

FOR SALE

2800 Woodburn Ave.

CINCINNATI, OH 45206

INVESTOR SALE OPPORTUNITY

NICK PESOLA

MANAGING PRINCIPAL

NICK@PESOLAADVISORS.COM

(513) 250-5853



PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL

THE OFFERING

Pesola Advisors Group is pleased to present the opportunity to acquire a stabilized, income-producing retail asset in Cincinnati. The approx 4,196 SF property is leased to The Gardens in Walnut Hills, LLC under a newly executed five-year NNN lease, generating approximately \$92,312 in Year 1 base rent, plus additional NNN reimbursements, with contractual annual rent increases and two additional five-year renewal options.

Positioned along the prominent Woodburn Avenue commercial corridor, 2800 Woodburn offers investors immediate cash flow backed by a long-term lease structure, an established second-generation restaurant buildout, and limited landlord operating exposure.

PROPERTY HIGHLIGHTS

OFFERED AT: \$1,299,000

TOTAL SF = +/- 4,196

TOTAL AC = +/- 0.159

- Newly executed 5-year NNN lease
- Approximately \$26,015 in annual NNN reimbursements
- Positioned along the Woodburn Avenue commercial corridor
- Surrounded by residential neighborhoods, multifamily development, restaurants, retail, and local businesses
- Convenient access to Downtown Cincinnati, Uptown, University of Cincinnati, Xavier University, and major medical centers



EAST WALNUT HILLS

LOCATION OVERVIEW

- Located in the East Walnut Hills neighborhood, one of Cincinnati's established historic neighborhoods
- Surrounded by mixed-use buildings, restaurants, retail, galleries, and local services
- Known for its preserved architecture, and strong residential base

NEARBY ATTRACTIONS & AMENITIES

- Eden Park
- Cincinnati Art Museum
- Krohn Conservatory
- Cincinnati Playhouse in the Park
- DeSales Coner

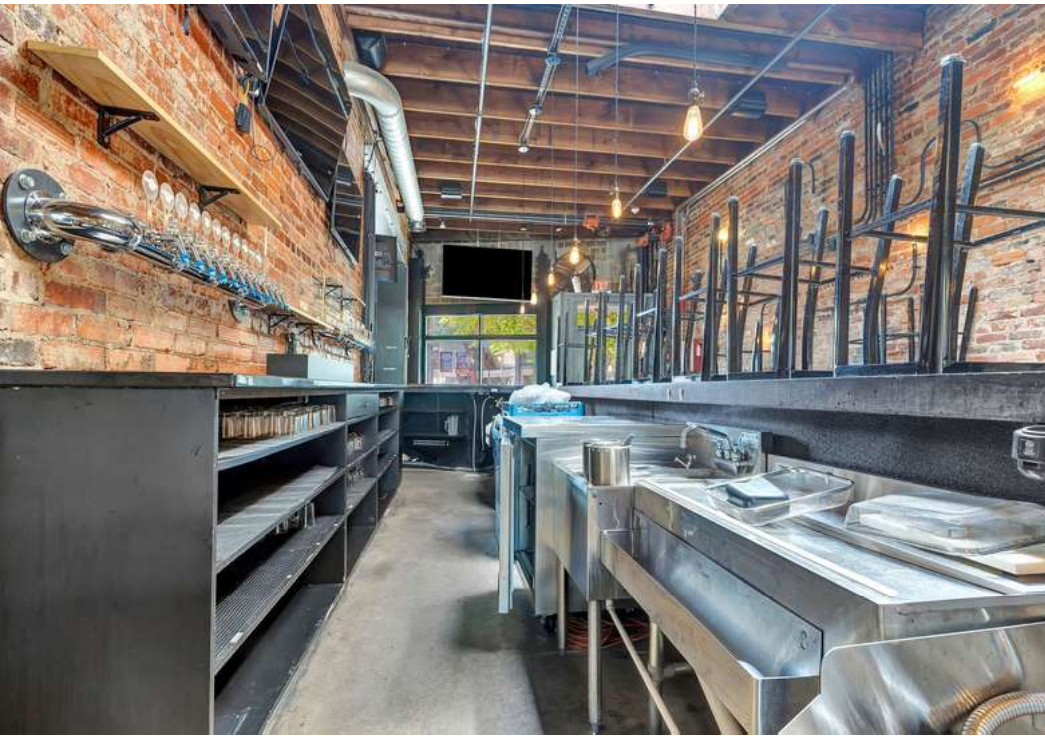
LOCAL ECONOMY & BUSINESS ENVIRONMENT

- The area surrounding 2800 Woodburn is supported by a diverse urban economy driven by hospitality, entertainment, healthcare, professional services, and tourism.
- The neighborhood combines a historic commercial identity with ongoing redevelopment, creating an attractive environment for both local businesses and real estate investment













TEQUILA
RESTAURANT/BAR



MOCHIKO
RESTAURANT



HEYDAY
RESTAURANT



6 'N THE MORNIN'
BREAKFAST RESTAURANT



TWENTIES
UPSCALE BAR



RUSK KITCHEN & BAR
UPSCALE BAR/RESTAURANT



URBANA CAFE
COFFEE SHOP



SUBJECT SITE



PUBLIC PARKING
Paid Lot

WOODBURN AVENUE

MADISON AVENUE

HYDE PARK

WALNUT HILLS

Asking Price
\$1,299,000

Year 1 Cap Rate
7.1%

- 5 YEAR INITIAL TERM
- TRIPLE NET (NNN) LEASE
- 2% ANNUAL RENT ESCALATIONS
- MULTIPLE RENEWAL OPTIONS
- STRONG TENANT FINANCIALS
- PERSONAL GUARANTY

LEASE YEAR	BASE \$/SF	MONTHLY BASE RENT	ANNUAL BASE RENT	EST. NNN \$/SF	MONTHLY NNN	TOTAL MONTHLY	TOTAL ANNUAL
1	\$22.00	\$7,692.67	\$92,312.04	\$6.20	\$2,167.93	\$9,860.60	\$118,327.20
2	\$22.44	\$7,846.52	\$94,158.24	\$6.20	\$2,167.93	\$10,014.45	\$120,173.40
3	\$22.89	\$8,003.45	\$96,041.40	\$6.20	\$2,167.93	\$10,171.38	\$122,056.56
4	\$23.35	\$8,163.52	\$97,962.24	\$6.20	\$2,167.93	\$10,331.45	\$123,977.40
5	\$23.81	\$8,326.79	\$99,921.48	\$6.20	\$2,167.93	\$10,494.72	\$125,936.64



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Pesola Advisors Group brings a distinctive perspective to Cincinnati's commercial real estate landscape, one forged through firsthand entrepreneurial experience and deep market immersion. Before entering commercial real estate, founder Nick Pesola built and operated multiple successful restaurant and bar concepts across the Greater Cincinnati region, giving him a ground-level understanding of what it actually takes to run a business inside a commercial space. That operator's mindset shapes everything we do.

