



1531 Alum Industrial Drive

Columbus, Ohio 43209

Property Highlights

- Industrial Investment Opportunity
- 100% Occupied by Long-Term National Credit Tenant
- Tenant Recently Extended Lease for Additional 5 Years
- 6.6% Cap Rate
- ± 25,760 SF Total
- Four (4) Dock-Doors
- One (1) Drive-In Door (16' Clear Height)
- Zoned Manufacturing (M)
- Situated on 1.57 Acres
- Located Near US-33 and I-70

Sale Price: \$1,965,000



For More Information

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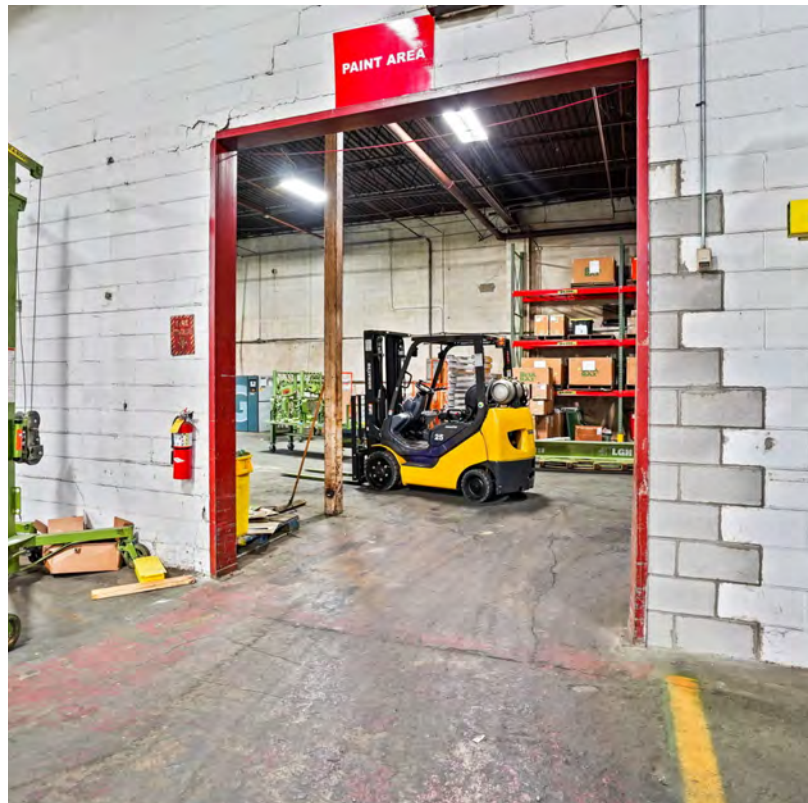
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Property Address: 1531 Alum Creek Dr, Columbus OH, 43209
 Property Size: 26,000

Date Updated: 02/03/23

Occupancy: 100.0%
 Vacancy: 0.0%

Rent Roll

Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
Lift Gear Hire, Inc	26,000	\$ 10,833.00	\$ 130,000.00	2012	7/1/2027	Entire Bldg
Totals	26,000	\$ 10,833.00	\$ 130,000.00			

Income & Expense Summary

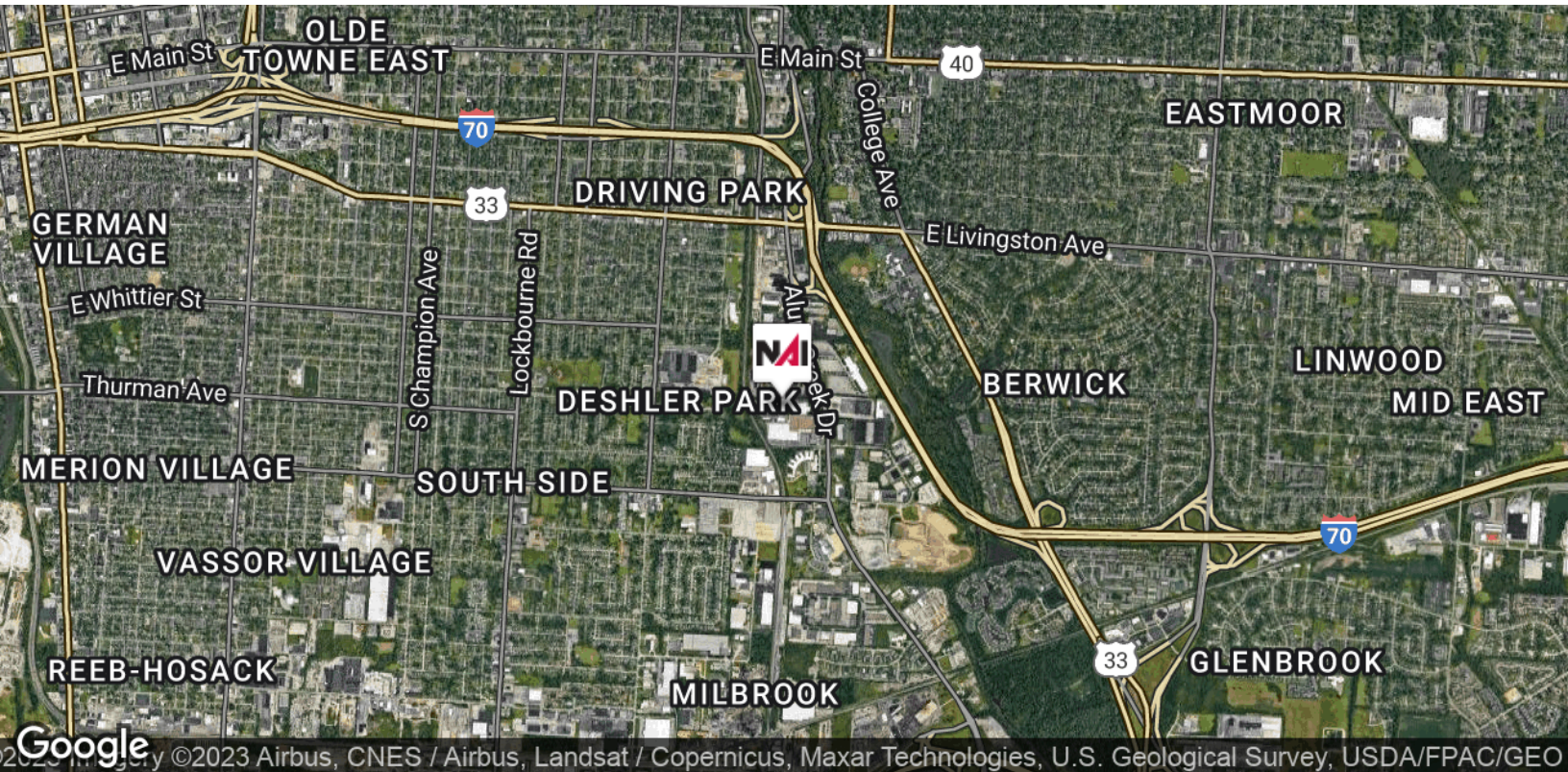
Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 5.00	\$ 130,000.00	Total Income	\$ 5.00	\$ 130,000.00
Additional Rent Reimbursement	\$ -	\$ -	Total Expenses		
Total Income	\$ 5.00	\$ 130,000.00	Net Operating Income	\$ 5.00	\$ 130,000.00

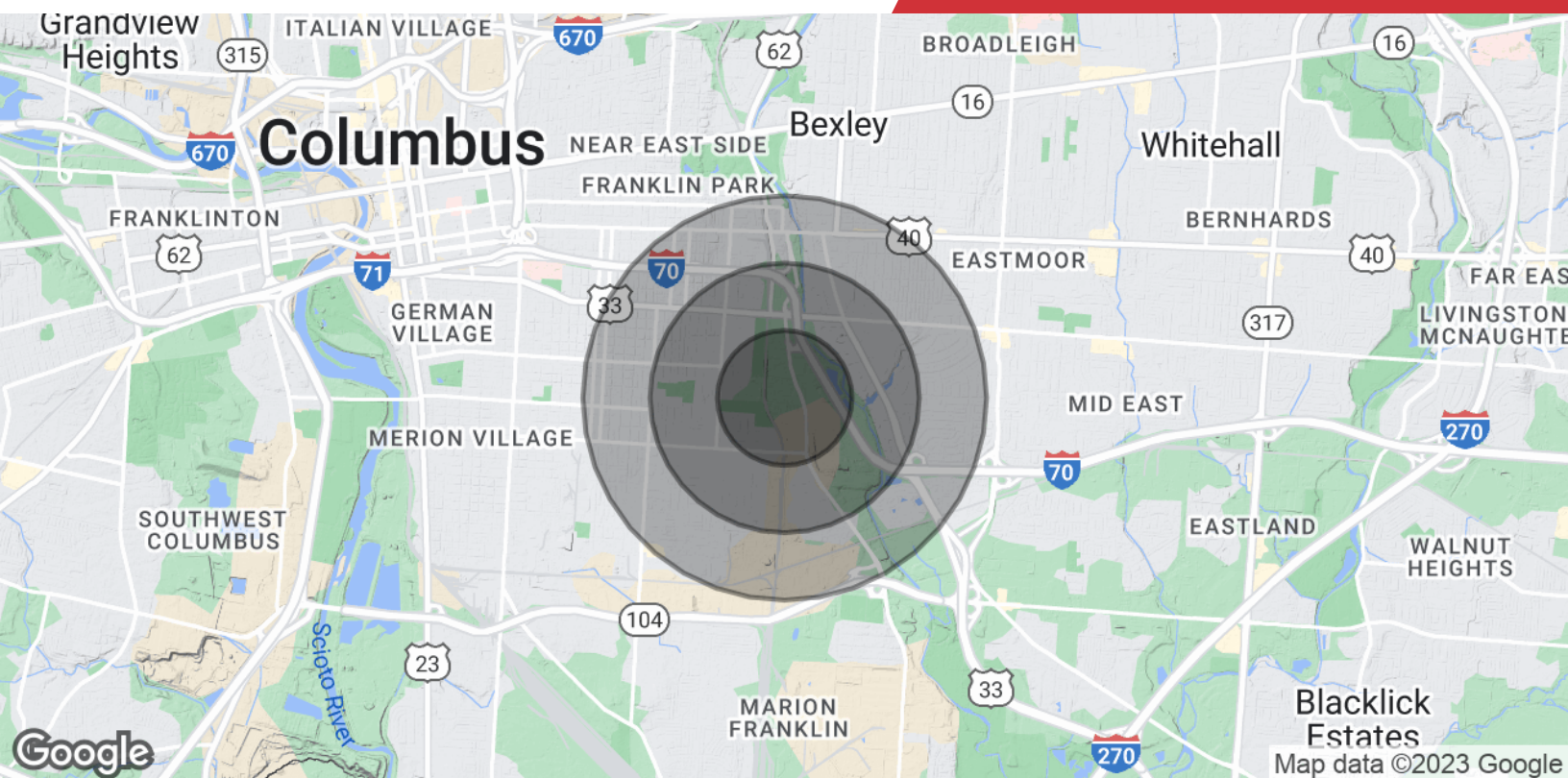
Valuation	CAP%	PSF	Total
Our Valuation	6.6%	\$75.58	\$1,965,000

Above Rents are an average of the five year renewal signed June 2022. Annual rents are:

NNN Lease - Tenant Pays all expenses back to landlord

2023	\$ 104,000.00	\$ 8,666.00
2024	\$ 117,000.00	\$ 9,750.00
2025	\$ 130,000.00	\$ 10,833.00
2026	\$ 143,000.00	\$ 11,916.00
2027	\$ 156,000.00	\$ 13,000.00





Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,481	10,638	29,268
Average Age	36.9	41.0	38.3
Average Age (Male)	36.5	40.4	38.7
Average Age (Female)	39.7	43.8	38.6

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	842	5,587	14,732
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$28,563	\$48,113	\$53,326
Average House Value	\$74,898	\$131,360	\$152,691

* Demographic data derived from 2020 ACS - US Census