



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc. | A
Licensed Ohio Broker #REC.2020005946



RAMI GULLI
Associate Advisor
248.892.9691
rami@legacycrea.com
MI ##6501453450



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com
MI #6506047766



SCOTT REID | PARASELL, INC.
ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com
OH #BRKP.2020001224



280-318 NORTHLAND BLVD, SPRINGDALE, OH 45240

OLDE GATE PLAZA

FOR SALE \$5,800,000 | 8.49% CAP

LEGACYCREA.COM

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC & ParaSell Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC & ParaSell Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC & ParaSell Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC & ParaSell Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC & ParaSell Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC & ParaSell Inc. in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
RENT ROLL	4
INCOME & EXPENSES	5
ADDITIONAL PHOTOS	6
REGIONAL MAP	7
RETAILER MAP	8
AERIAL MAP	9
DEMOGRAPHICS MAP & REPORT	10
BACK PAGE	11

SPRINGDALE, OH

- **Freestanding Retail Center Located in Springdale, OH** - 33,350 SF Building on 3.48 Acres
- **Dense Demographics** - 54,000+ People Reside within 3 Mile Radius of Site - 160,000+ People Reside within 5 Mile Radius of Site
- **Cincinnati, OH MSA** - TOP 35 - Ranked (MSA #30) in the U.S.A.
- **Majority of Parking Lot & Concrete Replaced** in November 2024
- **Affluent Area** - Average Household Income Exceeds \$86,000 Annually within 5 Mile Radius of Site
- **35 Minute Drive** to Cincinnati/Northern Kentucky International Airport (±31 Mile Distance)
- **Daytime Employees Exceed 71,000+ People** within 3 Mile Radius of Site
- **Traffic Counts** - Nearly 20,000 Vehicles Pass Site Daily on Northland Blvd

PROPERTY DETAILS

Building Area:	33,350 SF
Land Area:	3.48 Acres
Price:	\$5,800,000
Year Built:	1989
Cap Rate:	8.49%
Price (PSF):	\$173.91

LEASE OVERVIEW

Remaining Lease Term:	5+ Years
NOI:	\$503,977.16

OLDE GATE PLAZA

UNIT	TENANT	SIZE (SF)	ANNUAL RENT	LEASE EXPIRATION	OPTIONS
280	Family Discount Furniture	1,700 SF	\$31,800.00	12/31/2030	(1) 5 Year
282	Sambaber 513 LLC Barber	1,800 SF	\$31,500.00	12/31/2030	(1) 5 Year
284	Tico Tax & Insurance	1,800 SF	\$24,300.00	12/31/2030	(1) 5 Year
290	La Michoacana Dulceria LLC	3,000 SF	\$44,760.00	12/31/2030	(1) 5 Year
292	Vida Saludable/Flora Diaz	1,300 SF	\$24,699.96	12/31/2030	(1) 5 Year
300	Jerusalem Market	4,200 SF	\$49,200.00	12/31/2030	(1) 5 Year
302	Iskcon	3,250 SF	\$39,000.00	12/31/2030	(1) 5 Year
310	Fix UR Gadget/Santiago Tale	1,550 SF	\$25,575.00	12/31/2030	(1) 5 Year
318	El Barco/La Costa Del Pacifico LLC	3,000 SF	\$51,000.00	12/31/2030	(1) 5 Year
312-316	Delicias Supermarket/La Union LLC	11,750 SF	\$173,312.52	12/31/2030	(1) 5 Year
TOTALS		33,350 SF	\$495,147.48		

INCOME SUMMARY

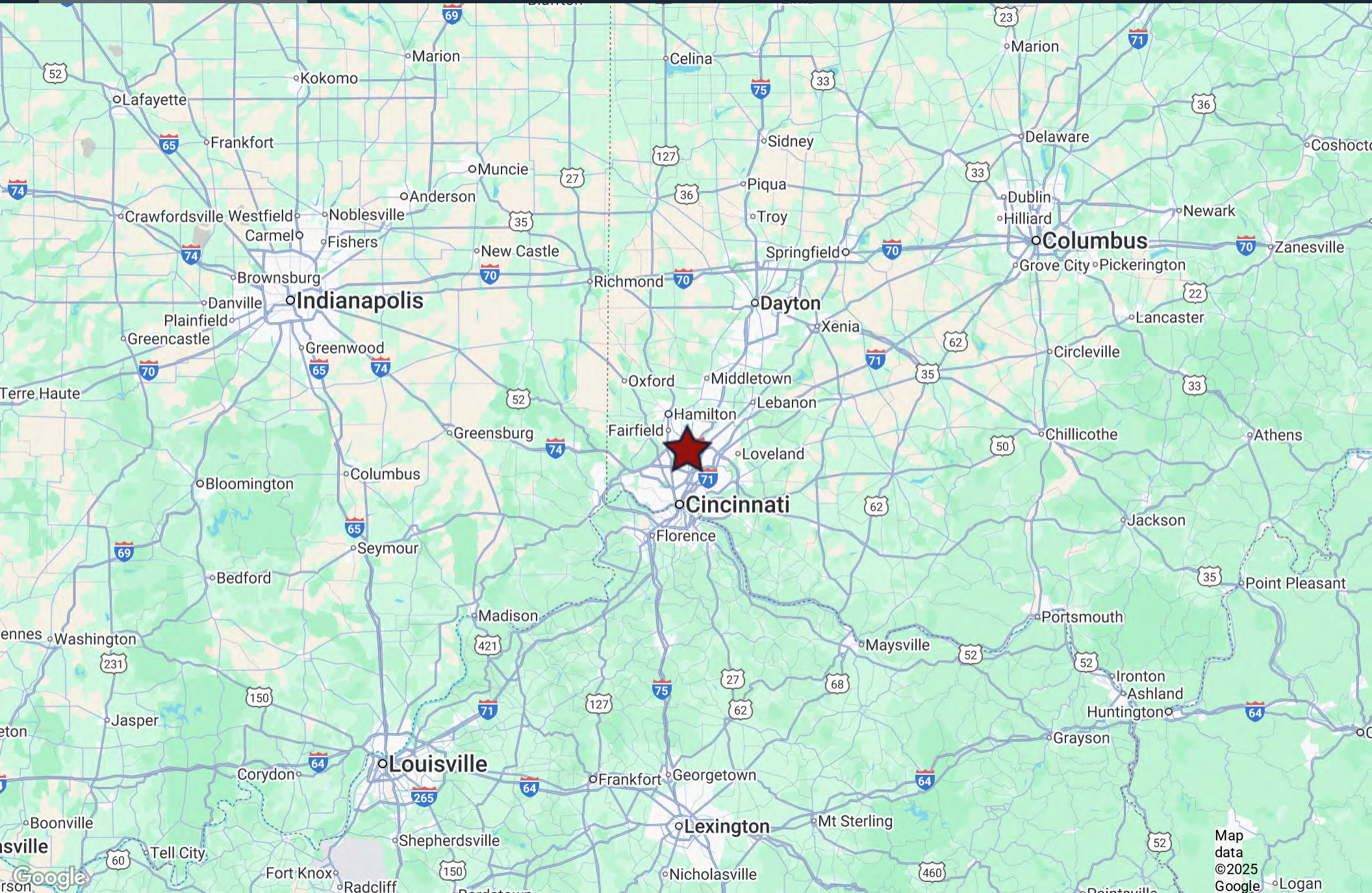
Annual Rent	\$495,147.48
CAM Recovery	\$72,529.68
Water Recovery	\$24,500.00
GROSS INCOME	\$592,177.16

EXPENSES SUMMARY

Water Bill	\$24,500.00
Real Estate Tax	\$26,500.00
Utilities	\$8,250.00
Landscaping	\$9,750.00
Snow Removal	\$8,550.00
Management Fees	\$10,500.00
Bank Fees	\$150.00
Insurance	\$11,400.00
OPERATING EXPENSES	\$99,600.00

NET OPERATING INCOME	\$492,577.16
----------------------	--------------









Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

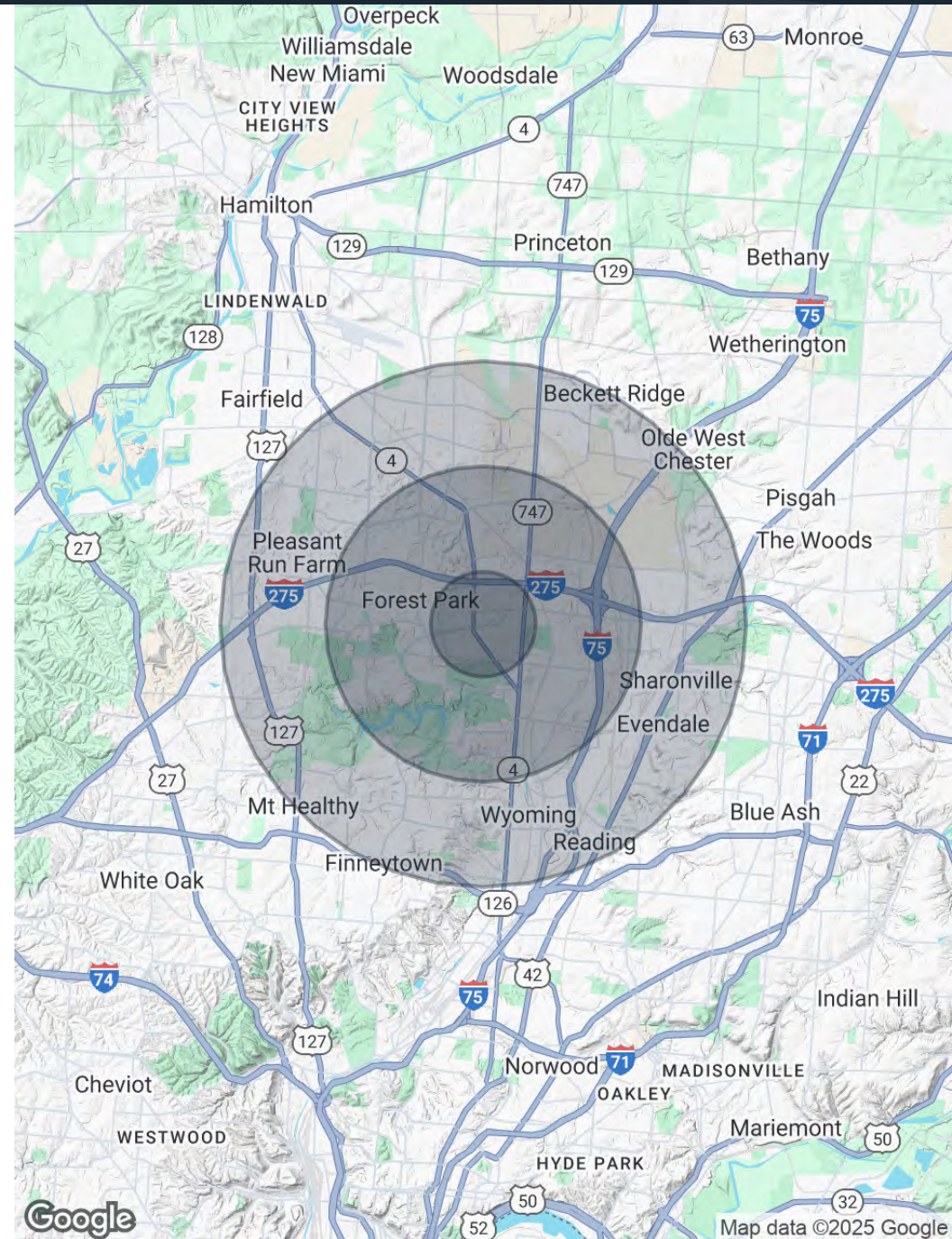
DEMOGRAPHICS MAP & REPORT

280-318 NORTHLAND BLVD | SPRINGDALE, OH 45240

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,855	54,480	161,911
Average Age	44	41	40
Average Age (Male)	41	39	39
Average Age (Female)	47	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,437	22,110	65,150
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$80,251	\$76,779	\$86,341
Average House Value	\$212,425	\$218,661	\$242,648

Demographics data derived from AlphaMap





LEGACY

COMMERCIAL REAL ESTATE ADVISORS

Association with ParaSell, Inc. | A Licensed Ohio
Broker #REC.2020005946

RAMI GULLI
Associate Advisor
248.892.9691
rami@legacycrea.com
MI ##6501453450

DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com
MI #6506047766

SCOTT REID | PARASELL, INC.
ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com
OH #BRKP.2020001224

LEGACYCREA.COM

29777 Telegraph Rd Suite 4526
Southfield, MI 48034

