

FOR SALE

204,466 SF SHOPPING CENTER PROPERTY

SALE PRICE: \$26,291,000



8001-8173 EAST BROAD STREET
REYNOLDSBURG, OHIO

NEWMARK

Kerry **COYNE**.com

8001-8173 EAST BROAD STREET REYNOLDSBURG

SHOPPES AT EAST BROAD

EXIT CAP RATE	9.00%
OCCUPANCY	90% LEASED
GOING IN NOI	\$1,656,333

The subject is a community shopping center property containing 204,466 square feet of gross leasable area. Construction of the improvements began in 2016 and finished in mid-2017. As of the effective appraisal date, the improvements were 90% leased. The site area is 24.94 acres.

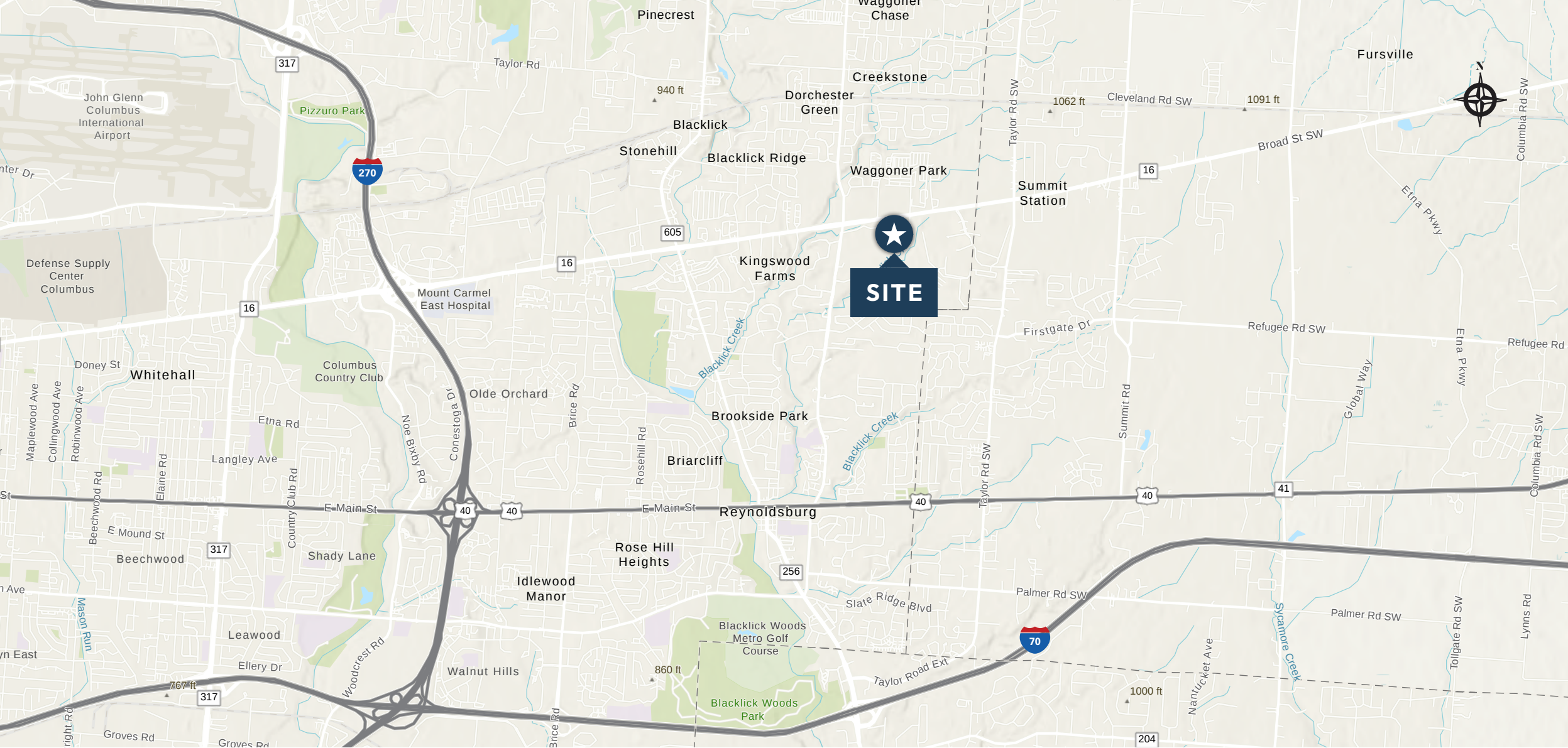


PROPERTY HIGHLIGHTS

- New power strip center in growing East Broad Street corridor
- Anchor tenants include: TJ Maxx, Hobby Lobby, Maurices, Shoe Dept. Encore, Half Price Books, Petsmart Dollar Tree, Lowe's (other owner)
- Area retailers include: Target, Meijer, Aldi & Office Max
- Adjacent to Limited Brands Distribution Center
- High traffic counts surrounding site with 35,076 VPD on East Broad Street and 13,066 VPD on Waggoner Rd.
- Trade area Median HH income: \$66,779
- Trade area population: 90,196



LOCATION MAP



8001-8173 East Broad Street, Reynoldsburg

AERIAL MAP



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REYNOLDSBURG, OHIO**

FOR MORE INFORMATION CONTACT



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