

Commercial For Sale | Retail | Strip Center

435 Polaris Parkway . Westerville , OH 43082

For sale a multitenant shopping center in Columbus Ohio. For more information contact the listing agent, jlimon@marcusmillichap.com Direct: 212.430.5291

Listing Info

Listing ID: 2994
Sold

For Sale

\$11,143,319

Posted: 12/23/2021 12:15 pm | On HOMEiZ: 863 days | Updated: 2 years ago | Views: 368

Listing Presented by

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$11143319
Last Sold Price	\$11143319
Last Sold Date	12/22/2021
Total Lot Size	3.45 Acres
Total Building Size Sq. Ft.	24315
Commission Split %	Contact listing agent%

Cap Rate %	6.18%
Gross Annual Income	\$0
Net Operating Income	\$688657
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.820%
Property tax total amount	\$202808

Property Location & Description

Listing Headline	For sale a multitenant shopping center in Columbus Ohio. For more information contact the listing agent, jlimon@marcusmillichap.com Direct: 212.430.5291
Property Description	Subject Property Includes Two Brand New Multi-Tenant Buildings with 24,315-Square Feet of GLA on a 3.45-Acre Lot Includes Ample Parking, Monument Signage, and Easy Ingress/Egresses Built 2020.
Location Description	Nearby National Retailers Include IKEA, Cabela's, Costco, Home Depot, Meijer, Kroger, McDonald's, Starbucks, Walgreens, Bru Burger, Giant Eagle, Panera, Burger King, Burlington, Chase and More Strategically Located in a Medical and Business Corridor with a Daytime Population of Over 214,500 within Five Miles of the Subject, as of 2020 Subject is Located Within One Mile from the Northridge Crossing Mall and Two Miles from the Polaris Fashion Place, a Shopping Mall with Over 170 National and Local Retailers, Host of More than 75 Events a Year.
APN / Parcel ID	No Data
Zoning	No Data
Occupancy %	100%

Construction Type	Other
No. Stories	1
Year Built	2020
Overall Property Condition	Very good
Highlights	Built 2020
	Ferguson Bath, Kitchen & Lighting Gallery Anchors Center
	Robust Traffic Counts on Polaris Parkway 36,800 Vehicles per Day

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street Other
# of Covered Parkings	No Data

Investment Overview

Type of use	Investor
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Neighborhood lifestyle

Lifestyle	Urban Core
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More information

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MLS URL of this
listing to link to
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brokerage site

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