, Powell, Ohio 43065



Beautiful setting with pond and mature landscaping

Demographics (5 mi. radius):

Population:	188,443
Households:	75,585
Avg. HH Income	\$56,452





CAPITOL
EQUITIES

FOR SALE

1480 Manning Parkway, Powell, Ohio 43065

TENANT PROFILE

Charles Penzone
THE GRAND SALONS®

Charles Penzone, Inc.

The Charles Penzone Salons were created to provide a relaxing haven for personal care. The company's six salons are designed to include an ambiance of intimacy and privacy. Charles Penzone, chairman and founder of The Charles Penzone Salons, first envisioned the concept of The Grand Salon in the 1970's and in 1991 his vision of full service, suburban, freestanding salon and day spas became a reality. Under the leadership of Debra and Charles Penzone, the company has grown to six salon/day spa locations operating under two brand identities. Each brand is unique and has a slightly different demographic based on location, size and function to cater to the different personalities and tastes of central Ohio consumers. The Charles Penzone Salons are focused on giving back to the community through various philanthropic endeavors each year. The company has been the recipient of numerous industry and community awards since its inception in 1969. For more information, call 614-898-1200 or visit www.charlespenzone.com.