

6813-6867 FLAGS CENTER DRIVE, COLUMBUS, OH 43229

Executive Summary // **FLAGS CENTER**



OFFERING SUMMARY

Sale Price:	\$2,500,000
Cap Rate:	7.0%
NOI:	\$170,160
Lot Size:	3.45 Acres
Year Built:	1976
Building Size:	42,534 SF
Zoning:	C- Commercial
Market:	Columbus, Ohio
Submarket:	North Columbus
Traffic Count:	47,880
Price / SF:	\$58.78

PROPERTY OVERVIEW

3.45 acres of prime re-development and/or value-add space conveniently located right off Interstate 270 and Cleveland Avenue. The property is currently 50% occupied with short term leases providing the opportunity for an investor to improve the center for upside potential. The short term leases also provide the opportunity to re-develop the site. With over 100,000 people within 3 miles and 240,000 + people within 5 miles, this infill site provides many re-development opportunities. Located across from one of the largest metro parks and 1/4 mile from St. Ann's Hospital, the site is well located along two of the busiest roads in Central Ohio.

PROPERTY HIGHLIGHTS

- The property consists of two buildings totaling 43,050 square feet.
- 3.45 acres on 8 parcels with signalized access to Schrock Road.
- Possible re-development or add-value opportunity.
- 50% occupied shopping center.
- Close proximity to Sharon Woods Metro Park.
- 243,000 people within 5 miles of the center.
- Recent road improvements surrounding the center.
- Traffic counts on Cleveland Avenue are 47,000 VPD and on Schrock Road are 24,000 VPD.

For More Information:

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