

# OFFERING MEMORANDUM

VILLAGE CAPITAL INVESTMENTS  
Experience. Growth. Community.

**Glendale, Ohio**



INVEST IN THE FUTURE  
OF VILLAGE LIVING

## The Glendale Mixed-Use Collection

Asset: Village Square, Glendale, OH

Rare Investment Opportunity: National Historic Landmark Mixed-Use Portfolio

Price: \$1,495,000

# OwnerLand

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### Exclusive Advisors:

Pri Adathakkar OwnerLand Realty | Hospitality Division  
Rob Calabro OwnerLand Realty | Hospitality Division

# EXECUTIVE SUMMARY

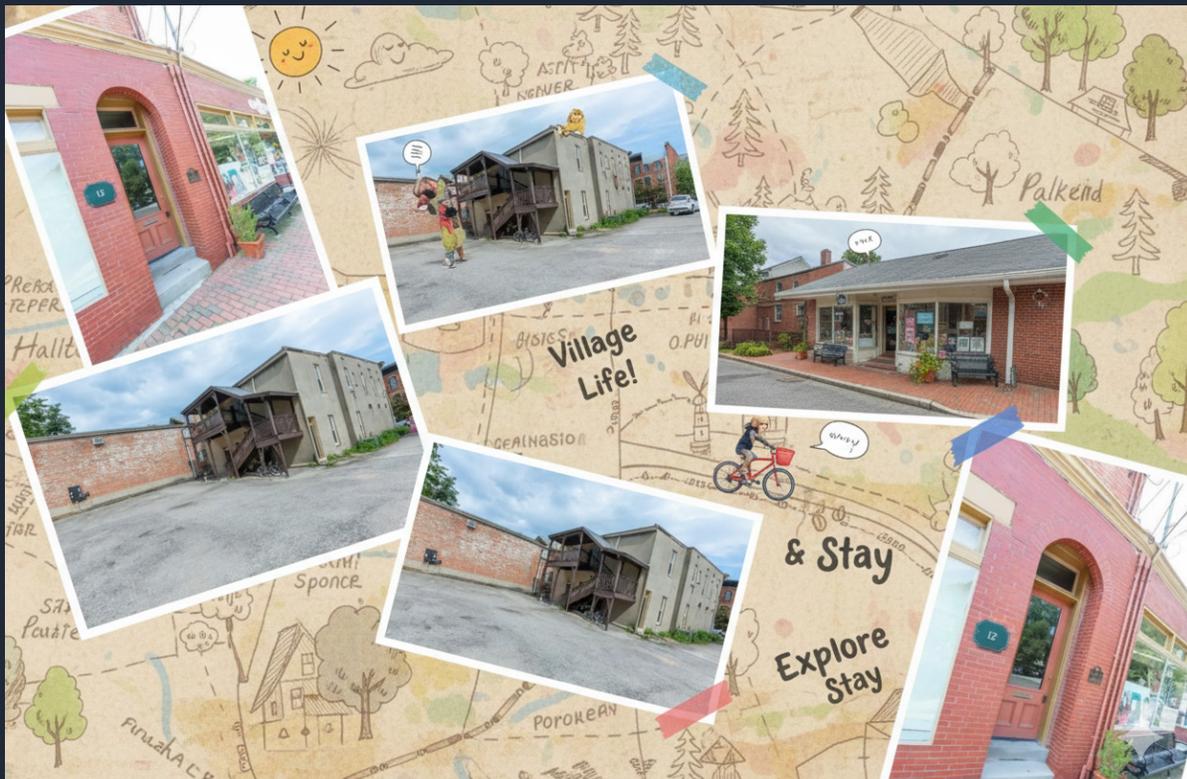
## The Opportunity

**PROPERTY OVERVIEW** The Glendale hotel and retail shops is a mixed-use commercial package comprised of two side-by-side brick structures. This unique investment opportunity includes a total of 7 residential apartment units located on the second level and 8+/- commercial retail spaces on the entry level.

The property is anchored by The Candler Event Hall, an 800 SQFT event space featuring a recently updated commercial kitchen and modern interior design. Currently operated by the existing owner, this space offers the flexibility to be taken over by a new owner or leased out for additional retail lease revenue.

### OFFERING SUMMARY

- Property Type: Mixed-Use (Retail / STR)
- Total Retail SF: ~8,000+/- SQFT
- Residential Units: 7 Units
- Retail/Office Units: 8 Units
- Location: Village Square, Glendale, OH
- Zoning: Mixed-Use Commercial



# Property Overview

- **Key Value Drivers:** The existing infrastructure of The Candler Event Hall and the historic "Glendale" charm.
- **Future Catalyst:** \$1.18M Village infrastructure improvements slated for 2026 are expected to drive increased tourism and foot traffic.
- **Strategic Location:** Designated National Historic Landmark featuring winding, gas-lit streets and a walkable village square.
- **Versatile Operations:** Residential units currently operate as short-term rentals ("The Glendale") with upside for design improvements or conversion to traditional long-term rentals.



# Property Details

## BUILDING SPECIFICATIONS

### Building #1

(9 E Fountain): ~ 6,096+/- SQFT

### Building #2

(11 Village Sq): ~ 8,797+/- SQFT



# UNIT MIX

## RESIDENTIAL

- Suite 1: 1BR, Queen bed, full kitchen & living room
- Suite 2: 1BR, Queen bed, full kitchen & small sitting area
- Suite 3: 1BR, Queen bed, kitchenette & large living room
- Suite 4: 1BR, King bed, kitchenette & large living room
- Suite 5: 1BR, Queen bed, full kitchen & living room
- Suite 6: 2BR (1 Queen, 1 2X Singles), full kitchen & living room
- Suite 7: 2BR (1 Queen, 1 2X Queens), full kitchen & living room



## RETAIL/OFFICE

- 8 Village Sq: Tamra Berry Hair Salon
- 10 Village Sq: Railroad Society
- 11 Village Sq: Candler Event Hall (Anchor)
- 13 Village Sq: Art Baldwin Salon
- 2 Glen Alley: Art Baldwin Office
- Vacancies: 14 Village Sq, 15 Village Sq, 1 Glen Alley 3 Glen Alley  
\*potential to lease as office space to 1 tenant or multiple tenants



**LOCATION INFORMATION | SECTION 2**

# Location Overview

## Location Overview

The property is located on Village Square directly in the center of Glendale, Ohio, approximately 15 miles north of Cincinnati. Known as one of the state's first planned communities and a National Historic Landmark, Glendale offers an appealing walkable community with local attractions including a bakery, wine shops, salons, and a historic railroad museum.

### ACCESSIBILITY

Direct access to I-75 provides convenient commute times:

- Cincinnati: 20–30 mins
- Hyde Park: 15 mins
- UC / Clifton: 20 mins
- Mason: 20 mins
- Dayton: 45–60 mins

### WHAT'S NEARBY

- Van Cleve Park - 3 min walk
- Sharonville Convention Center - 3 min drive
- Kings Island - 18 min drive
- University of Cincinnati - 20 min drive
- Great American Ball Park - 22 min drive



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# Next Steps for Acquisition/Operation

**Offering Price:**  
**\$1,495,000**

**Terms:**  
**Cash or Conventional Financing**

**Tours:**  
**By Appointment Only**



**This strategic investment comprises two adjacent brick structures located directly on Village Square, offering a perfect blend of stability and charm.**

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**ACQUIRE THE SOLUTION**

**Contact the Exclusive Advisors:**

**Pri Adathakkar 614-450-2510  
pri@beautifulcity.us**

**Rob Calabro 937-554-9930  
rob@robcalabro.com**

**Situated on Village Square, the pulse of  
Glendale.**

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