

RETAIL FOR SALE

**kw** GREATER COLUMBUS  
KELLERWILLIAMS.REALTY

3822 SPRINGFIELD XENIA ROAD, SPRINGFIELD, OH, 45506



FOR SALE

**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219

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KELLERWILLIAMS.REALTY

Each Office Independently Owned and Operated

*PRESENTED BY:*

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450518, OH

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# EXECUTIVE SUMMARY

3822 SPRINGFIELD XENIA ROAD

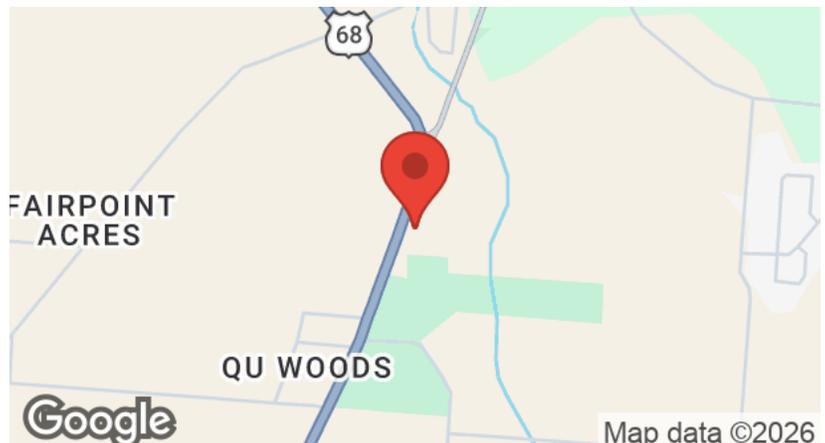


## OFFERING SUMMARY

<b>PRICE:</b>	\$1,179,000
<b>CAP RATE:</b>	7.45%
<b>NOI:</b>	\$87,889.08
<b>BLDG SIZE</b>	10,860 sq ft
<b>TOTAL SIZE</b>	6.12 acres
<b>APN:</b>	3000600007000076

## PROPERTY OVERVIEW

This 10,860 sq ft Dollar General sits on 6.12 acres of commercial land and delivers a strong 7.45% cap rate with 6 years remaining on the initial lease term. National credit tenant, pays \$87,889.08 annually on a NNN lease, with four renewal options featuring 10% rent increases—providing built-in income growth and long-term stability. Backed by a proven retailer, predictable cash flow, and valuable excess land, this is a clean, reliable investment that performs well on paper and even better in practice.



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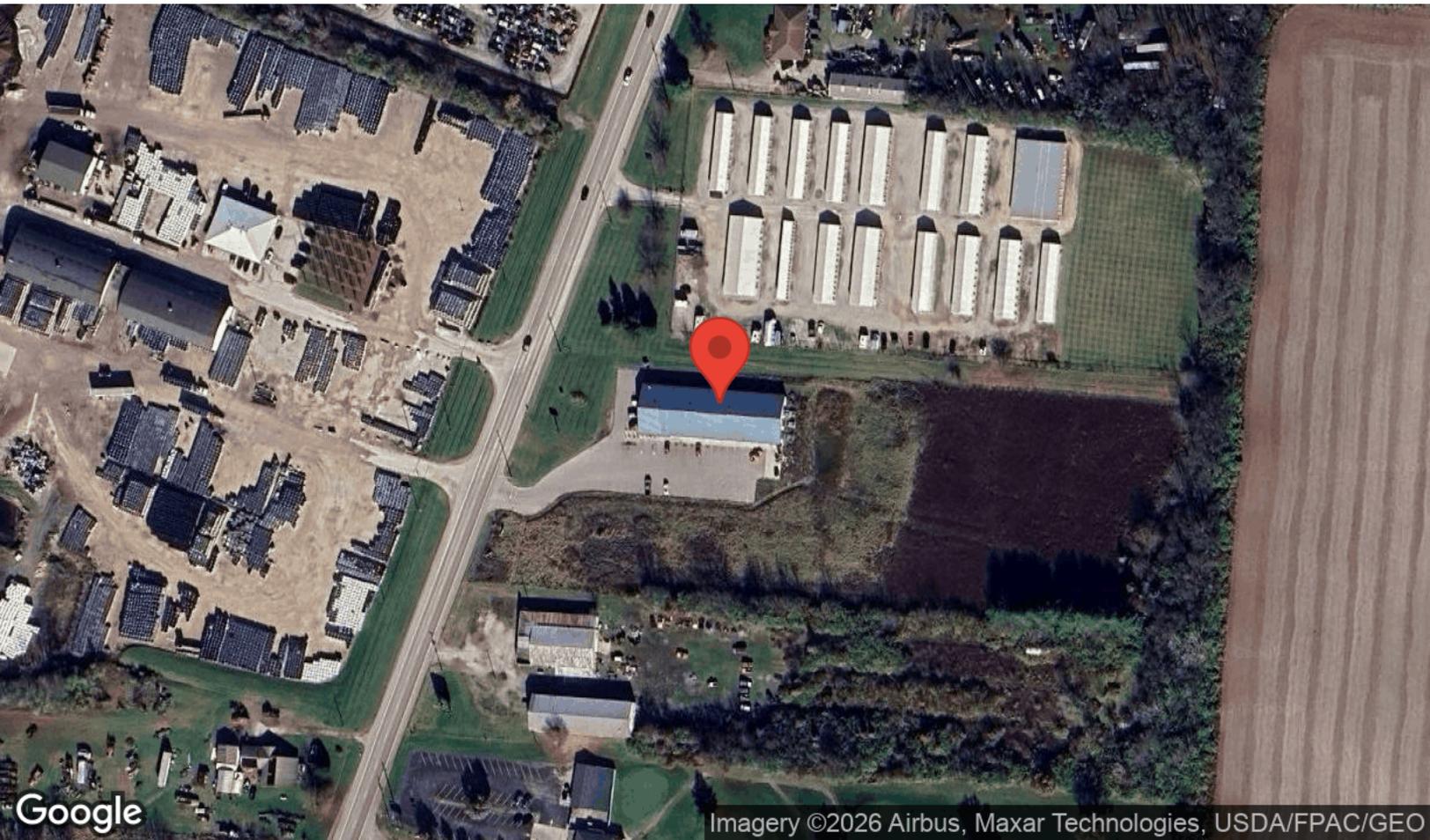
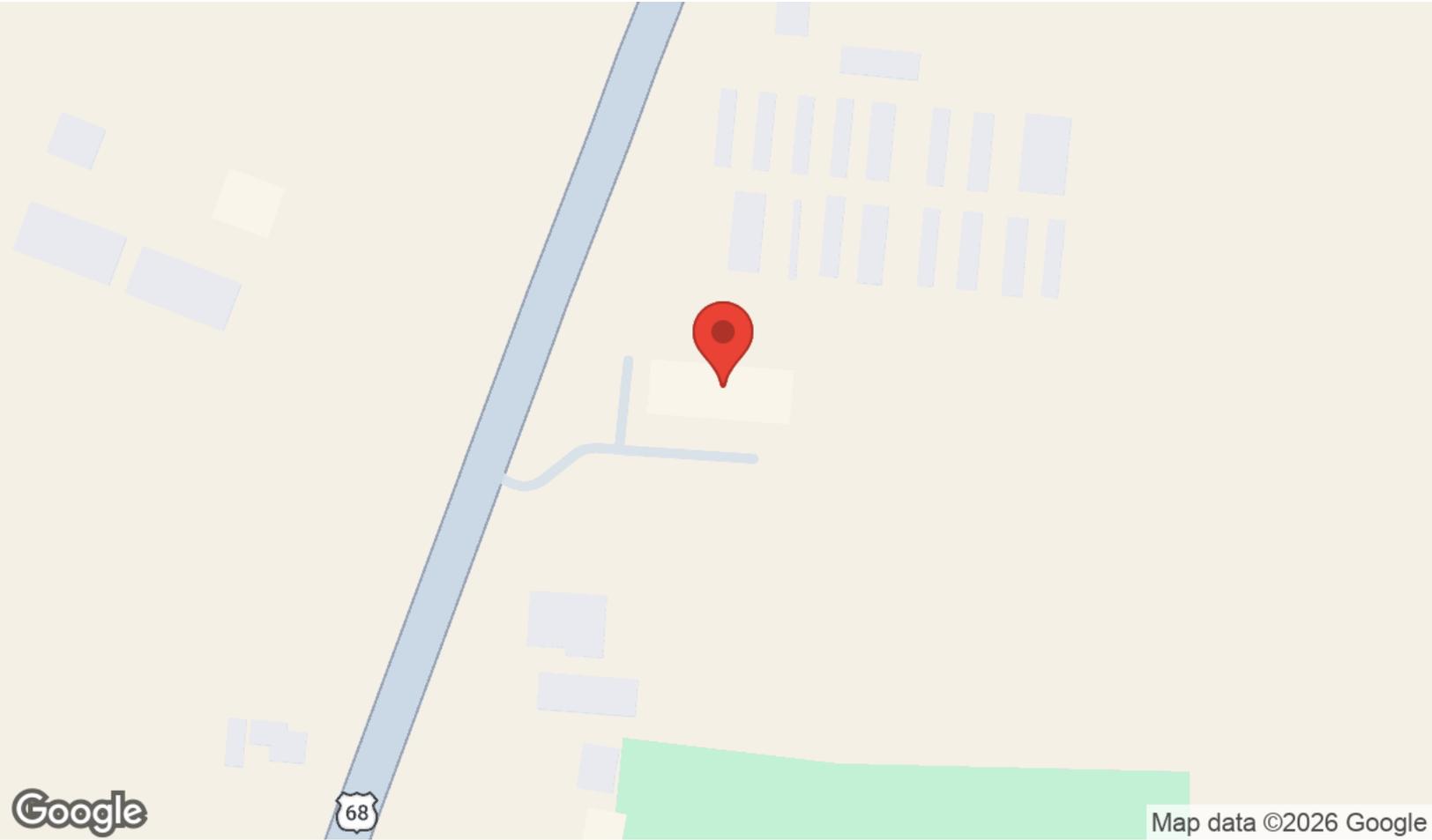


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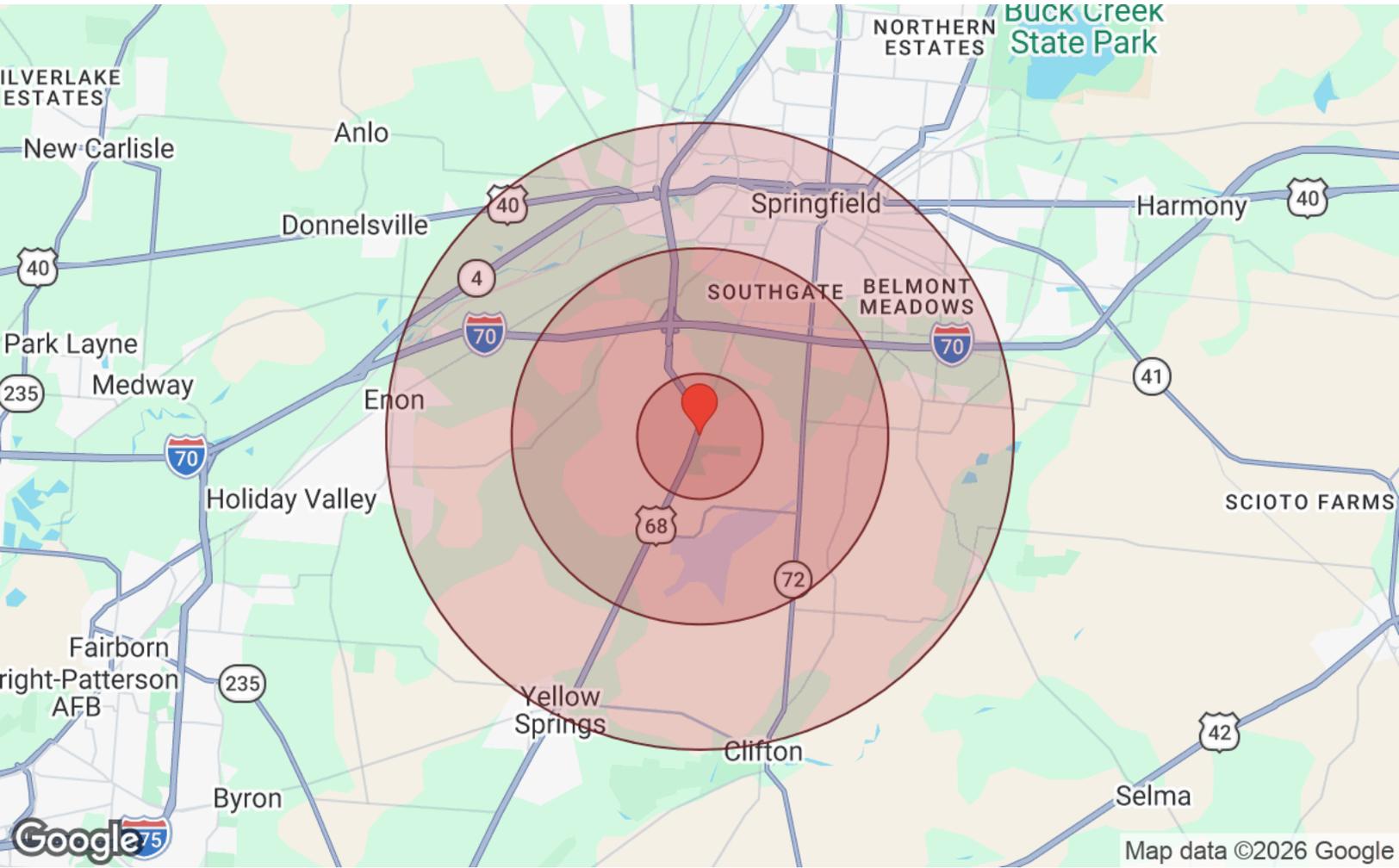
# LOCATION MAPS

3822 SPRINGFIELD XENIA ROAD



# DEMOGRAPHICS

3822 SPRINGFIELD XENIA ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	245	5,245	24,438
Female	220	5,475	23,993
Total Population	465	10,719	48,431

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	411	7,444	34,798
Black	26	2,447	9,061
Am In/AK Nat	N/A	16	87
Hawaiian	N/A	3	19
Hispanic	10	349	2,213
Asian	1	53	262
Multiracial	15	397	1,923
Other	N/A	10	68

Housing	1 Mile	3 Miles	5 Miles
Total Units	217	4,737	21,778
Occupied	196	4,341	19,536
Owner Occupied	137	2,970	10,640
Renter Occupied	59	1,371	8,896
Vacant	21	396	2,242

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	73	1,942	9,454
Ages 15 - 24	44	1,289	6,481
Ages 25 - 54	146	3,691	17,797
Ages 55 - 64	61	1,472	6,279
Ages 65+	141	2,324	8,420

Income	1 Mile	3 Miles	5 Miles
Median	\$68,561	\$61,993	\$53,360
Under \$15k	12	463	2,723
\$15k - \$25k	14	418	1,942
\$25k - \$35k	8	377	1,928
\$35k - \$50k	17	515	2,676
\$50k - \$75k	56	786	3,660
\$75k - \$100k	23	409	2,113
\$100k - \$150k	28	756	2,733
\$150k - \$200k	17	342	951
Over \$200k	18	276	810

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