



Retail Property For Sale

Beanys Auto Service Center

1673 Brice Road, Reynoldsburg, OH 43068



presented by:

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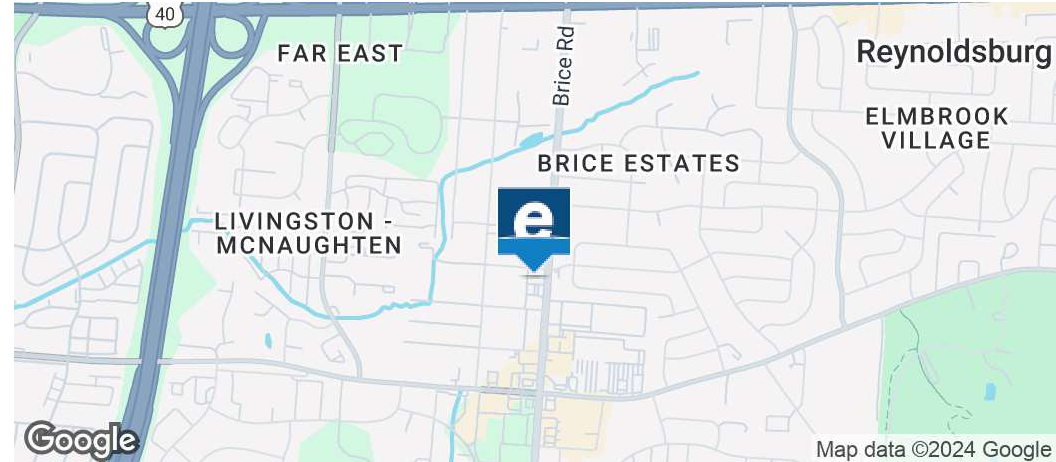
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PROPERTY INFORMATION

Section 1



Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,200,000
Cap Rate:	9.32%
NOI:	\$205,000
Available SF:	
Lot Size:	0.67 Acres
Building Size:	4,880 SF
Zoning:	C- Commercial
Price / SF:	\$450.82

HIGH LEVEL OVERVIEW

Explore this prime 4,880 SF Retail Automotive Service Center in Reynoldsburg, OH, with excellent visibility and 100% occupancy.

City Information



LOCATION DESCRIPTION

Heading South on Brice Rd From Main St property is on your left. Beans Auto Service Center

Discover the vibrant community surrounding the property at 1673 Brice Road, Reynoldsburg, OH, 43068. Positioned in an area known for its growing population and strong retail demand, the location offers proximity to popular destinations like the Taylor Square Shopping Center, Tussing Road Plaza, and the bustling Brice Road retail corridor. With easy access to major highways and bustling neighborhoods, this area presents an exciting opportunity for retail investors seeking a prime location with strong consumer traffic. Venture into this thriving retail market and explore the potential of this dynamic Reynoldsburg location.



LOCATION DETAILS

County	Franklin
Cross Streets	Main St and Livingston Ave

Property Description

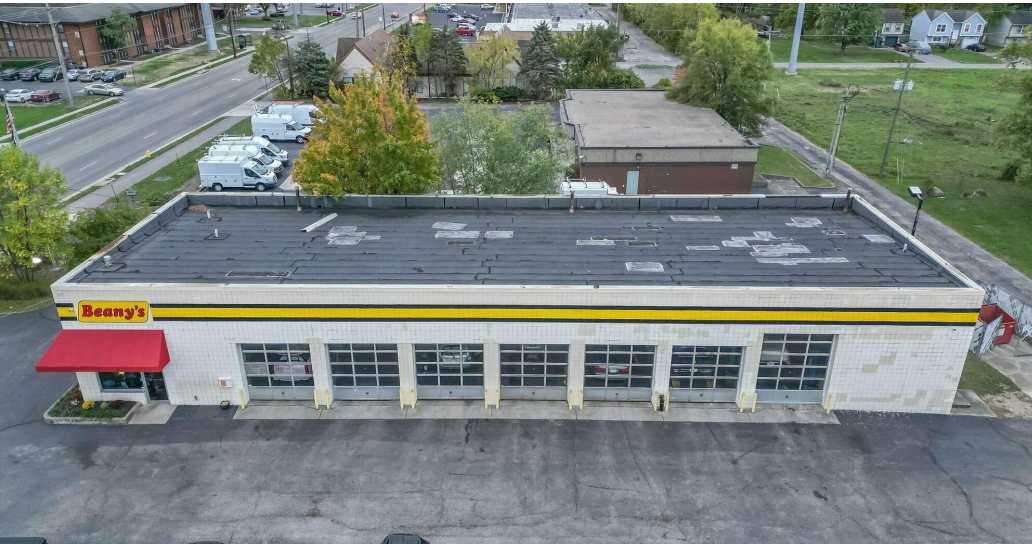
LOCATION OVERVIEW

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Complete Highlights



PROPERTY HIGHLIGHTS

- Retail Automotive Service Center
- 4,880 SF building
- Zoned C- Commercial
- Three Parcels included
- Long-time goodwill
- 100% occupancy
- Excellent visibility
- Great location
- Reynoldsburg area

Property Details



HOTEL DETAILS

Building Name	Beanys Auto Service Center
Address	1673 Brice Road
City, State, Zip	Reynoldsburg, OH 43068
County	Franklin
County Parcel ID	060-001166-00, 060-001167-00, 060-001168-00
Total SF	4,880 SF

LISTING INFORMATION

Listing Price	\$2,200,000
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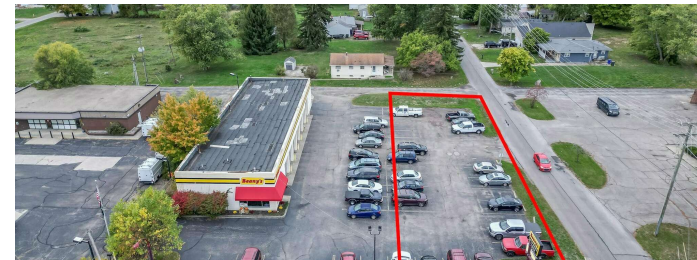
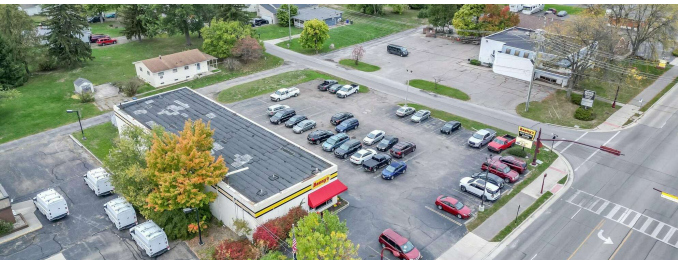
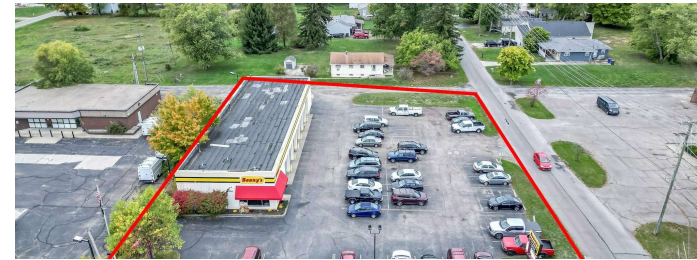
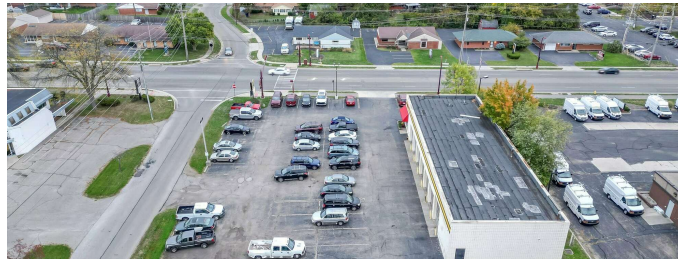
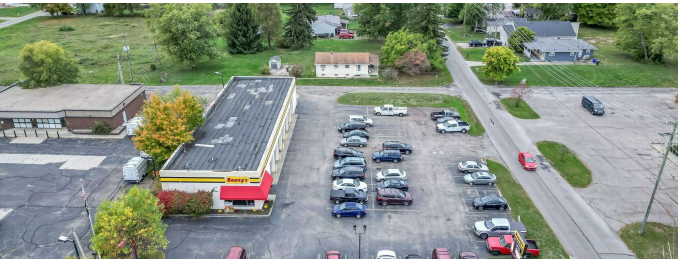
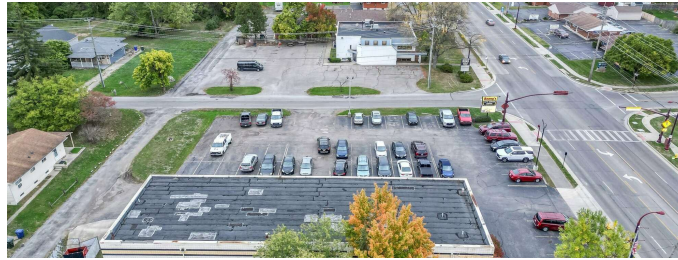
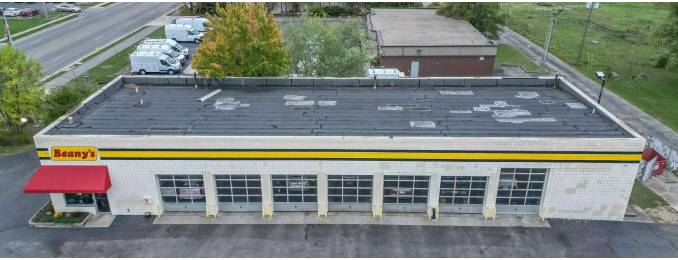
BUILDING AMENITIES

Number Of Floors	1
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LOCATION INFORMATION

Nearest Major Intersection	Main St and Livingston Ave
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Additional Photos



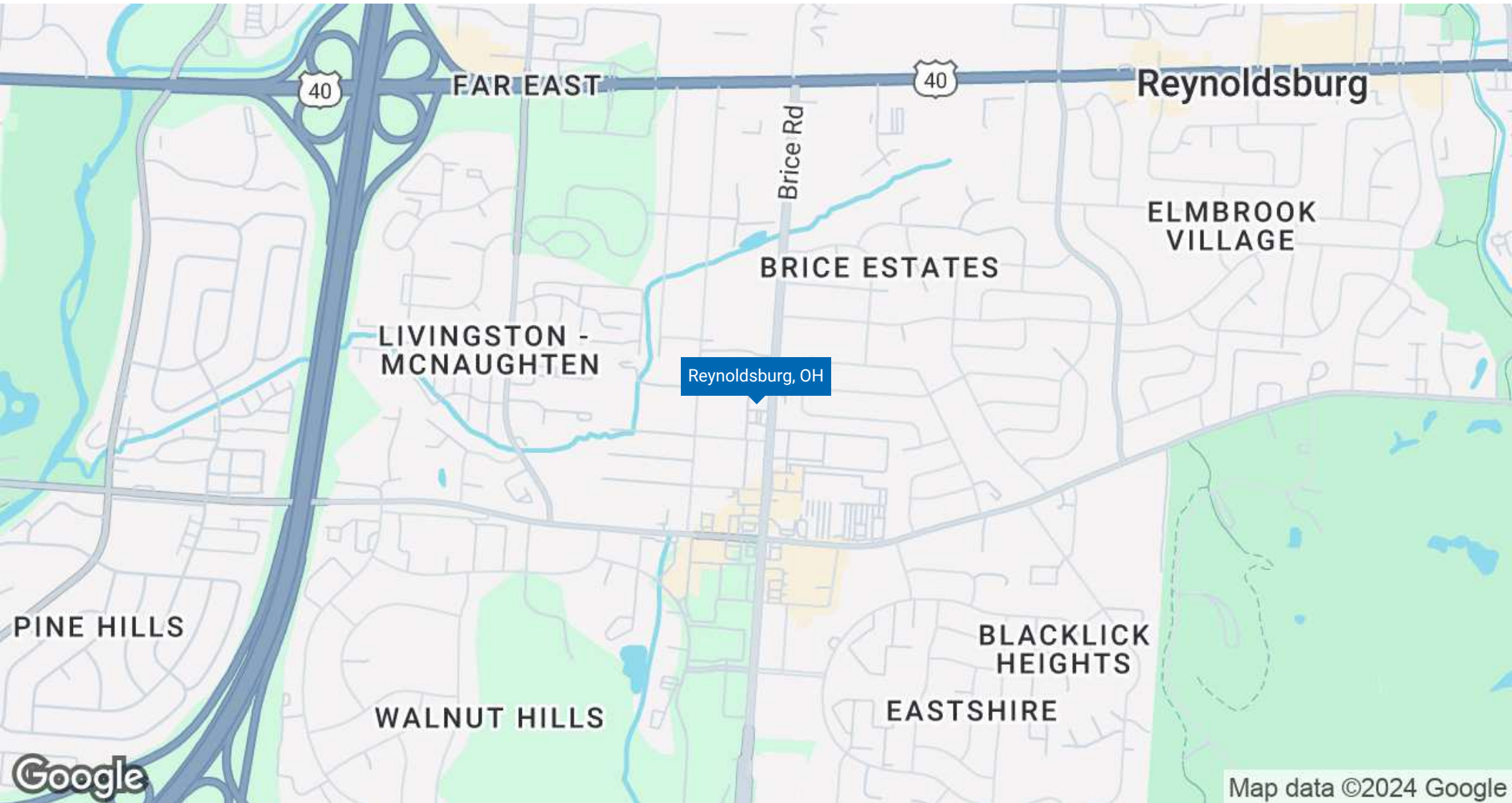
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LOCATION INFORMATION

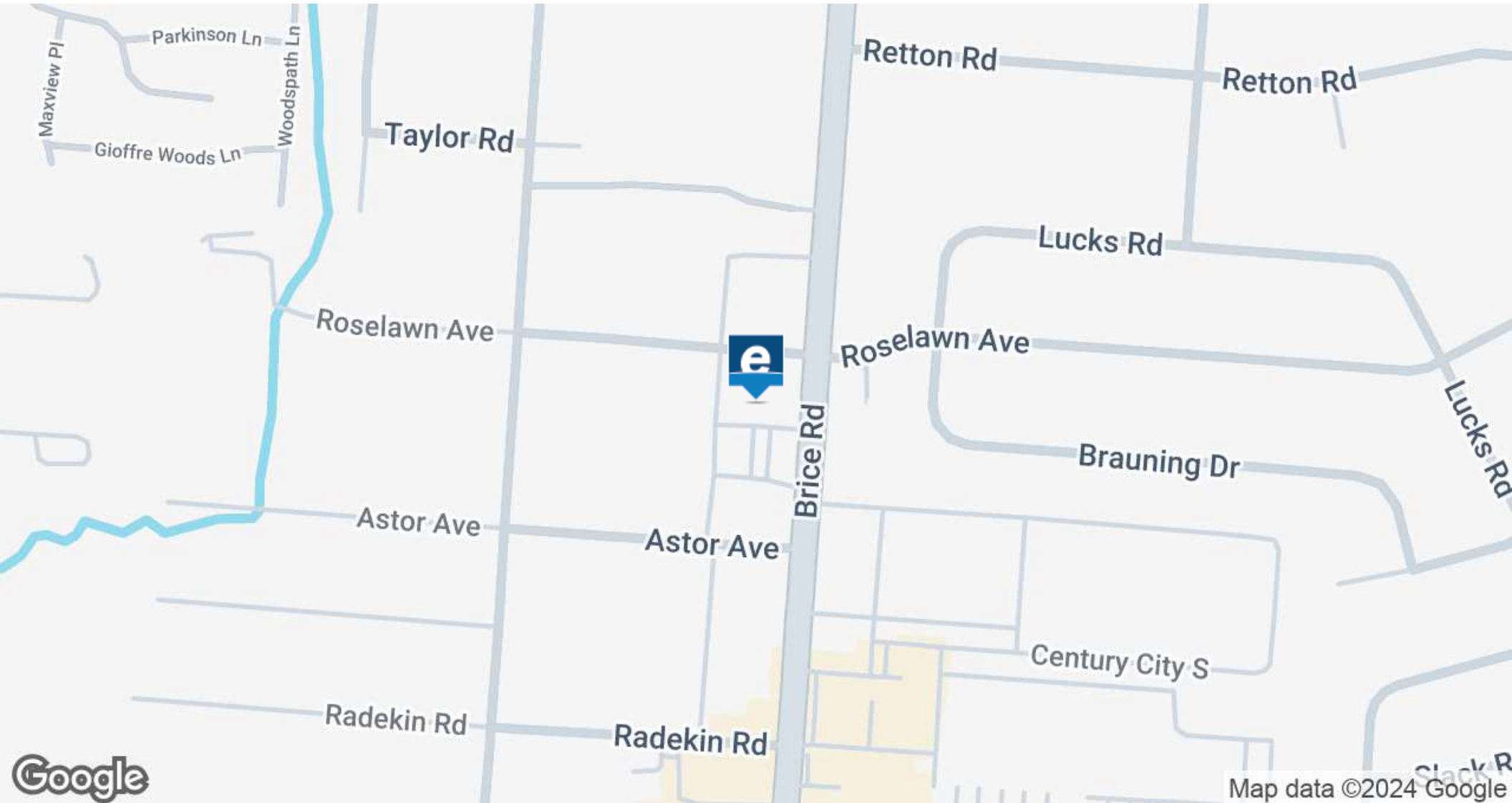
Section 2



Regional Map

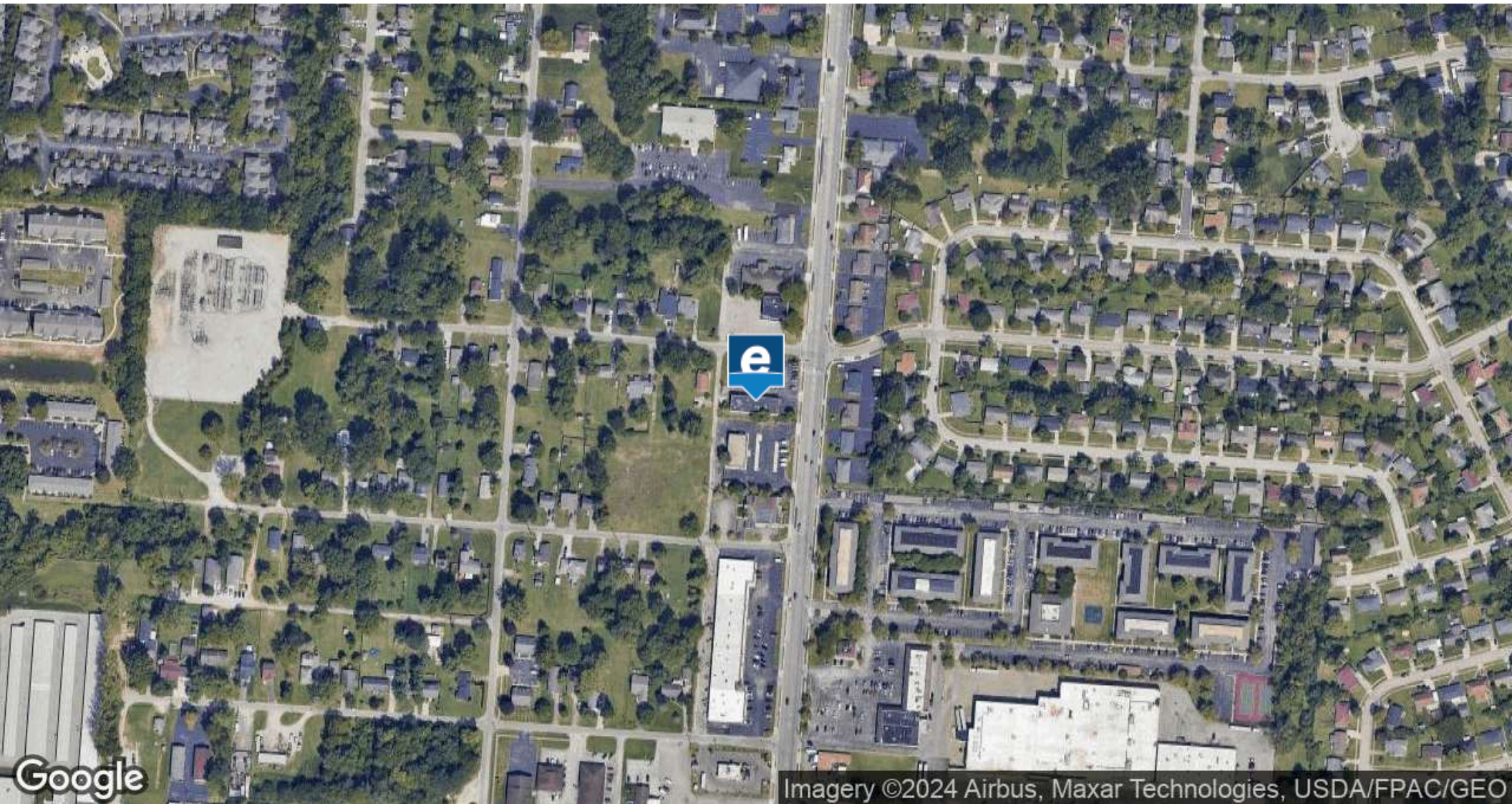


Location Map

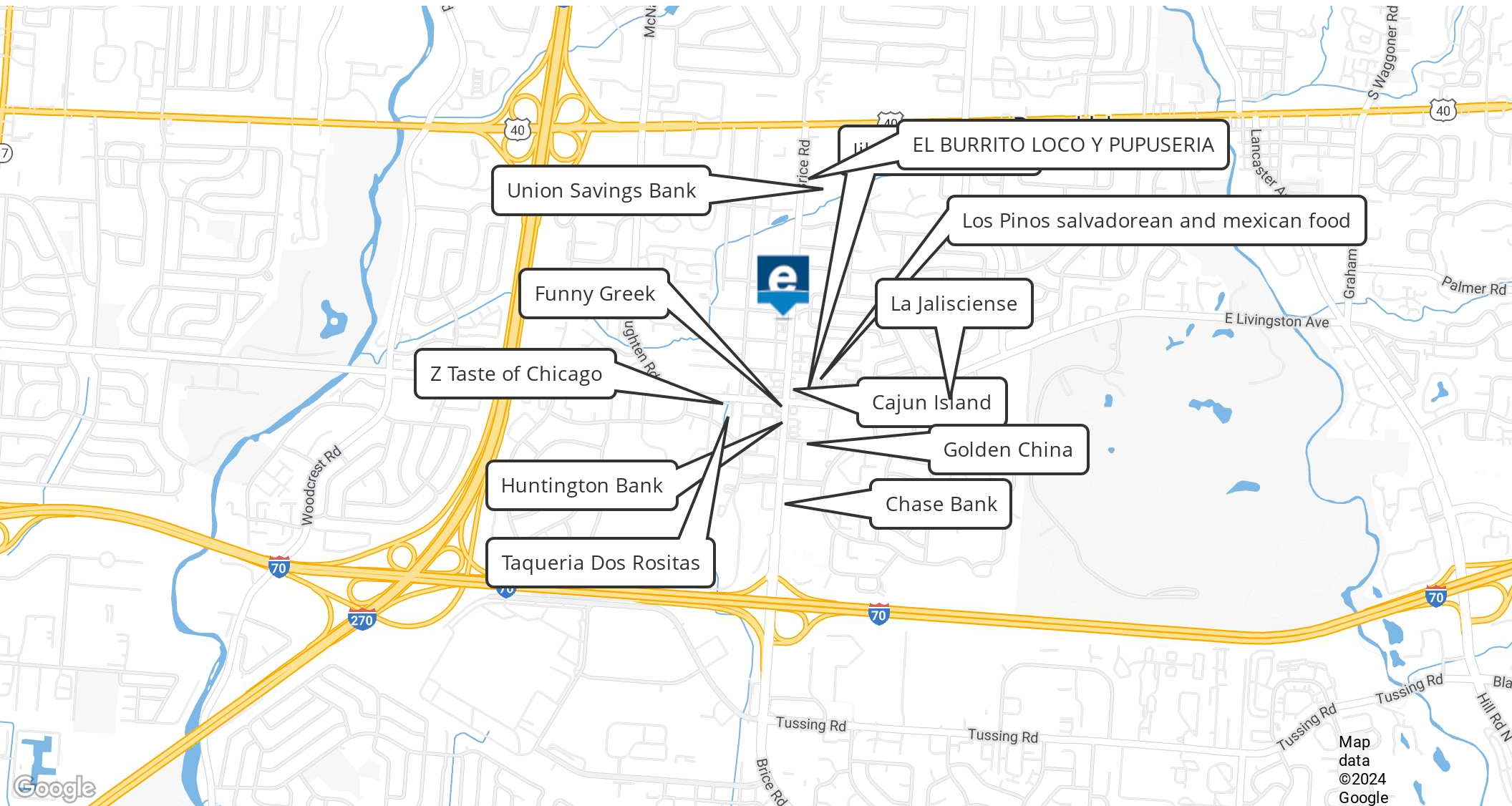


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Aerial Map



Retailer Map



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FINANCIAL ANALYSIS

Section 3



Financial Summary

INVESTMENT OVERVIEW

BEANYS AUTO SERVICE CENTER

Price	\$2,200,000
Price per SF	\$450.82
CAP Rate	9.3%
Cash-on-Cash Return (yr 1)	46.59 %
Total Return (yr 1)	\$205,000
Debt Coverage Ratio	-

OPERATING DATA

BEANYS AUTO SERVICE CENTER

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	\$820,000
Net Operating Income	\$205,000
Pre-Tax Cash Flow	\$205,000

FINANCING DATA

BEANYS AUTO SERVICE CENTER

Down Payment	\$440,000
Loan Amount	\$1,760,000
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY

BEANYS AUTO SERVICE CENTER

Gross Income	-
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EXPENSE SUMMARY

BEANYS AUTO SERVICE CENTER

Gross Expenses	\$820,000
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Net Operating Income	\$205,000
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DEMOGRAPHICS

Section 4

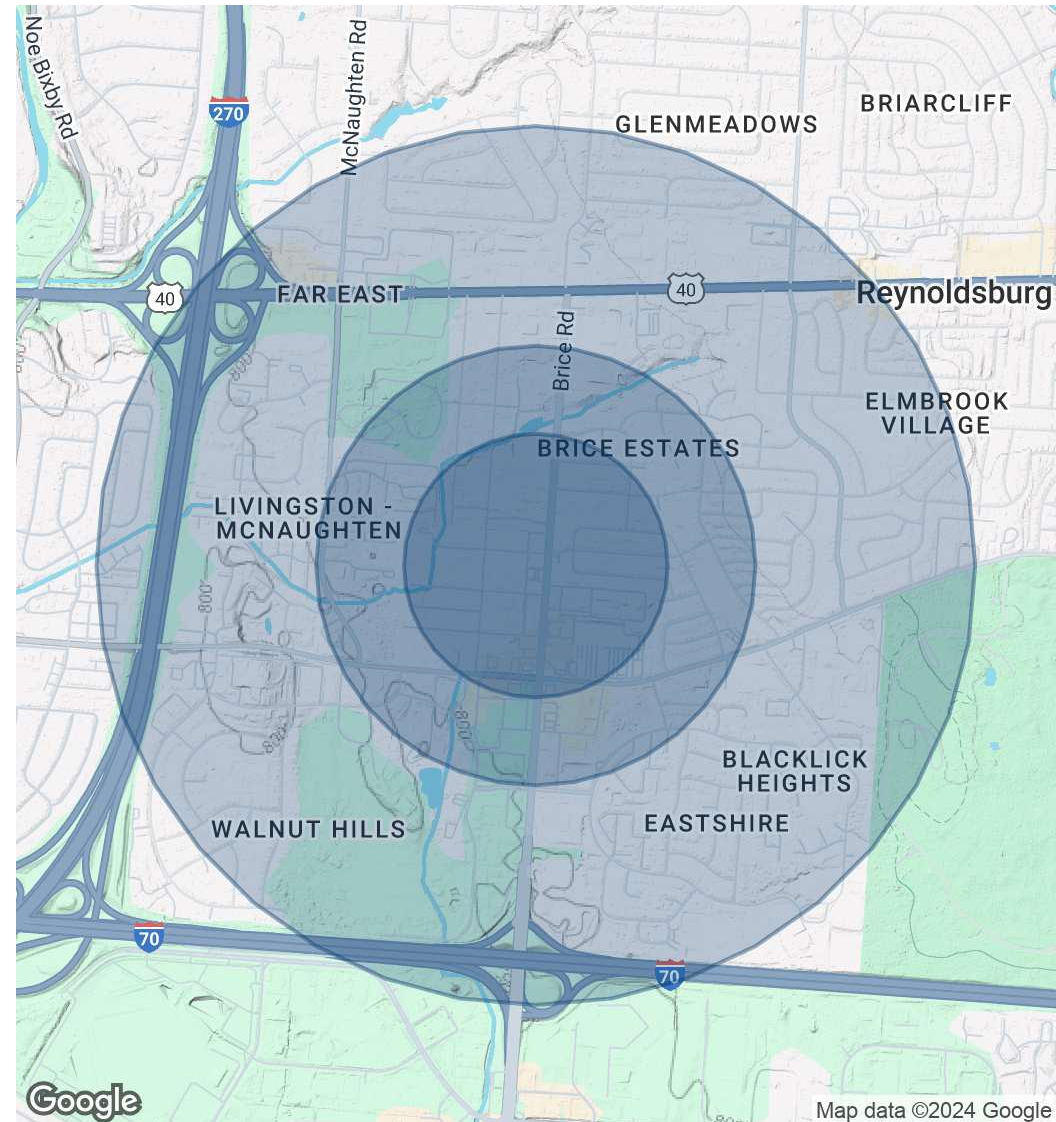


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	960	3,365	13,604
Average Age	38	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	392	1,416	5,864
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$66,717	\$66,184	\$65,915
Average House Value	\$170,948	\$175,187	\$194,967

Demographics data derived from AlphaMap



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ADVISOR BIOS

Section 5



Meet The Team

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