



Red Outline is an estimate only

441 Ackerman Rd

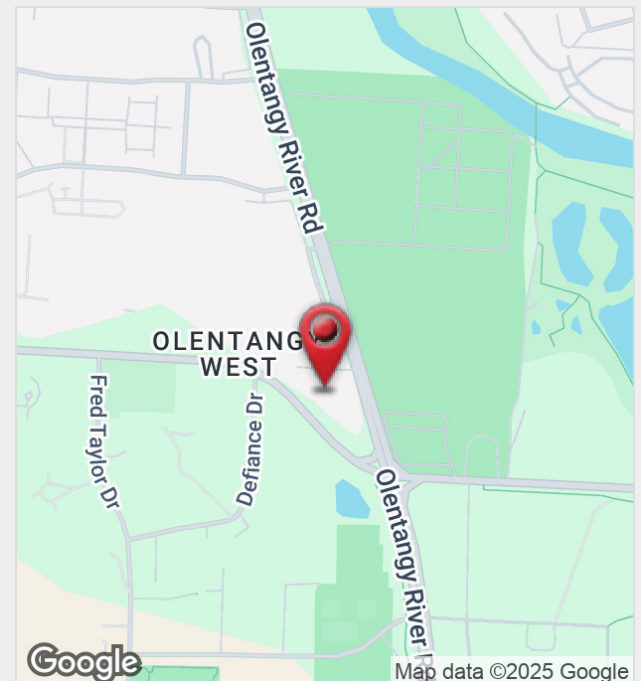
Columbus, Ohio 43202

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



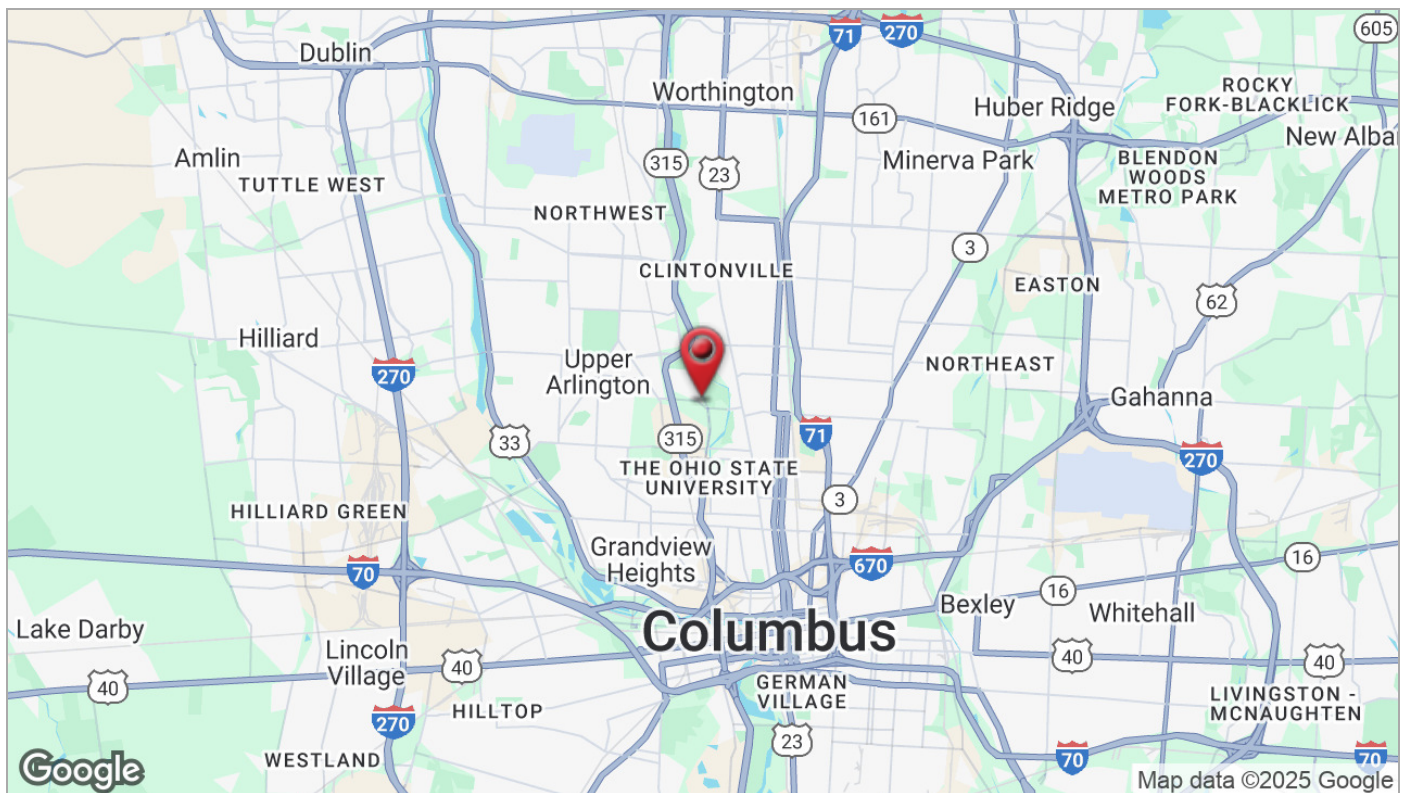
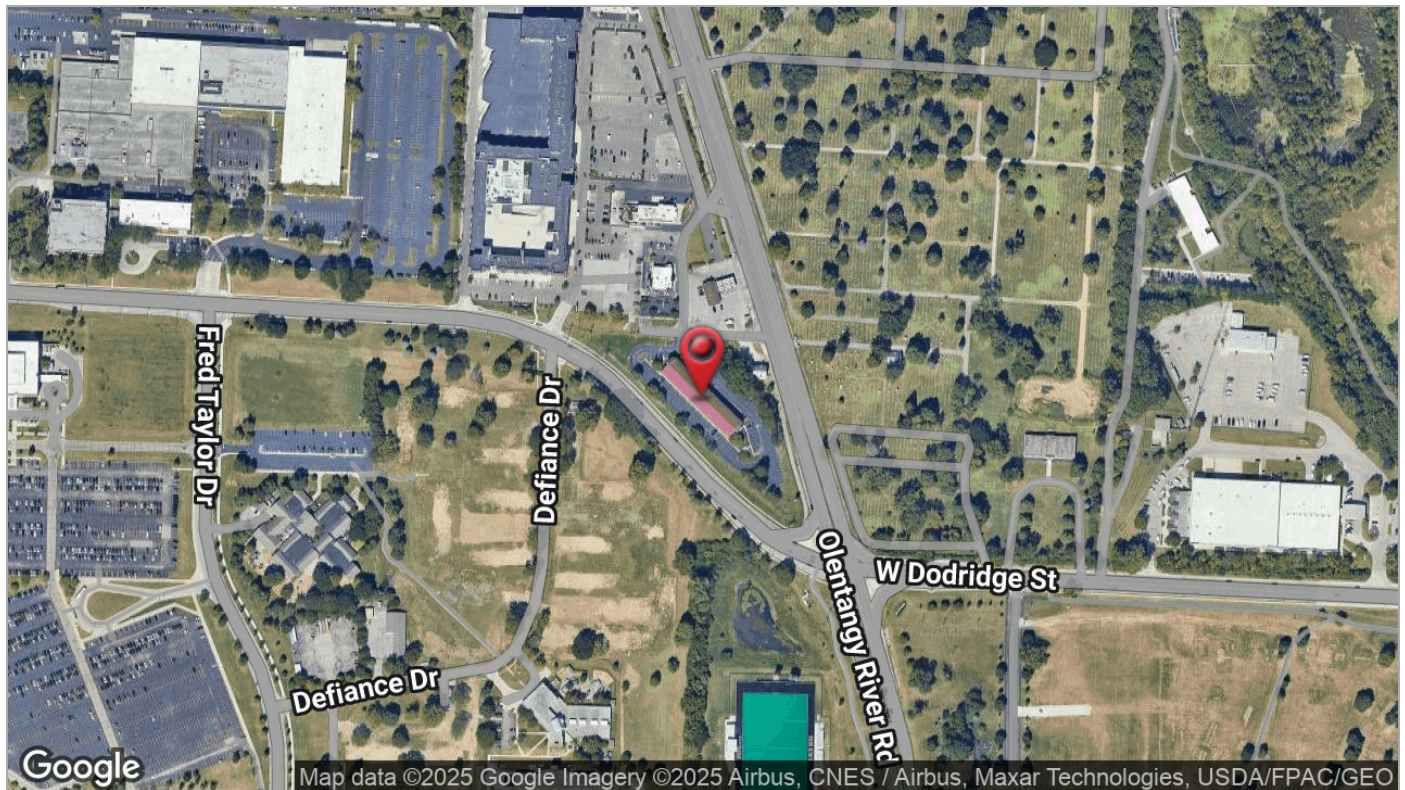
For more information:

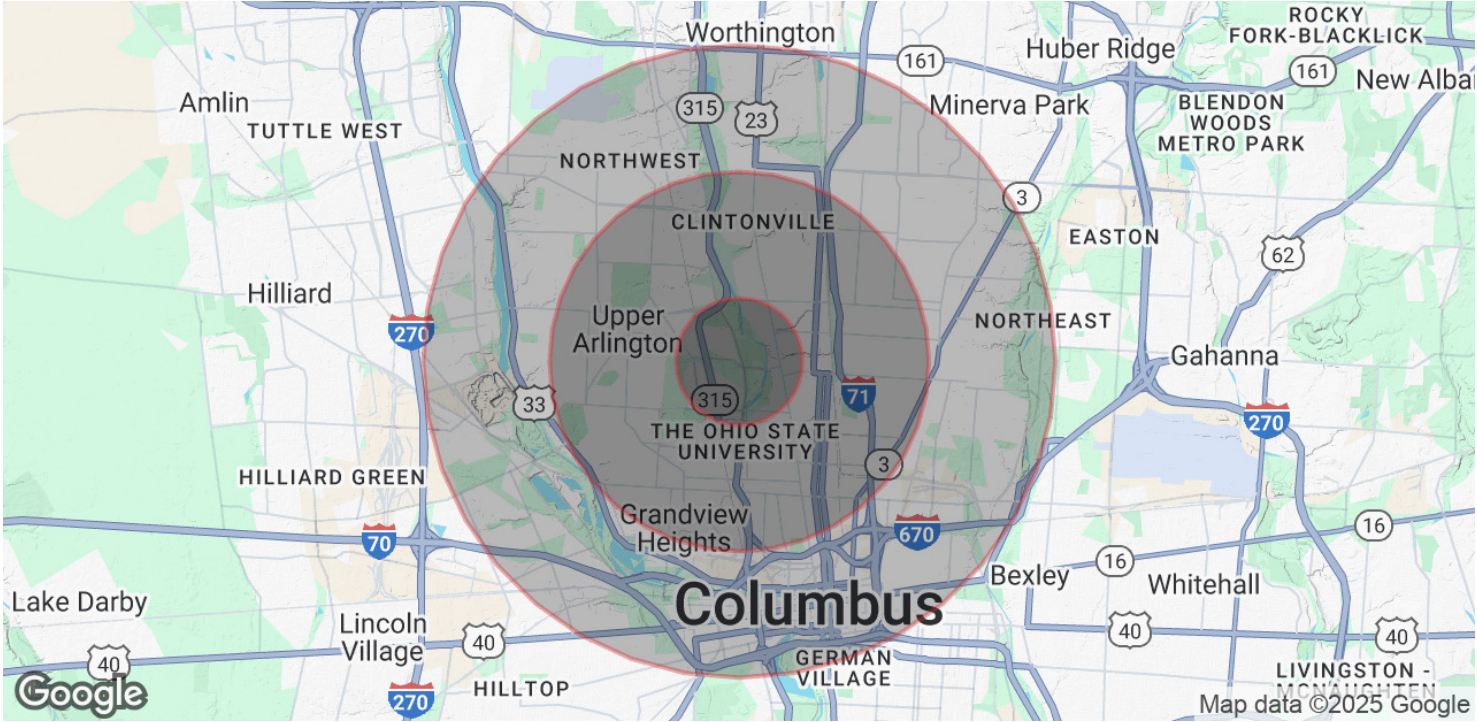
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,585	172,240	361,538
Average Age	31	34	37
Average Age (Male)	31	34	36
Average Age (Female)	31	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,932	73,969	157,864
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$71,260	\$99,489	\$93,238
Average House Value	\$271,805	\$378,987	\$362,236

Demographics data derived from AlphaMap