

BRIDGE

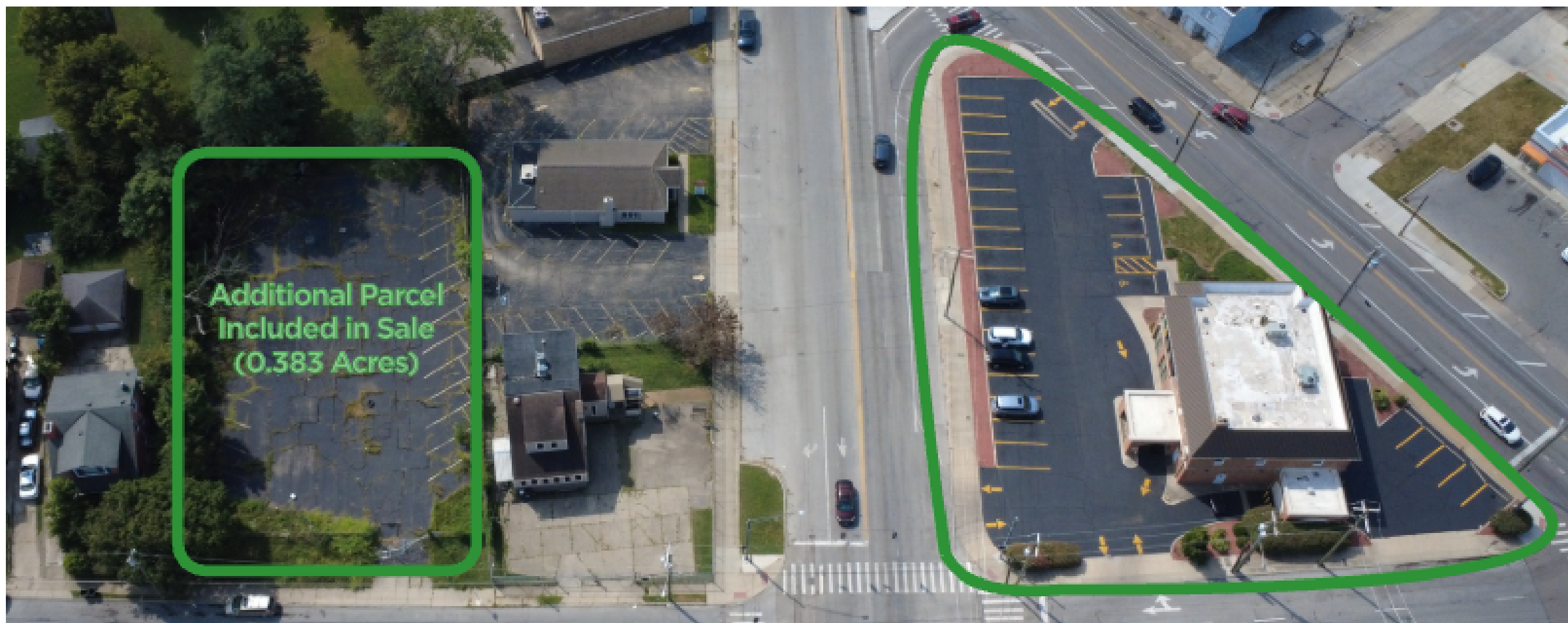
5100 | GLENWAY
AVENUE

CINCINNATI, OH



SINGLE-TENANT
ABSOLUTE NNN LEASED
DRIVE-THRU
PLS CHECK CASHING





INVESTMENT HIGHLIGHTS

CORPORATE-GUARANTEED NNN LEASE

THE PROPERTY IS OCCUPIED BY PLS FINANCIAL SERVICES UNDER A CORPORATE-GUARANTEED TRIPLE-NET LEASE, PROVIDING STABLE INCOME WITH LIMITED LANDLORD RESPONSIBILITIES.

BUILT-IN RENTAL GROWTH

CONTRACTUAL RENT INCREASES PROVIDE INVESTORS WITH FUTURE INCOME GROWTH AND ENHANCED LONG-TERM CASH FLOW.

HIGH-VISIBILITY RETAIL LOCATION

POSITIONED ALONG GLENWAY AVENUE, THE PROPERTY BENEFITS FROM STRONG VISIBILITY, CONVENIENT ACCESS, AND EXPOSURE ALONG AN ESTABLISHED CINCINNATI COMMERCIAL CORRIDOR.

STRONG RETAIL SURROUNDINGS

THE PROPERTY IS LOCATED NEAR MAJOR NATIONAL RETAILERS AND NEIGHBORHOOD SERVICES, SUPPORTING STEADY CONSUMER ACTIVITY AND LONG-TERM COMMERCIAL APPEAL.

An aerial photograph of a city street intersection. A green outline highlights a specific parcel of land, which is a parking lot. The text "Additional Parcel Included in Sale (0.383 Acres)" is overlaid on this parcel in green. The surrounding area includes various buildings, other parking lots, and streets.

Additional Parcel
Included in Sale
(0.383 Acres)

ADDITIONAL PARKING LOT INCLUDED

An additional parking lot is also included in the sale. The 0.383 Acre (16,683 SF) lot is zoned CC-M-B.



PROPERTY OVERVIEW

ADDRESS	5100 Glenway Avenue, 4865 & 4869 Prosperity Place, Cincinnati, OH 45238
ASKING PRICE	\$2,726,000
NEIGHBORHOOD ASSET	WEST PRICE HILL
TYPE	SINGLE-TENANT RETAIL / DRIVE-THRU
PARCEL ID	1830002034200, 1830002034800 & 1830002034900
GFA	6,660
LOT SIZE (ACRES)	0.921 (3 PARCELS)
ZONING	CC-M-T & CC-M-B
STORIES	2
NUMBER OF UNITS	1
BUILT	1968
TAXES	\$23,987

FINANCIAL OVERVIEW

ASKING PRICE	\$2,726,000
IN-PLACE CAP RATE	6.28%
PRICE PER SQ FT	\$409



\$2,726,000

ASKING PRICE

\$409

PRICE PER SQ FT

6.28%

IN-PLACE CAP RATE

ABSOLUTE

NNN

LEASE TYPE

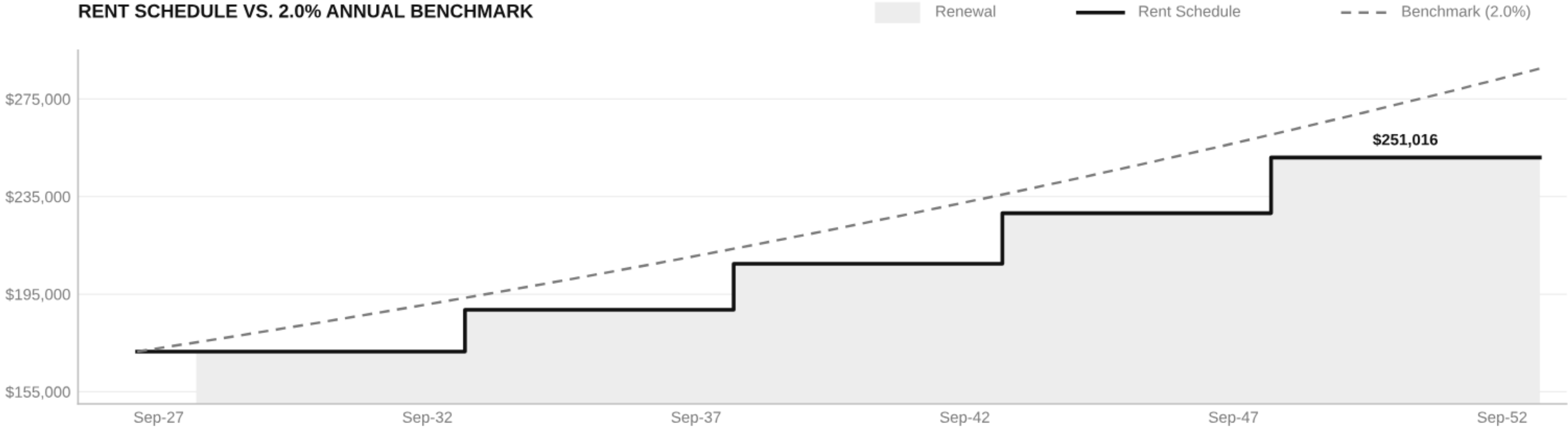
RENT SCHEDULE SNAPSHOT

RENT SCHEDULE

TERM	START	END	ANNUAL RENT	MONTHLY RENT	ESCALATION
Current Term	Aug-26	Sep-27	\$171,447	\$14,287	—
Renewal Option	Sep-27	Sep-32	\$171,447	\$14,287	—
Renewal Option	Sep-32	Sep-37	\$188,592	\$15,716	10.0%
Renewal Option	Sep-37	Sep-42	\$207,451	\$17,288	10.0%
Renewal Option	Sep-42	Sep-47	\$228,196	\$19,016	10.0%
Renewal Option	Sep-47	Sep-52	\$251,016	\$20,918	10.0%

Operating expenses: NNN • Renewal option escalates 10.0% every 5 years

RENT SCHEDULE VS. 2.0% ANNUAL BENCHMARK



NEIGHBORHOOD OVERVIEW

34

AVERAGE AGE IN
WEST PRICE HILL

\$72K

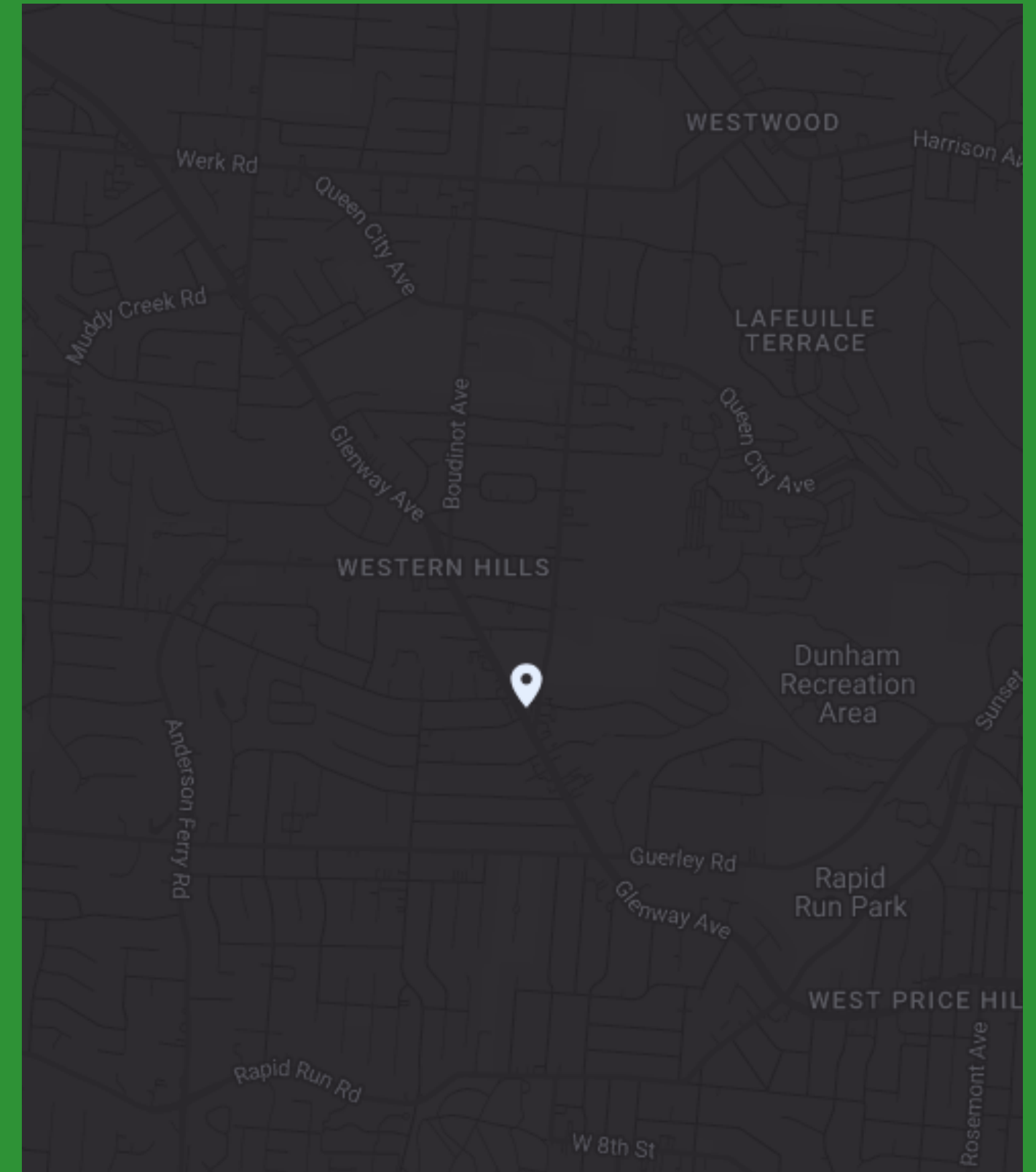
AVERAGE HHI
IN WEST PRICE HILL

19,960

POPULATION IN
WEST PRICE HILL

West Price Hill is an established residential and commercial neighborhood on Cincinnati's west side, offering a mix of single-family homes, multifamily residences, retail centers, and neighborhood services. The area is anchored by major commercial corridors such as Glenway Avenue, which provides residents with convenient access to shopping, dining, financial services, and other daily necessities.

The neighborhood benefits from its proximity to Downtown Cincinnati and convenient connections to surrounding west-side communities. Glenway Avenue serves as an important transportation and retail artery, supporting steady vehicle activity and providing businesses with strong visibility and accessibility.



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NEW YORK FAIR HOUSING NOTICE

Fair Housing Notice

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CONTACT INFORMATION

To schedule a tour of the property, please contact Eric Delafraz. For further details, reach out to Bridge Advisory.

5100 | GLENWAY
AVENUE

INVESTMENT SALES

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