

Red Outline is an estimate only

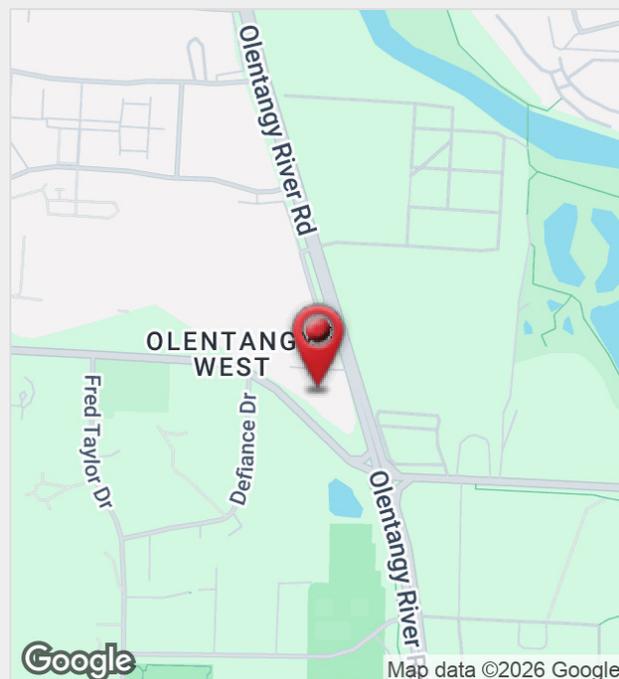
441 Ackerman Rd

Columbus, Ohio 43202

Property Features

- High-Profile Hotel Ground Lease For Sale
- \$3M Renovation by Red Roof Underway
- Base Term Through 2049
- 10% Rental Increases Every 5 Years
- 5-Year Options Through 2079
- Absolute Net, No Landlord Responsibilities
- 113 Total Rooms
- Situated on 2.81 Acres
- Parcel ID: 010-294268, 010-294269
- Close Proximity to The Ohio State University
- 1% to Cooperating Broker

Sale Price: \$2,750,000
5% Cap Rate

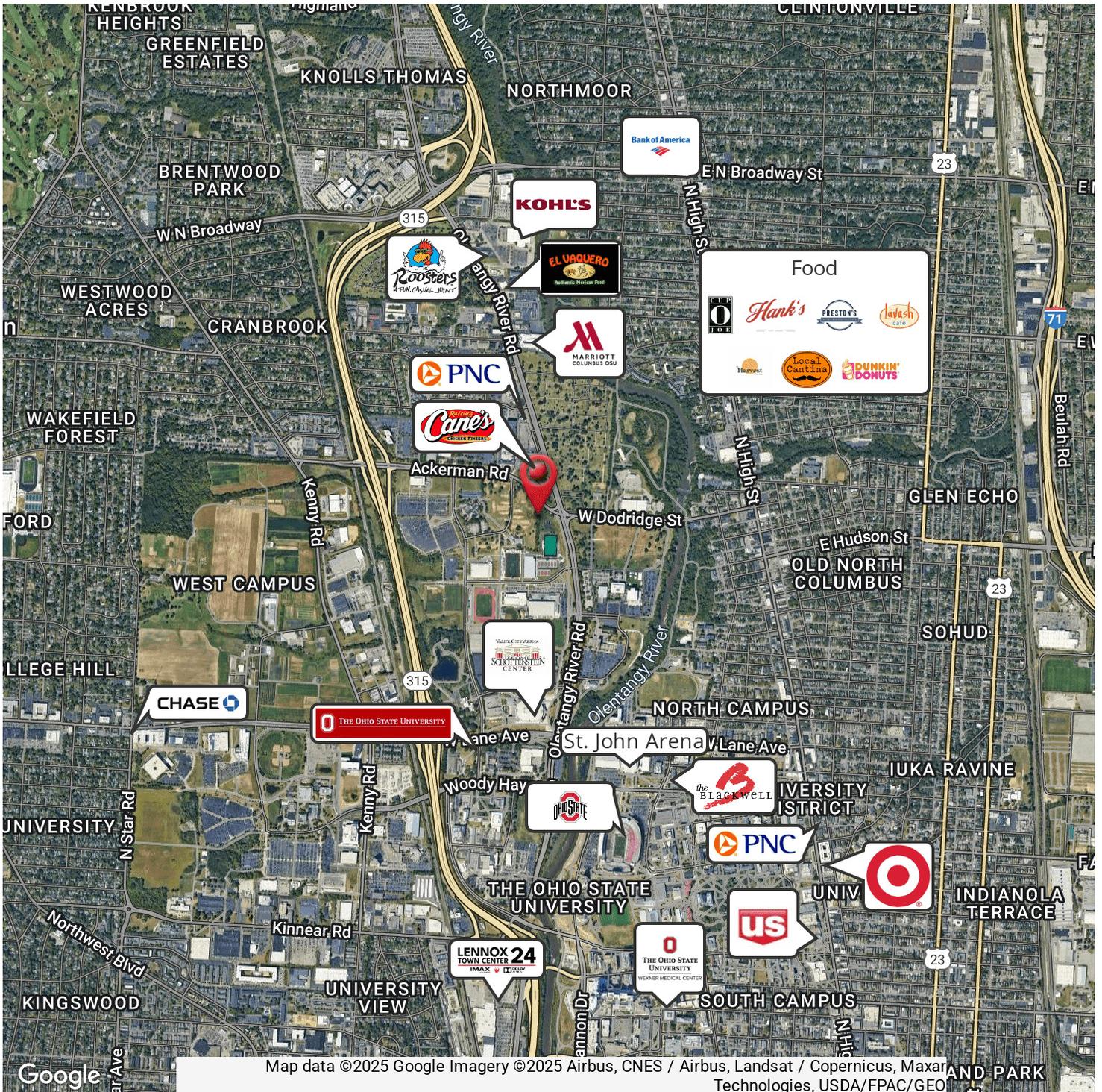


For more information:

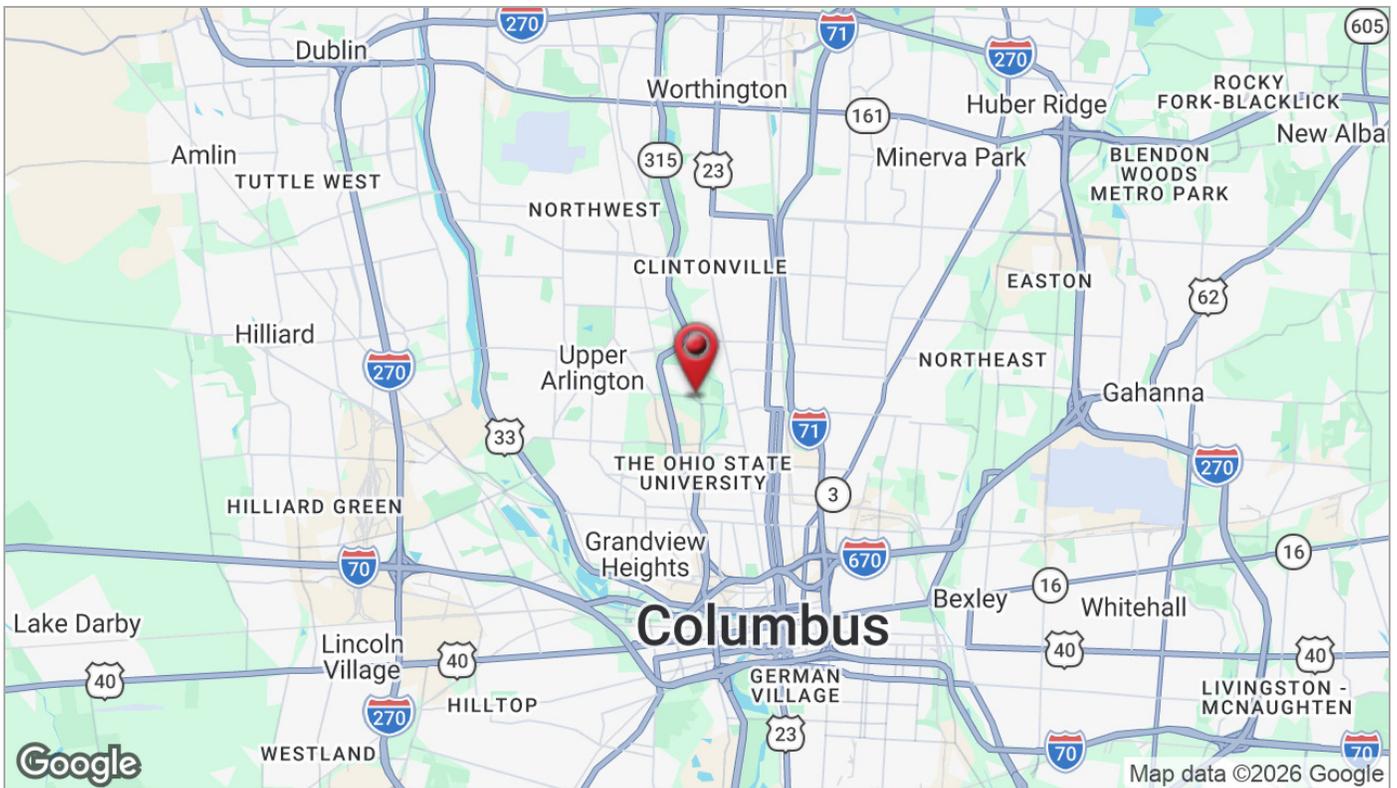
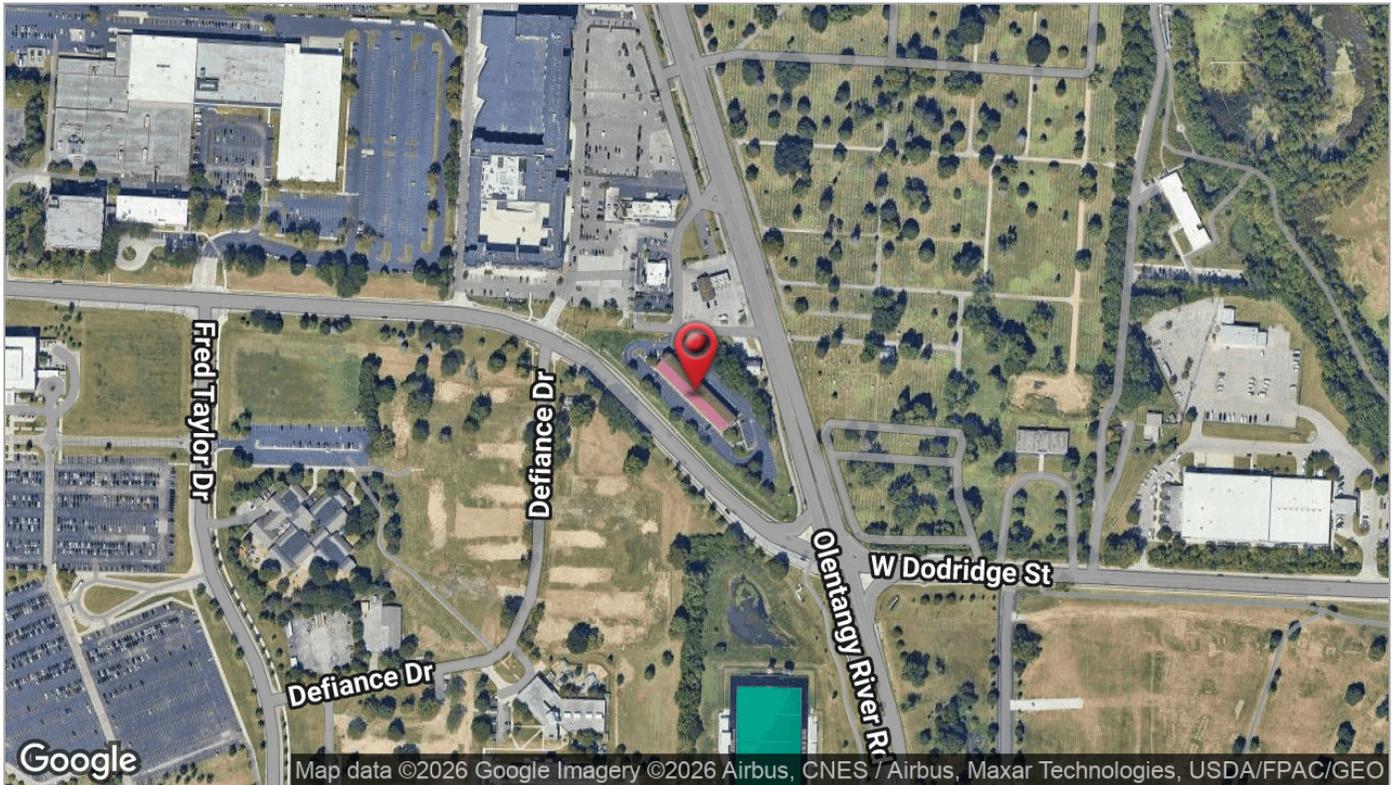
Michael Simpson

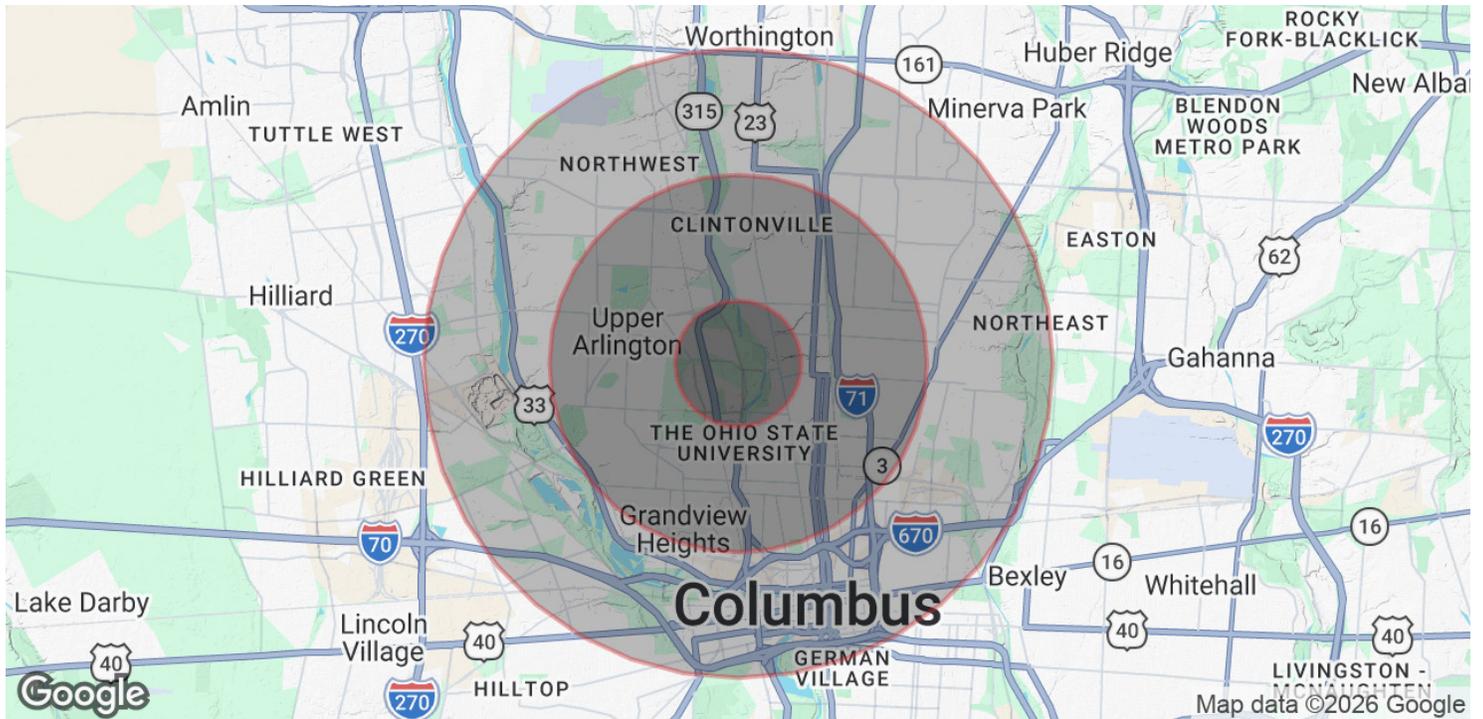
614 629 5236 • msimpson@ohioequities.com





Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GeoEye





	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	16,585	172,240	361,538
Average Age	31	34	37
Average Age (Male)	31	34	36
Average Age (Female)	31	35	37
HOUSEHOLDS & INCOME			
Total Households	7,932	73,969	157,864
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$71,260	\$99,489	\$93,238
Average House Value	\$271,805	\$378,987	\$362,236

Demographics data derived from AlphaMap