



COLUMBUS, OH 43212

1055-1057 WEST 5TH AVENUE



**SPERRY**  
COMMERCIAL  
GLOBAL AFFILIATES™

TREASURE AND ASSOCIATES

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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,185,000
Building Size:	19,809 SF
Lot Size:	0.6 Acres
Price / SF:	\$110.30

### PROPERTY OVERVIEW

Commercial space of 3,600 SF leased at \$26.60 /sf NNN (\$8000/month). Lease expiration August 2027  
Upon Sale seller will leaseback 16,209 sf at \$4.80/sf NNN (\$6500/month) for six months with an option to extend another six months.  
Potential NOI is : \$174,000  
Property Taxes are currently \$1.57/sf or \$31,076.04

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EXECUTIVE SUMMARY // 5



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# PROPERTY INFORMATION

## PROPERTY DETAILS & HIGHLIGHTS

Property Type	Commercial
Property Subtype	Street Retail
Building Size	19,809 SF
Lot Size	0.6 Acres
Free Standing	Yes

Commercial space of 3,600 SF leased at \$26.60 /sf NNN (\$8000/month). Lease expiration August 2027

Upon Sale seller will leaseback 16,209 sf at \$4.80/sf NNN (\$6500/month) for six months with an option to extend another six months.

Potential NOI is : \$174,000

Property Taxes are currently \$1.57/sf or \$31,076.04



- 19,809 total square feet. Break down as follows:
- - 3,600 sf (Retail)
- - 13,450 sf (Warehouse)
- - 2,759 sf (Office)
- Two story warehouse fully remodeled offices and retail space
- 22' to 24' Clear
- Three drive-in doors ( 14', 14' and 10')
- Three phase electric
- Entire site is .60 acres
- 23 on site parking spaces
- All new windows (Pella) installed in warehouse and retail space
- Roof and mechanicals are only four years old.
- Three restrooms. (one handicap accessible in retail space)

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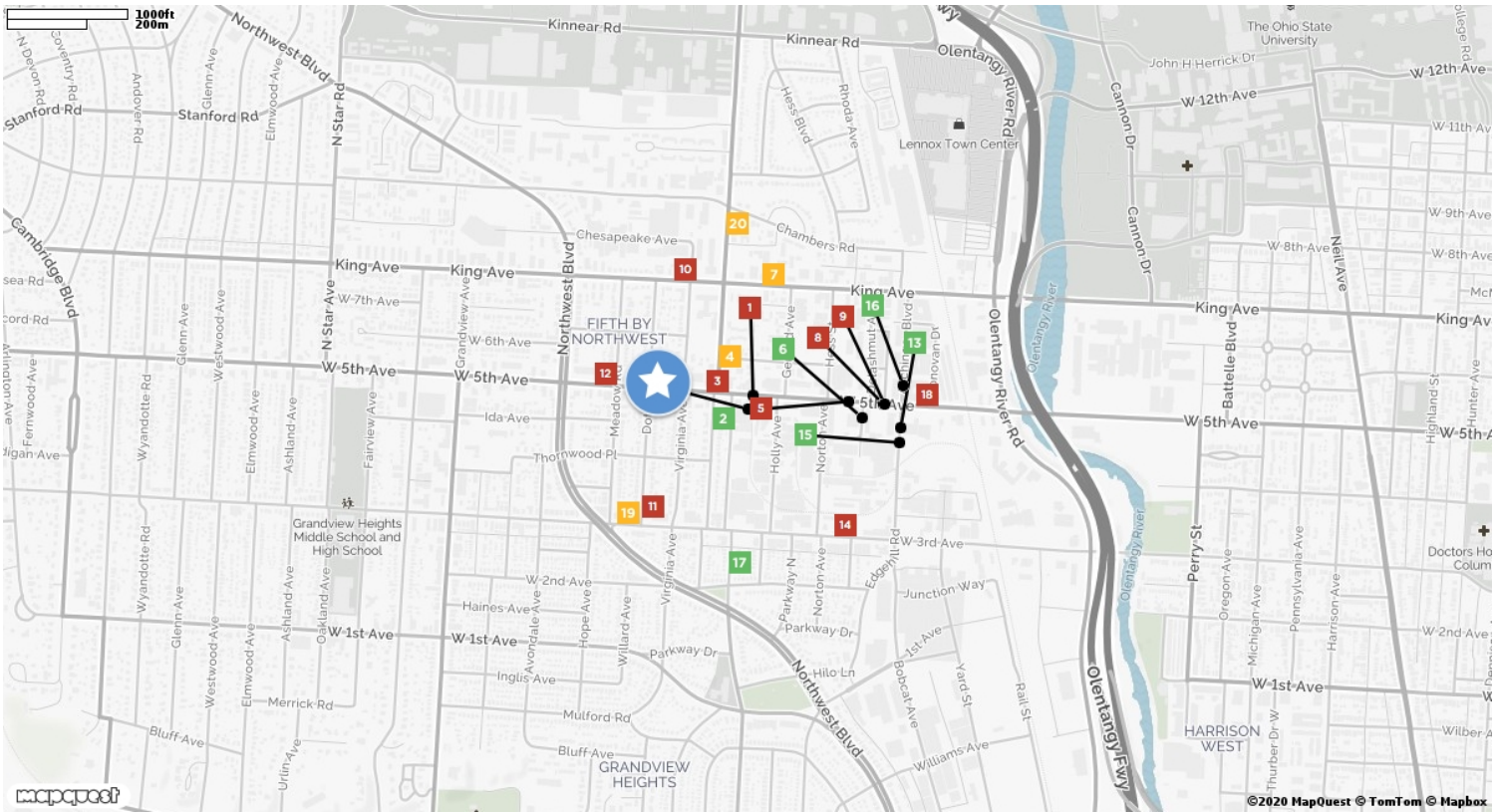
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**PROPERTY DETAILS & HIGHLIGHTS // 6**



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## Traffic Counts



<b>W 5th Ave</b>	<b>1</b>
Oxley Rd	
Year: 2001	16,680
Year: 1999	15,200
Year: 1997	17,303

<b>Eastview Ave</b>	<b>2</b>
Thornwood Pl	
Year: 1999	1,500
Year: 1997	2,903

<b>W 5th Ave</b>	<b>3</b>
Eastview Ave	
Year: 1999	16,400
Year: 1997	16,803

<b>Kenny Road</b>	<b>4</b>
W 6th Ave	
Year: 2019	5,821
Year: 2015	5,852
Year: 2010	6,335

<b>W 5th Ave</b>	<b>5</b>
Delashmut Ave	
Year: 1993	17,300

<b>Delashmut Ave</b>	<b>6</b>
W 5th Ave	
Year: 1997	133

<b>King Ave</b>	<b>7</b>
Gerrard Ave	
Year: 1999	8,300

<b>West Fifth Avenue</b>	<b>8</b>
Showcase Dr	
Year: 2019	12,819

<b>W 5th Ave</b>	<b>9</b>
Showcase Dr	
Year: 2015	13,357
Year: 2014	11,664
Year: 1999	16,700

<b>King Ave</b>	<b>10</b>
Virginia Ave	
Year: 1999	12,900

<b>Doten Ave</b>	<b>11</b>
W 3rd Ave	
Year: 1999	12,200
Year: 1997	9,504

<b>W 5th Ave</b>	<b>12</b>
Meadow Rd	
Year: 1999	17,800

<b>Edgehill Rd</b>	<b>13</b>
W 3rd Ave	
Year: 2015	2,584

<b>W 3rd Ave</b>	<b>14</b>
Norton Ave	
Year: 2015	10,120

<b>Edgehill Rd</b>	<b>15</b>
W 3rd Ave	
Year: 1999	1,700

<b>Aschinger Blvd</b>	<b>16</b>
W 5th Ave	
Year: 2015	1,291

<b>Oxley Rd</b>	<b>17</b>
W 2nd Ave	
Year: 2014	985
Year: 2007	780
Year: 1997	1,102

<b>W 5th Ave</b>	<b>18</b>
Aschinger Blvd	
Year: 2015	14,682
Year: 1999	15,300

<b>W 3rd Ave</b>	<b>19</b>
Meadow Rd	
Year: 1999	5,600

<b>Kenny Rd</b>	<b>20</b>
Concord Ave	
Year: 2014	9,995
Year: 2008	9,460
Year: 1999	11,300

# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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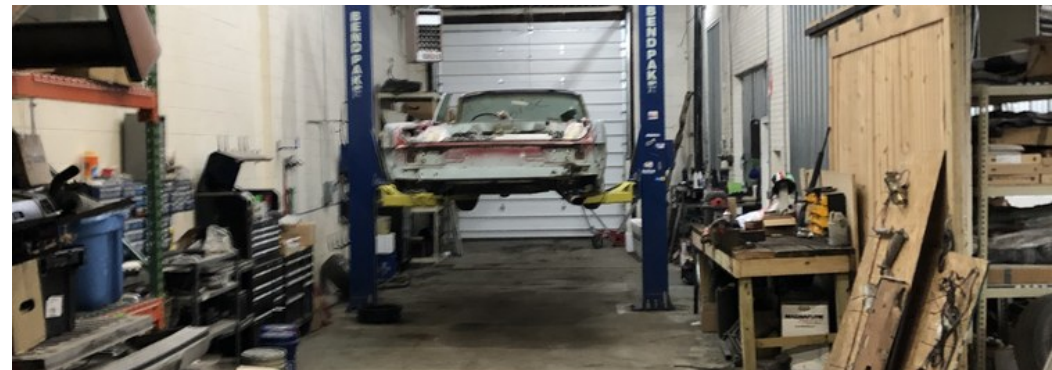
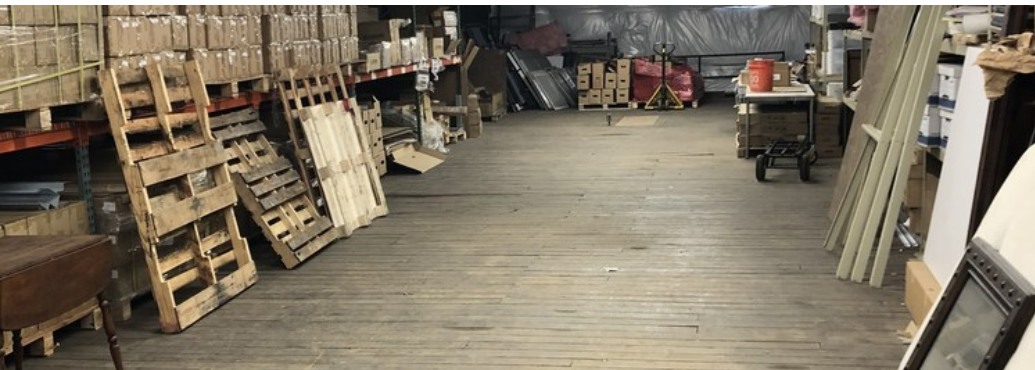
**ADDITIONAL PHOTOS // 8**



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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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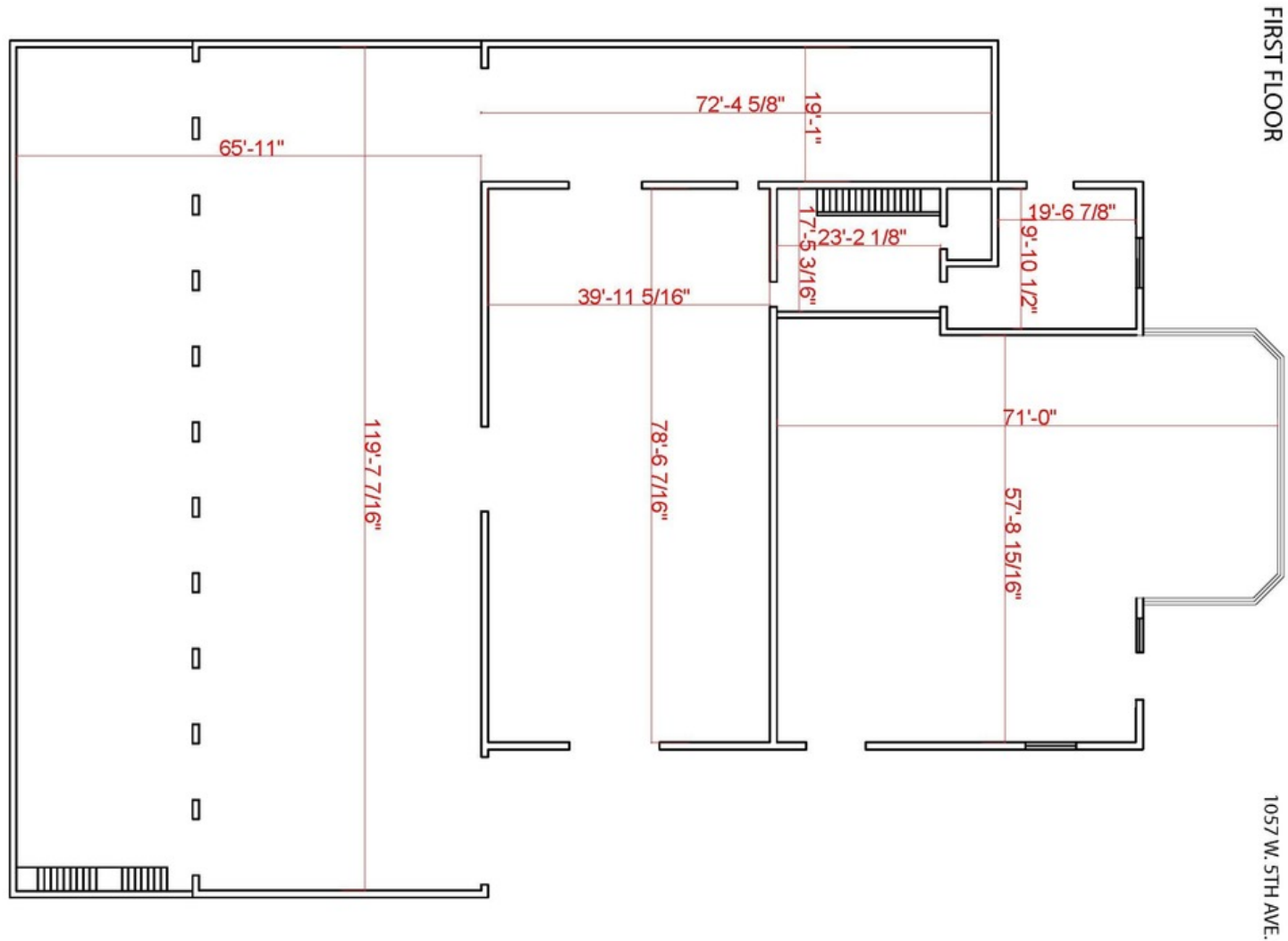
ADDITIONAL PHOTOS // 9



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# PROPERTY INFORMATION

## FLOOR PLANS



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FLOOR PLANS // 10

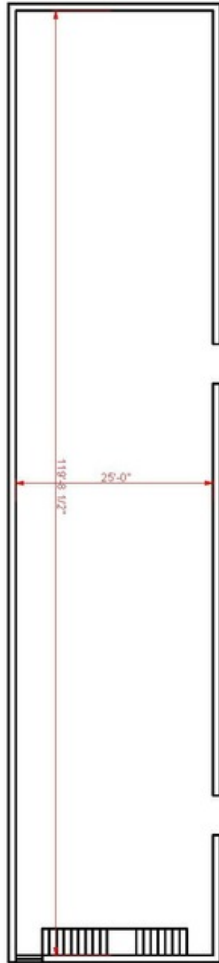
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# PROPERTY INFORMATION

## FLOOR PLANS



SECOND FLOOR

1057 W. 5TH AVE.

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FLOOR PLANS // 11

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# PROPERTY INFORMATION

## AERIAL - SITE PLAN



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**SITE PLAN // 12**



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# PROPERTY INFORMATION

## AERIAL - 1ST FLOOR



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FIRST FLOOR // 13

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# PROPERTY INFORMATION

## SECOND FLOOR



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**FIRST FLOOR // 14**

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# PROPERTY INFORMATION PLAN



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**PLAN // 15**

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# LOCATION INFORMATION



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# LOCATION INFORMATION

## REGIONAL MAP



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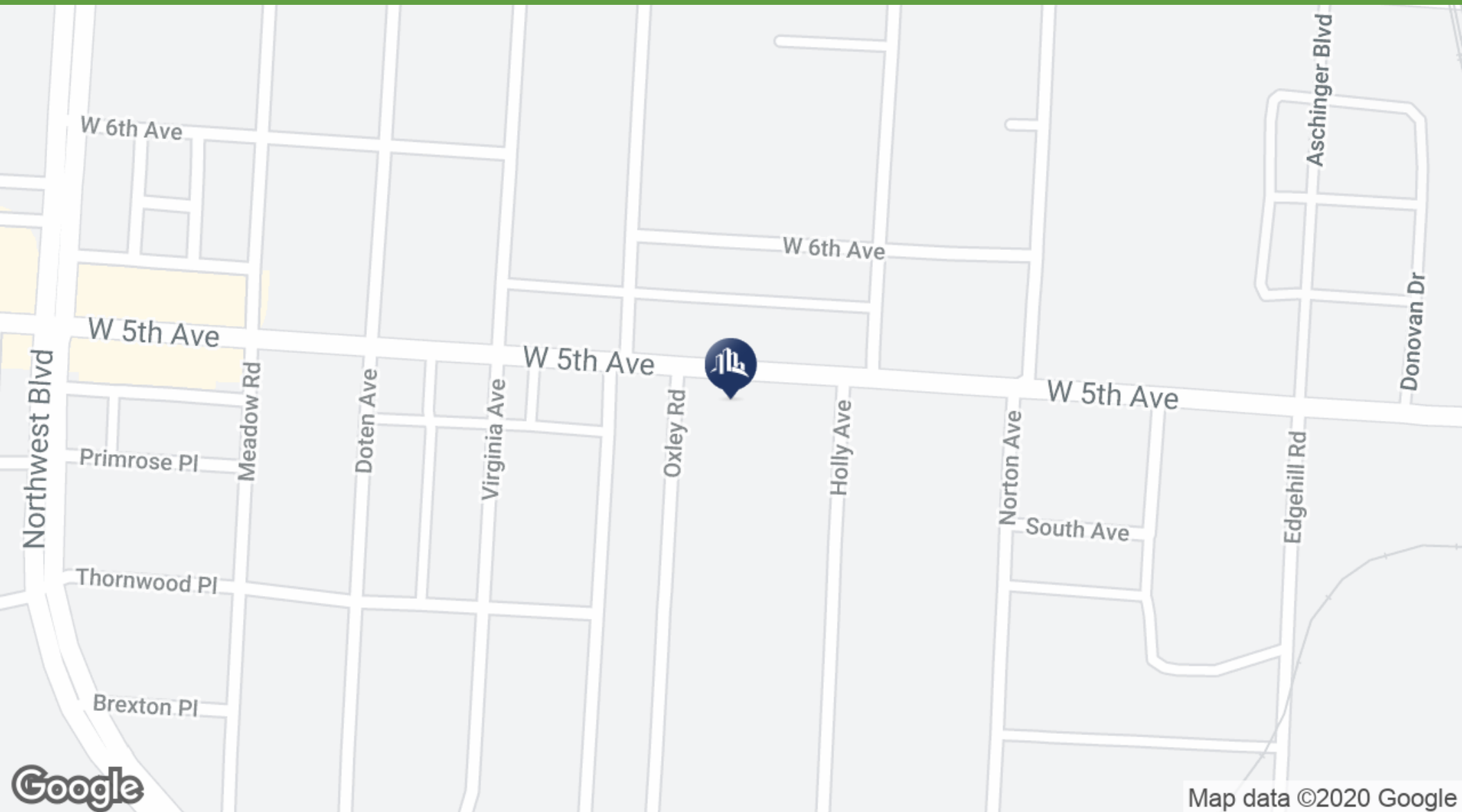
**REGIONAL MAP // 17**



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# LOCATION INFORMATION

## LOCATION MAPS



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**LOCATION MAPS // 18**

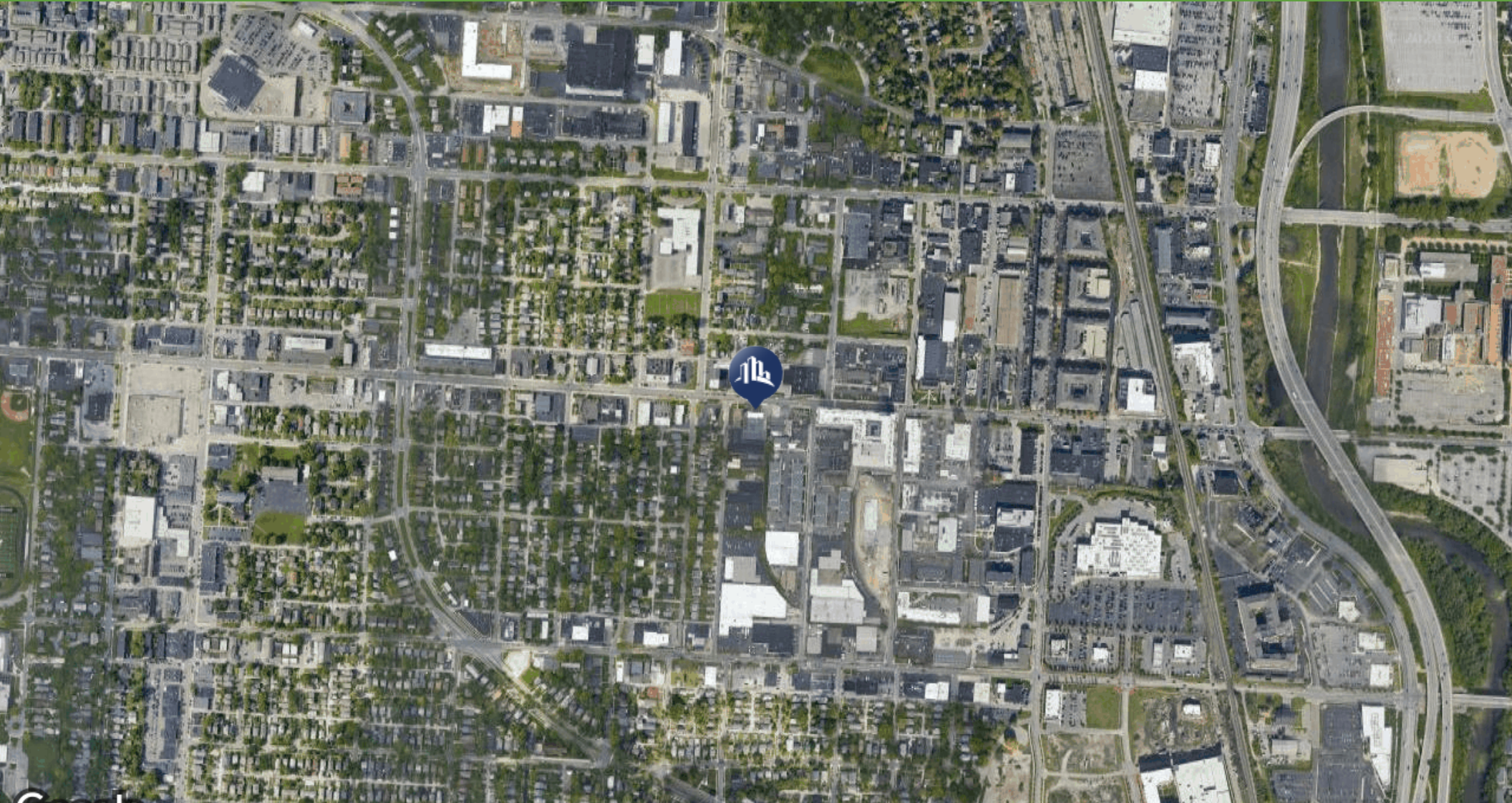
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# LOCATION INFORMATION

## AERIAL MAPS



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**AERIAL MAPS // 19**

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# DEMOGRAPHICS



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**DEMOGRAPHICS // 20**



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,681	144,021	332,645
Median age	29.0	28.9	32.5
Median age (Male)	28.4	29.2	31.9
Median age (Female)	29.8	28.8	33.3
Total households	6,666	57,097	137,972
Total persons per HH	1.9	2.5	2.4
Average HH income	\$49,107	\$54,620	\$57,727
Average house value	\$234,453	\$283,596	\$224,774

*\* Demographic data derived from 2010 US Census*

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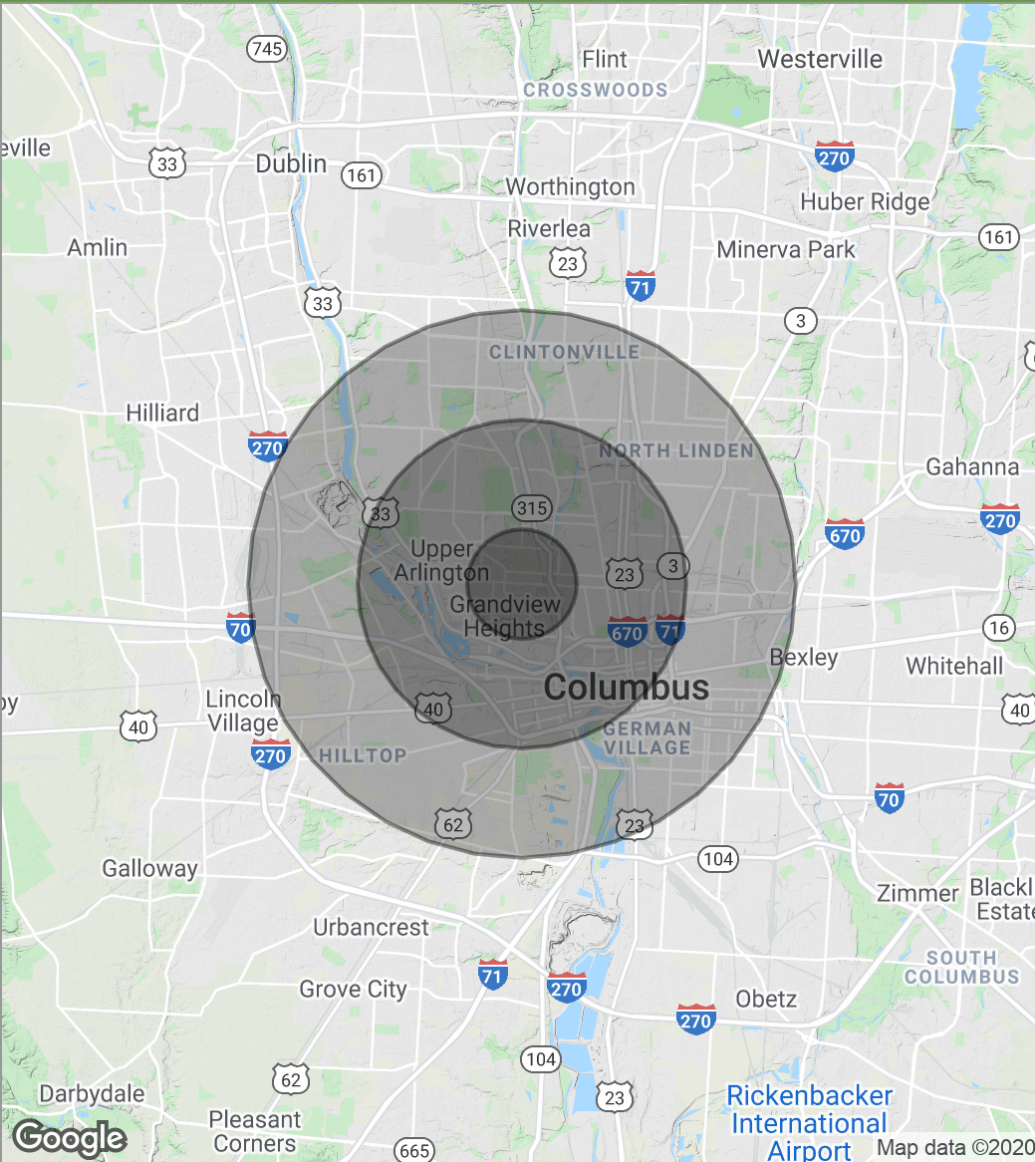
**DEMOGRAPHICS REPORT // 21**



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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**DEMOGRAPHICS MAP // 22**



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# DEMOGRAPHICS

## ADVISOR BIO - TIM TREASURE

### TIM TREASURE

Principal



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### PROFESSIONAL BACKGROUND

Tim Treasure is the Principal of Treasure & Associates Commercial Real Estate. Treasure and Associates strives to provide its clients with local market knowledge, detailed financial analysis, and negotiation expertise to fully maximize their commercial real estate needs. In addition to office leasing, Treasure & Associates, specializes in selling or locating value-added acquisitions and investment grade real estate opportunities for local and national investors.

Tim has over twenty years of specialized tenant and landlord representation for Class A and Class B office buildings in Central Ohio (Columbus, Ohio MSA). Tim began his commercial real estate career in July 1994, with a primary focus in office leasing and investment sales. In only his second year, Tim was awarded the prestigious "Rookie of the Year" award which is given annually by the Columbus Board of Realtors Commercial Investments Section for transactions totaling over \$9,000,000. To date, Tim has leased (and/or sold) commercial real estate transactions totaling an average of \$21,000,000 annually. In 2006, Tim was awarded the SIOR designation and membership into the National Society of Industrial and Office Realtors. This designation is awarded to approximately ten (10) percent of the industry. Tim has negotiated multiple transactions on behalf of Johnson Controls, Inc., McDonald's Corporation, Pitney Bowes, Inc., Batelle Pulmonary Therapeutics, Inc. Norman Jones Enlow and Co., and Advanced Data Processing, Inc.

Tim is a certified member of SIOR (Society of Industrial and Office Realtors) which is a worldwide organization specializing in membership for highly successful commercial real estate salespersons, brokers and developers. Less than ten percent of the commercial real estate industry has earned this designation. Tim has served on numerous committees and boards including a nine year member of the City of Grandview Heights, OH board of zoning appeals and former board member of the Recognition Committee and Chairperson of the Education Committee at the Columbus Board of Realtors. In addition Tim served two consecutive terms as vestry member of Trinity Episcopal Church in Columbus, OH. Tim was chairperson for both terms for the stewardship program and was responsible for securing pledges for the church.

Personally Tim is happily married to wife Anne for more than thirty years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, OH

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COLUMBUS, OH 43212

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