643 Bodey Cir

643 Bodey Cir, Urbana, OH 43078

HOWARD HANNA

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643 Bodey Cir

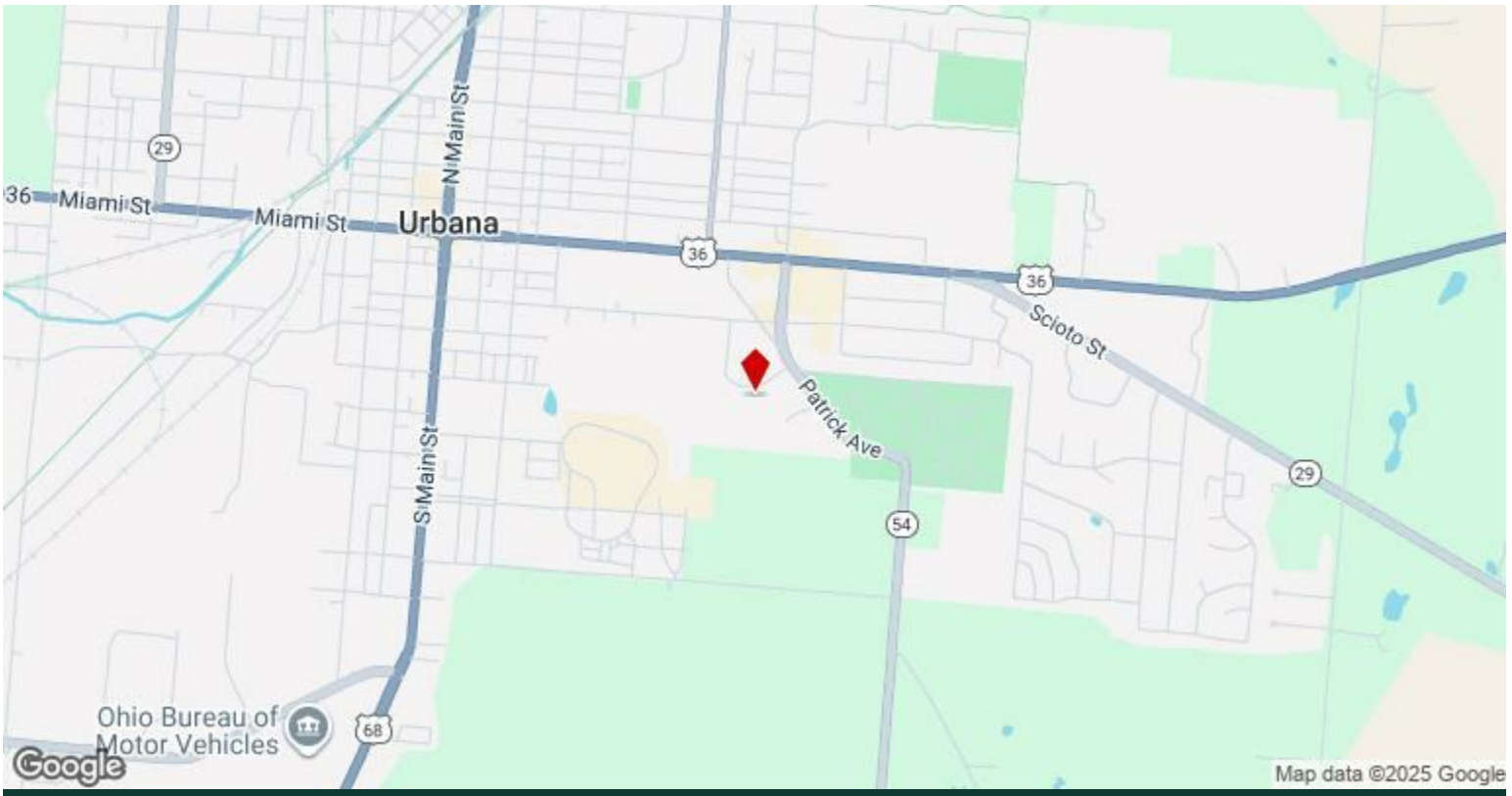
$1,150,000

Prime investment opportunity in Urbana! 643 Bodey Circle is a fully leased 7,572 square foot mixed-use retail center featuring a strong tenant mix, long-term leases, and excellent visibility in a thriving market. This stabilized property offers investors a turnkey asset with reliable income and growth potential. The building is currently 100% occupied by established, service-oriented businesses that are deeply rooted in the community. Each tenant benefits from a longterm lease agreement, providing consistent cash flow and reducing turnover risk. The tenant roster includes a popular hair salon, a respected driving school, a trusted tailor and an off site dry cleaning service, a professional dog groomer, and a private mental health counseling office. This diversified mix of tenants creates...

- 100% occupied prime investment opportunity
- Mixed-use retail center featuring a strong tenant mix & long-term leases
- Excellent visibility in a thriving market

For more information visit:
https://www.loopnet.com/Listing/643-Bodey-Cir-Urbana-OH/37877319/

Price:	$1,150,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.56%
Lot Size:	2.77 AC
Gross Building Area:	9,650 SF
No. Stories:	1
Year Built:	1978
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
APN / Parcel ID:	K48-25-11-02-28-037-02
Walk Score ®:	41 (Car-Dependent)



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Property Photos

Building Side Photo

Building Photo

Property Photos

Rear

Rear

Property Photos

Aerail

Aerial

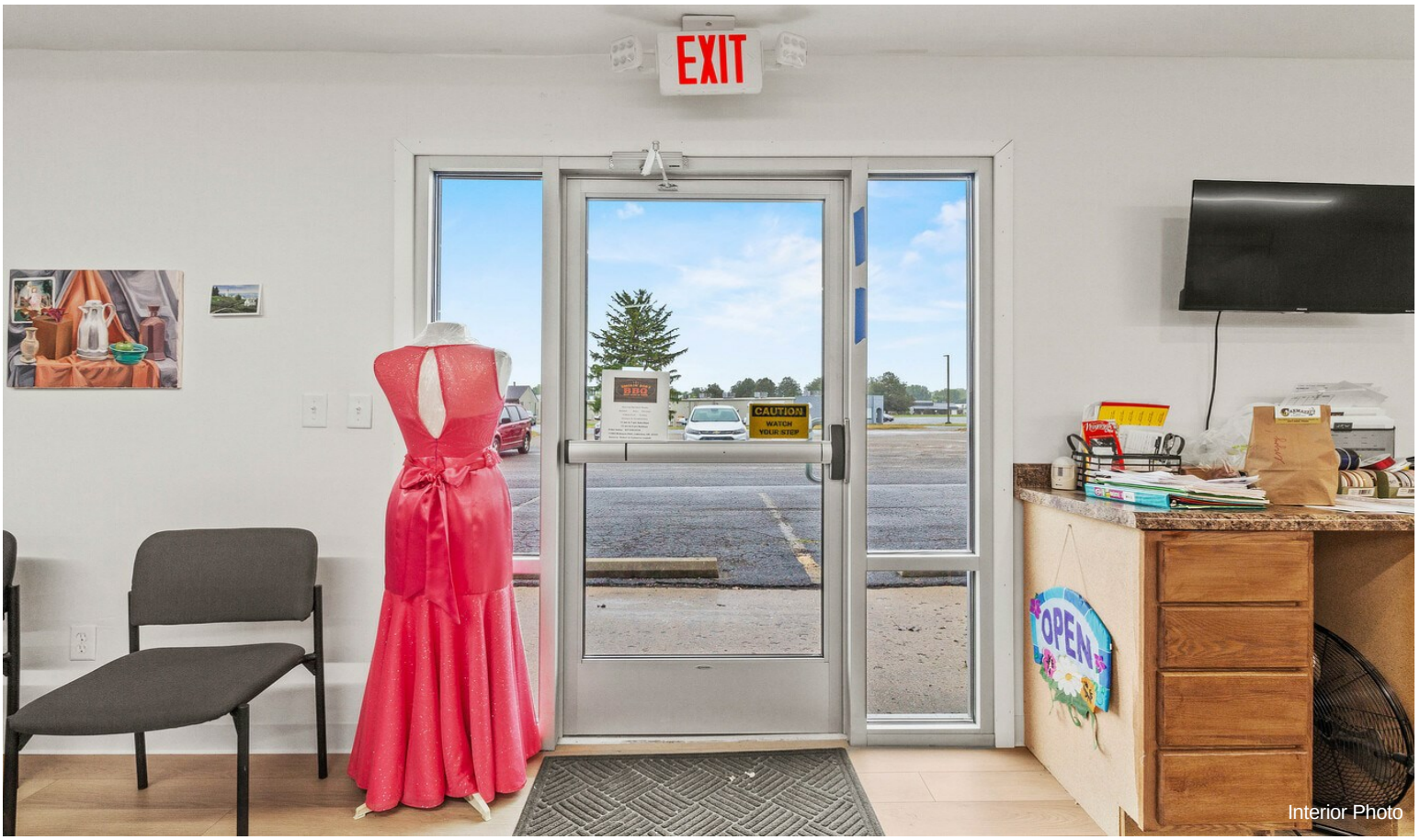
Property Photos

Aerial

Aerial

Property Photos

Interior Photo



Interior Photo

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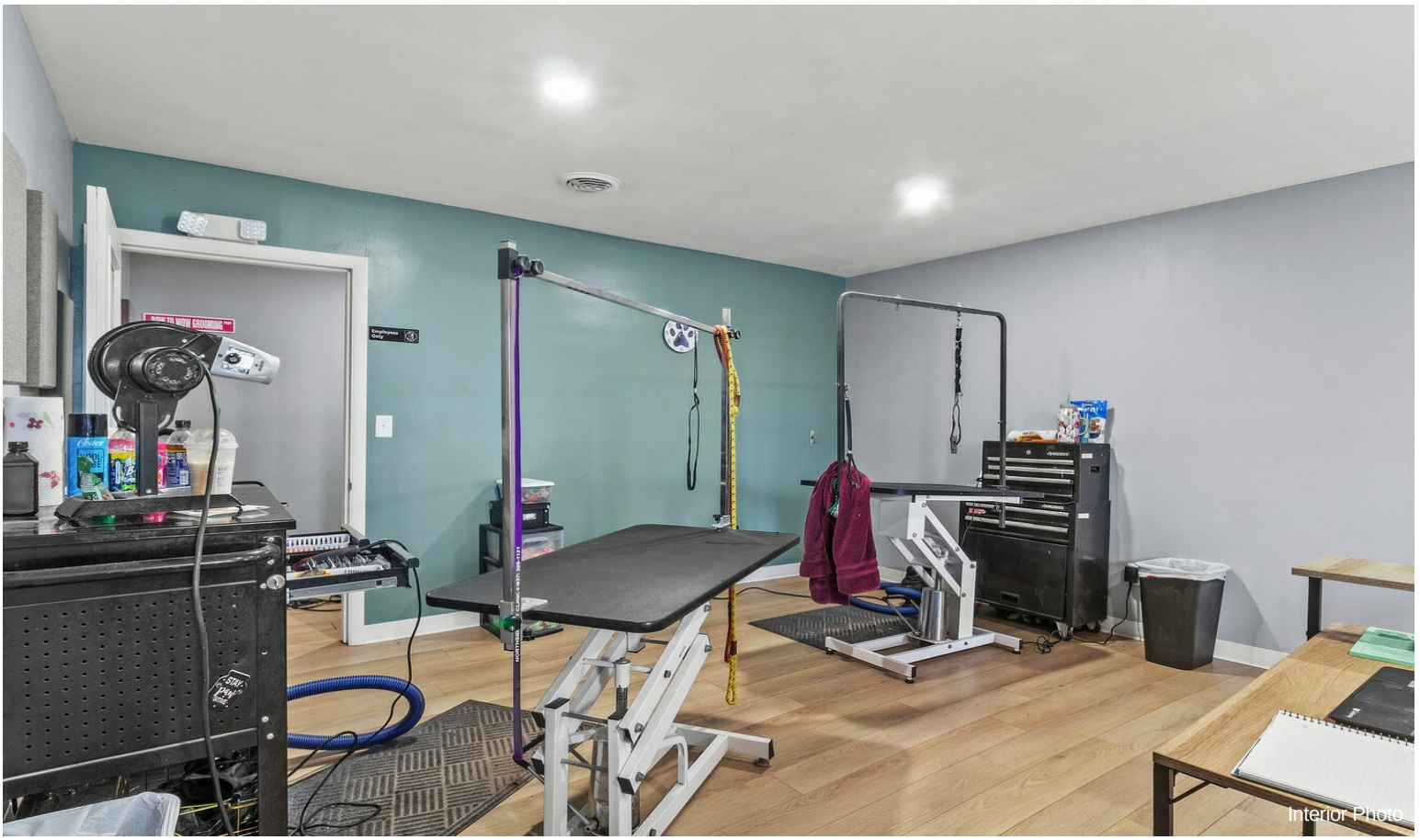

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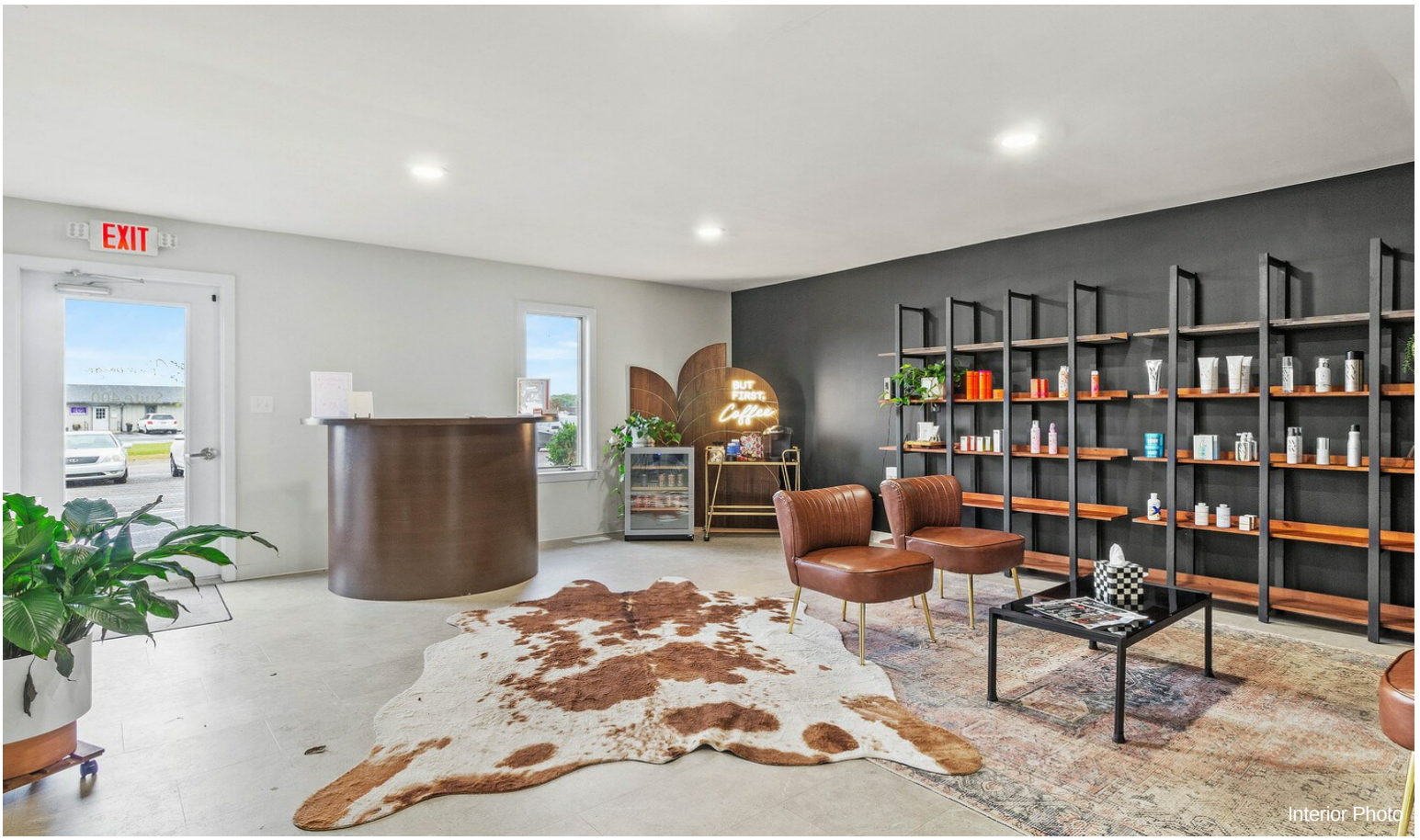

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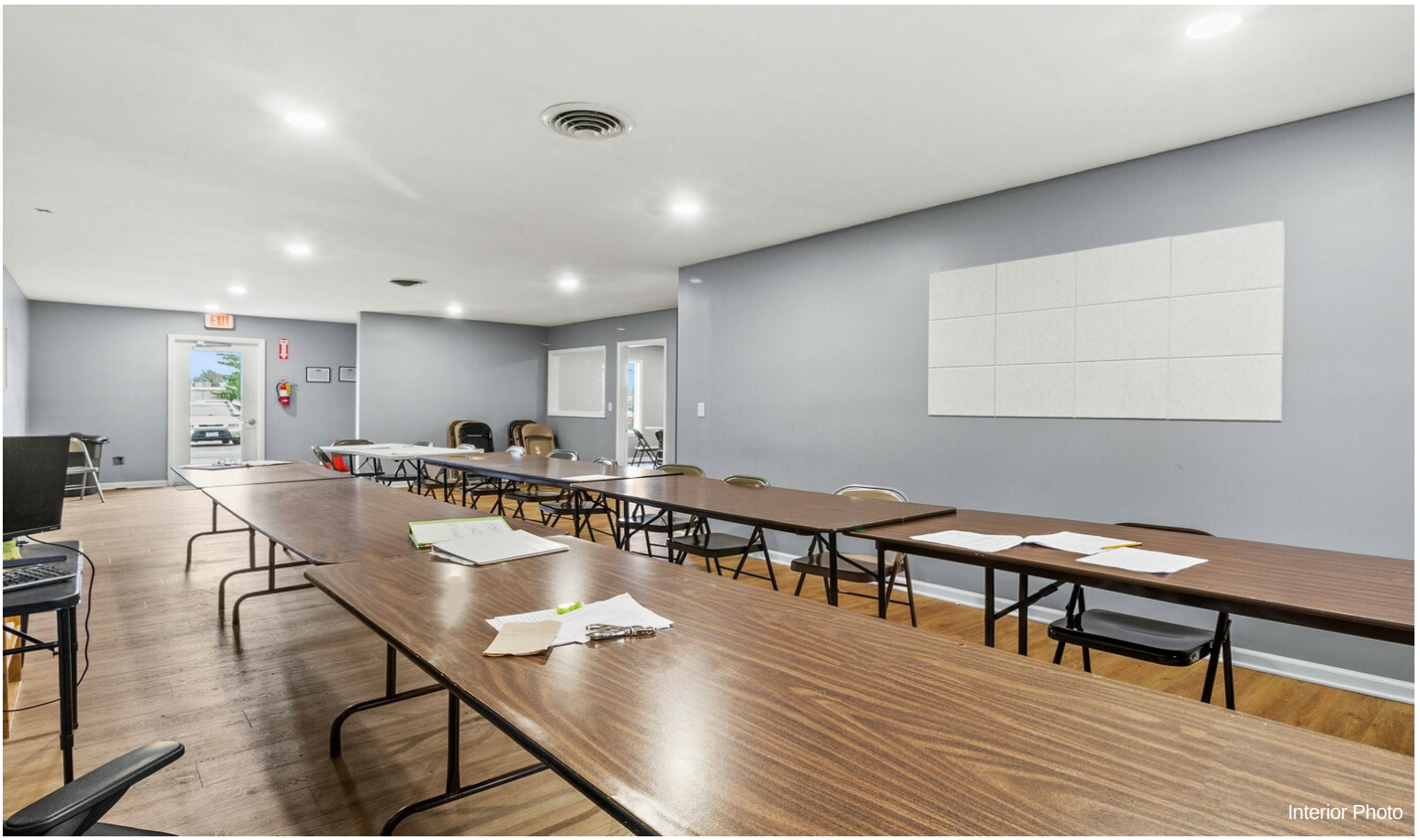

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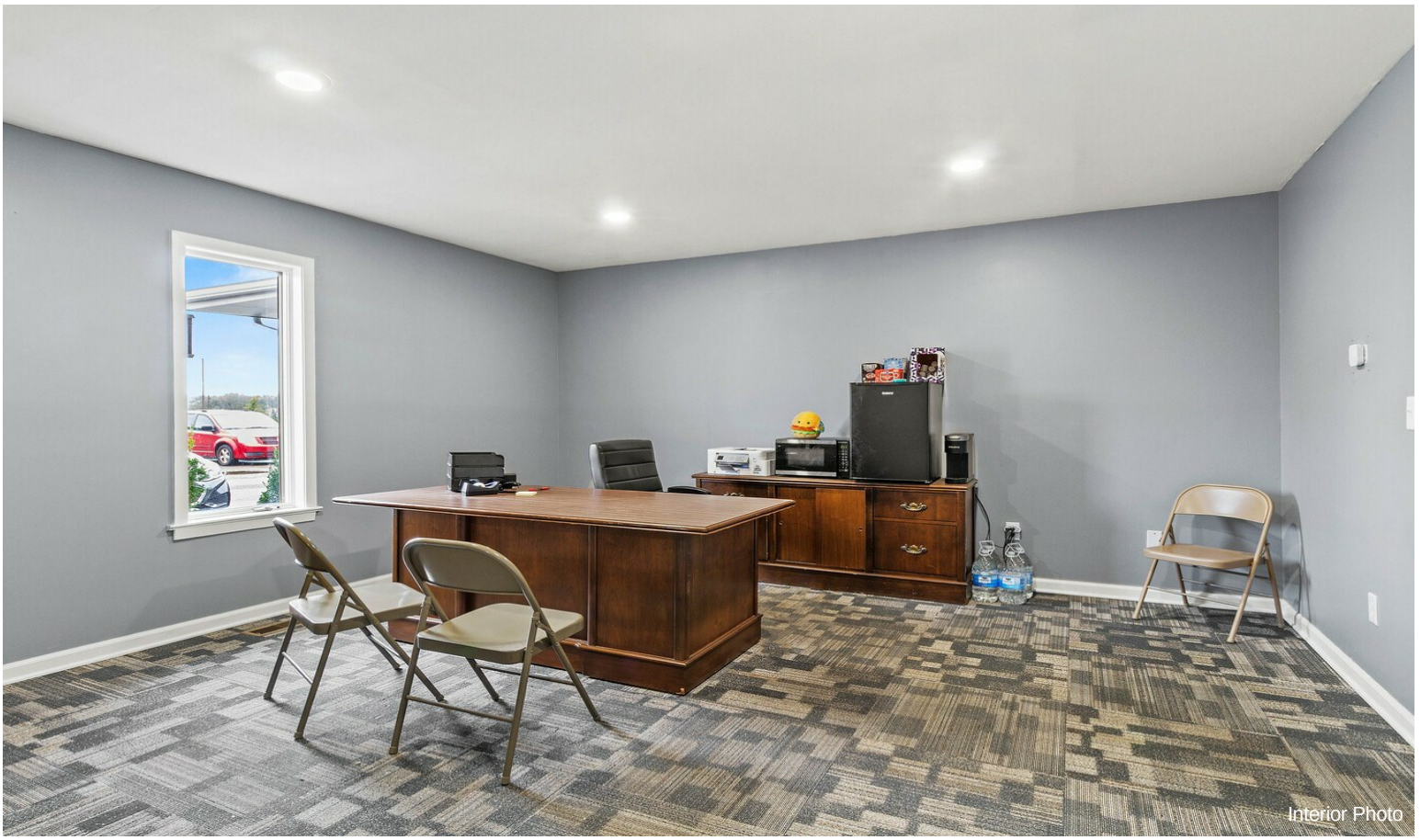

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