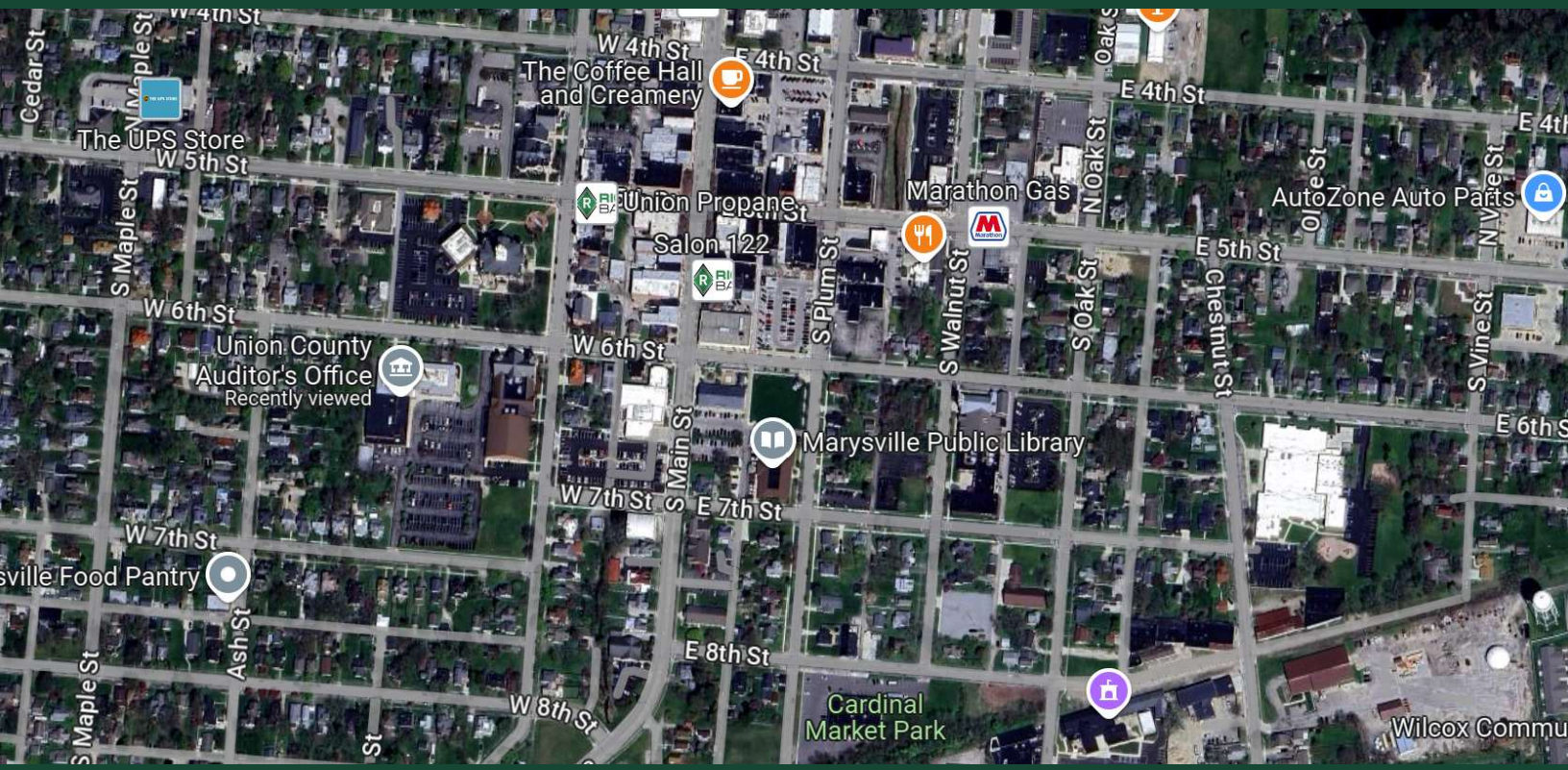




Retail Property Available



# Restaurant / Bar Downtown Marysville Ohio

**Brent Garland**

614.255.4381  
bgarland@krgre.com

**John Royer CRE, SIOR**

614.255.4374  
jroyer@krgre.com

Central Ohio Marysville, OH

<b>Sale Price</b>	<b>\$895,000</b>
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<b>Lease Rate</b>	<b>\$23.37 SF/YR</b>
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## LOCATION INFORMATION

<b>Building Name</b>	Restaurant / Bar Downtown Marysville Ohio
<b>Street Address</b>	Central Ohio
<b>City, State, Zip</b>	Marysville, OH
<b>County</b>	Union
<b>Market</b>	Ohio
<b>Sub-market</b>	Marysville
<b>Signal Intersection</b>	Yes
<b>Road Type</b>	Paved
<b>Market Type</b>	Medium
<b>Nearest Highway</b>	US 36
<b>Nearest Airport</b>	Union County Airport

## PARKING & TRANSPORTATION

<b>Street Parking</b>	Yes
<b>Parking Type</b>	Surface
<b>Parking</b>	Onsite

## PROPERTY INFORMATION

<b>Property Type</b>	Retail
<b>Property Subtype</b>	Restaurant
<b>Zoning</b>	430 - Restaurant, Cafeteria and/or Bar
<b>Upper Level Information</b>	2 apartments above restaurant, 1 leased, 1 shell space
<b>Lot Frontage</b>	95 ft
<b>Lot Depth</b>	165 ft
<b>Corner Property</b>	No
<b>Traffic Count Frontage</b>	95
<b>Power</b>	Yes

## BUILDING INFORMATION

<b>Building Size</b>	3,491 SF
<b>Occupancy %</b>	100.0%
<b>Tenancy</b>	Single
<b>Ceiling Height</b>	14 ft
<b>Minimum Ceiling Height</b>	10 ft
<b>Year Last Renovated</b>	2009

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**Central Ohio** Marysville, OH



## **BRENT GARLAND**

Brokerage Associate

bgarland@krgre.com

Direct: **614.255.4381** | Cell: **614.551.4485**

OH #2012002167

### **PROFESSIONAL BACKGROUND**

Prior to joining Kohr Royer Griffith Inc almost 10 years ago, Brent held positions as Director of Business Development at companies such as TRG Rubicon, Mount Carmel Health System, and John Gerlach & Company. Also during that time he was a Partner at Ten Pin Alley. His experience in Business Development spans over 20 years with emphasis in Health Care, Real Estate, and Small Business entrepreneurship.

Brent's experience as a small business entrepreneur, knowledge of the medical industry and accounting industry has fueled his success. Over the years he has served as a board member for companies like Taylor Station Surgery Center, Central Ohio Sleep Center, Lower Lights Christian Health Center and Media Source. He also served as Director for the Upper Arlington Civic Association. Brent is results oriented and growth driven.

### **EDUCATION**

Wright State University

The Ohio State University

### **MEMBERSHIPS**

Board of Director's - Santa's Silent Helpers- Sep 2012 – Present

Board of Director's - Open Door - Jan 2009 – Present

Columbus Commercial Industrial Investment Realtors (CCIIR)

National Association of Realtors (NAR)

Ohio Association of Realtors (OAR)

Member of Columbus Realtors

Mercator Club of Columbus

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**JOHN ROYER CRE, SIOR**

President / Partner

[jroyer@krgre.com](mailto:jroyer@krgre.com)

Direct: **614.255.4374**

**PROFESSIONAL BACKGROUND**

John W. Royer, over the last 30 plus years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$300 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, sales of real property, numerous leasing assignments of commercial property, bank owned real estate and some bank receiver work. He has been active over the years serving on numerous boards. John and his wife Stacey are the proud parents of three daughters Hannah, Libby and Sari.

**MEMBERSHIPS**

**Licensed:**

- Real Estate Broker State of Ohio
- Real Estate Broker State of Kentucky
- Franklin County Probate Court Real Estate Appraiser

**Memberships:**

- Columbus Board of Realtors
- Counselors of Real Estate
- Society of Industrial and Office Realtors, SIOR
- Ohio Association of Realtors
- National Association of Realtors
- ULI Urban Land Institute Associate Member
- International Council of Shopping Centers
- Ohio Affordable Housing Trust Fund Advisory

**Current Board Positions:**

- First Merchants Bank Local Columbus Board
- Governor Appointed to the Ohio Housing Trust Fund Advisory Board
- Columbus Club Board

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**Central Ohio** Marysville, OH

## 100+ YEARS IN CENTRAL OH & COUNTING

Since its inception in 1914, Kohr Royer Griffith Inc. (KRG) has served the commercial real estate market in Central Ohio and throughout the United States. No other firm provides better quality service or more insightful knowledge while maintaining a reputation as stellar as ours.

Our expertise and repeated success empower us to maintain a wide range of loyal clients, including individuals, corporations, pension funds, financial institutions, and government agencies.

KRG's leaders are actively involved in the real estate community. Our roster includes four former presidents of the Columbus Board of Realtors, five former presidents of the local chapter of the Institute of Real Estate Management, two former presidents of the Columbus Apartment Association, one trustee for the Columbus Apartment Association, and one former president of the Appraisal Institutes Ohio Chapter.

At KRG, it all begins with you. We strive to develop, strengthen, and maintain personal relationships that allow our clients to invest in our beloved communities, in and outside of Ohio.

## KRG ACCREDITATION

- Society of Industrial & Office Realtors
- Certified Property Managers
- Columbus Commercial Industrial & Investment Realtors
- Real Property Administrator
- Building Owners & Managers Association
- Certified Commercial Investment Member
- Counselors of Real Estate
- International Council of Shopping Centers
- Columbus, Ohio, & National Association of Realtors

## OUR TEAM SPECIALIZES IN

- Appraisal Services
- Brokerage Services
- Consulting Services
- Development Services
- Management Services

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