

SINGLE TENANT NET LEASED INVESTMENT



FOR SALE RETAIL INVESTMENT

815 Hamilton Road – Whitehall, OH 43213



PROPERTY DESCRIPTION

- TENANT: WATERBEDS N' STUFF
- LOCATED NEAR THE INTERSECTION OF S. HAMILTON ROAD AND E. MAIN STREET
- 5,700± SF FREESTANDING RETAIL BUILDING
- BUILT 1965, REMODELED 1985
- AMPLE PARKING

DEMOGRAPHICS

- 15,446 2010 TOTAL POPULATION
- \$47,907 2010 MEDIAN HOUSEHOLD INCOME
- 523 TOTAL BUSINESSES
- 3,732 TOTAL EMPLOYEES
- 33,804 VEHICLES PER DAY

COMMENTS

- ACROSS THE STREET FROM KROGER
- MANY NATIONAL AND LOCAL RETAIL USERS IN THE IMMEDIATE AREA
- MINUTES FROM PORT COLUMBUS INTERNATIONAL AIRPORT, I-270 AND I-70

NOI \$28,500 / YEAR
ASKING PRICE \$275,000
CAP RATE 10.36%

contact information

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NAI Ohio Equities REALTORS®

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY PHOTOGRAPHS

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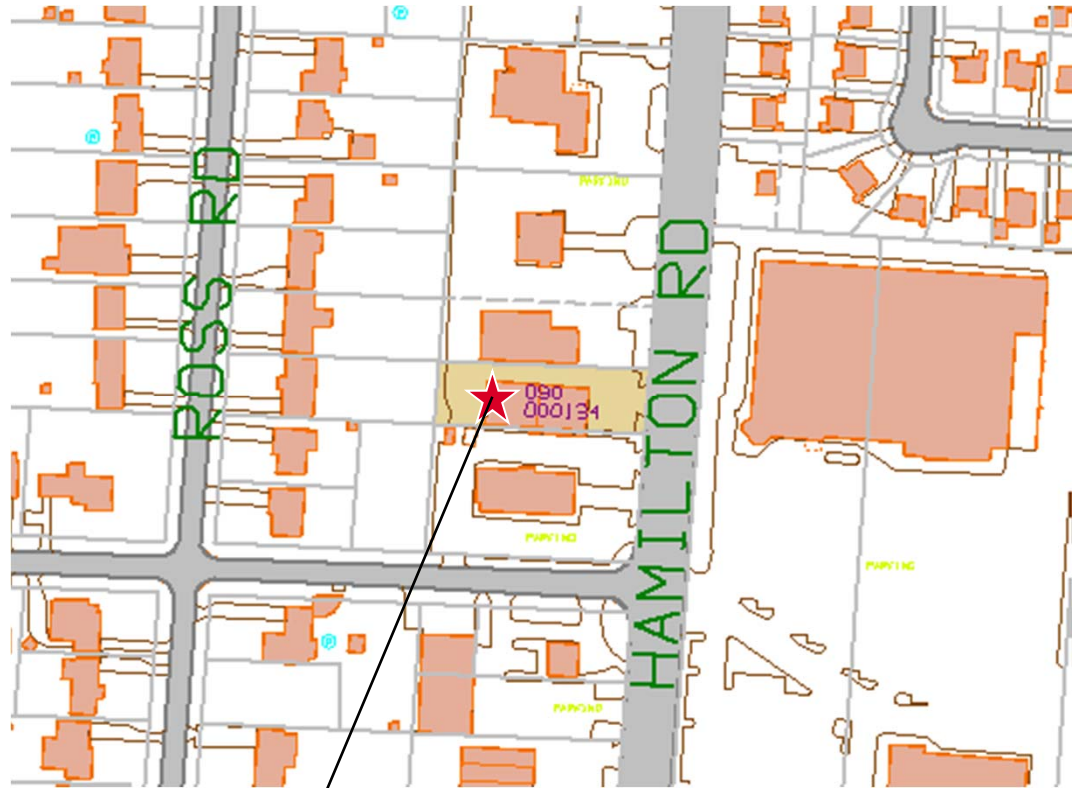
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SITE PLAN

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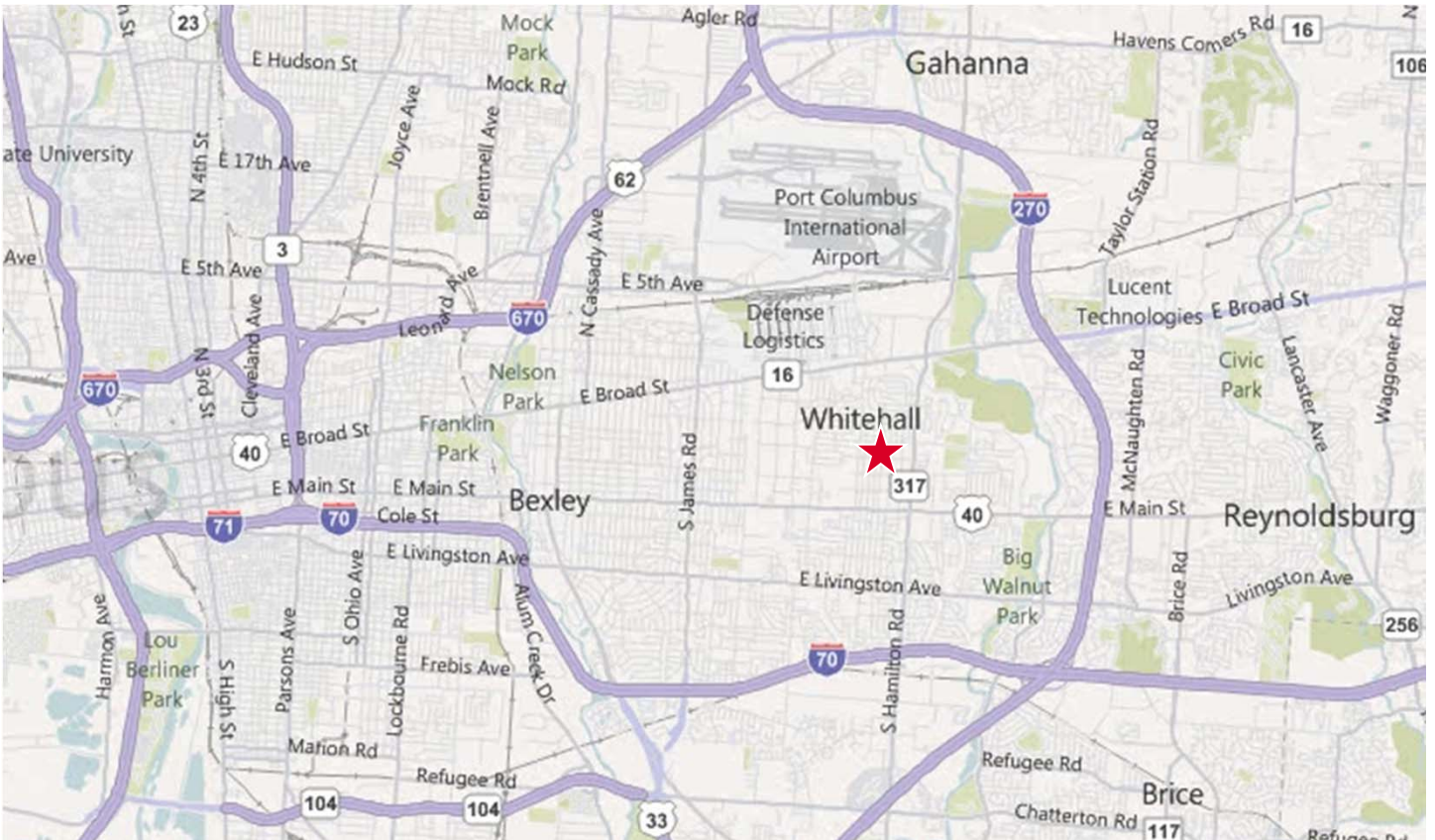
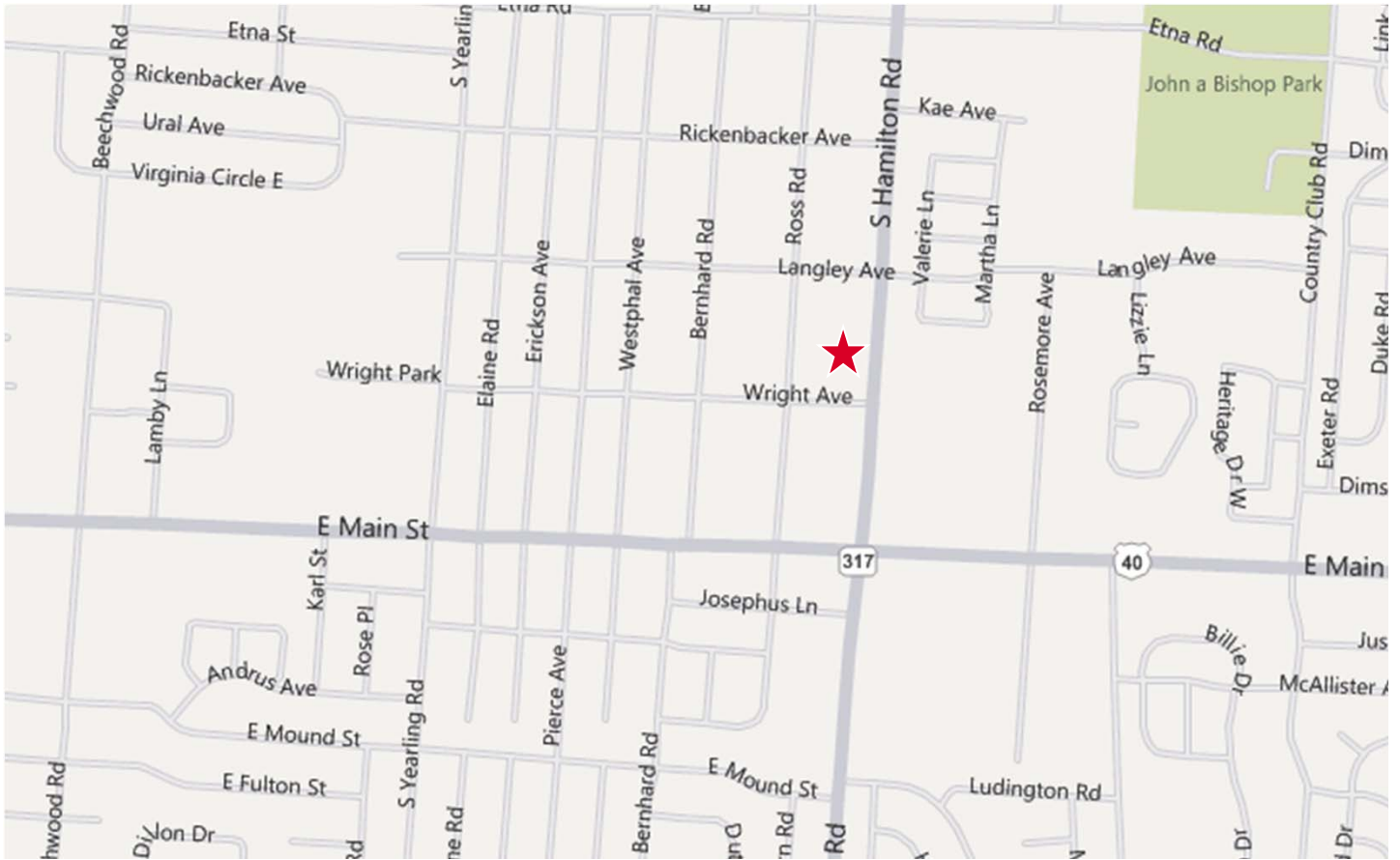
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LOCATION MAPS

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AERIAL IMAGERY

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