

For Sale 2.64 Acres Long Term Ground Lease



441 Ackerman Rd

Columbus, Ohio 43202

Property Features

- High-Profile Hotel Ground Lease For Sale
- \$3M Renovation by Red Roof Underway
- Base Term Through 2049
- 10% Rental Increases Every 5 Years
- 5-Year Options Through 2079
- Absolute Net, No Landlord Responsibilities
- 113 Total Rooms
- Situated on 2.64 Acres
- Close Proximity to The Ohio State University
- 1% to Cooperating Broker

Sale Price: \$2,750,000

5% Cap Rate



For more information:

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For Sale 2.64 Acres Additional Photographs

















For Sale 2.64 Acres Local Retailers







For Sale 2.64 Acres Locations Maps

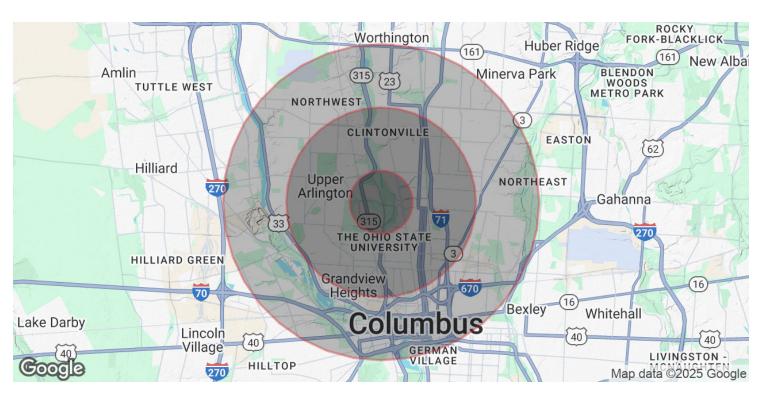








For Sale 2.64 Acres Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,585	172,240	361,538
Average Age	31	34	37
Average Age (Male)	31	34	36
Average Age (Female)	31	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 7,932	3 MILES 73,969	5 MILES 157,864
Total Households	7,932	73,969	157,864
Total Households # of Persons per HH	7,932 2.1	73,969 2.3	157,864 2.3

Demographics data derived from AlphaMap

