
FOR SALE

EASTGATE PROFESSIONAL CENTER / EASTGATE VILLAGE CENTER

948 OLD STATE ROUTE 74, CINCINNATI, OH 45244

BEN TRAUTMANN
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J.A. TRAUTMANN
REALTORS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by J.A. Trautmann Realtors in compliance with all applicable fair housing and equal opportunity laws.

Presented By

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01



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PROPERTY INFORMATION

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,525,000
Cap Rate:	8.11%
NOI:	\$204,849
Available SF:	1,200 SF
Lot Size:	3.26 Acres
Year Built:	1991
Building Size:	21,000 SF
Zoning:	Commercial - General Business
Market:	Cincinnati
Submarket:	Eastgate
Traffic Count:	19,500
Price / SF:	\$120.24

PROPERTY OVERVIEW

Retail center with 94% physical occupancy on major intersection in the Eastgate shopping district (Old St Rt 74 & Glen Este Withamsville) 21,000 SqFt with 156 parking stalls in lighted parking lot. Two pylon signs on Old St Rt 74 visible from intersection. ADT ~ 20,000 cars. Very little deferred maintenance. NOI ~ \$218,000

PROPERTY HIGHLIGHTS

- 88.58% physical occupancy.
- Located on major intersection in the Eastgate shopping district.
- 21,000 SqFt with 156 parking stalls in lighted parking lot.
- Two pylon signs on Old St Rt 74 visible from intersection.
- ADT ~ 20,000 cars on Old SR 74 / ADT ~ 17,000 cars on Glen Este.
- Very little deferred maintenance.
- NOI ~ \$218,000

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ADDITIONAL PHOTOS



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02



Intersection of Glen Este-Withamsville Rd
and Old SR 74

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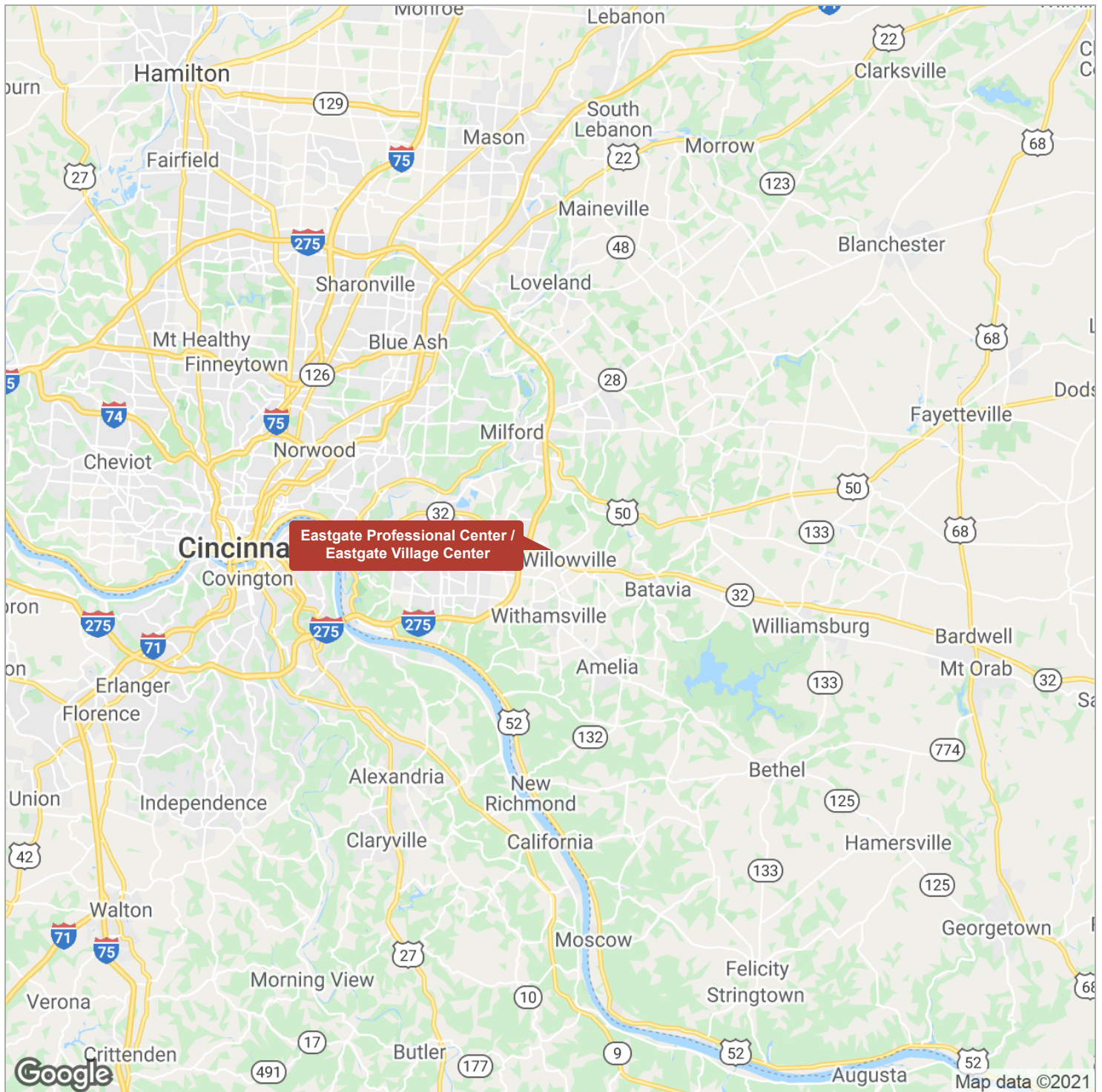
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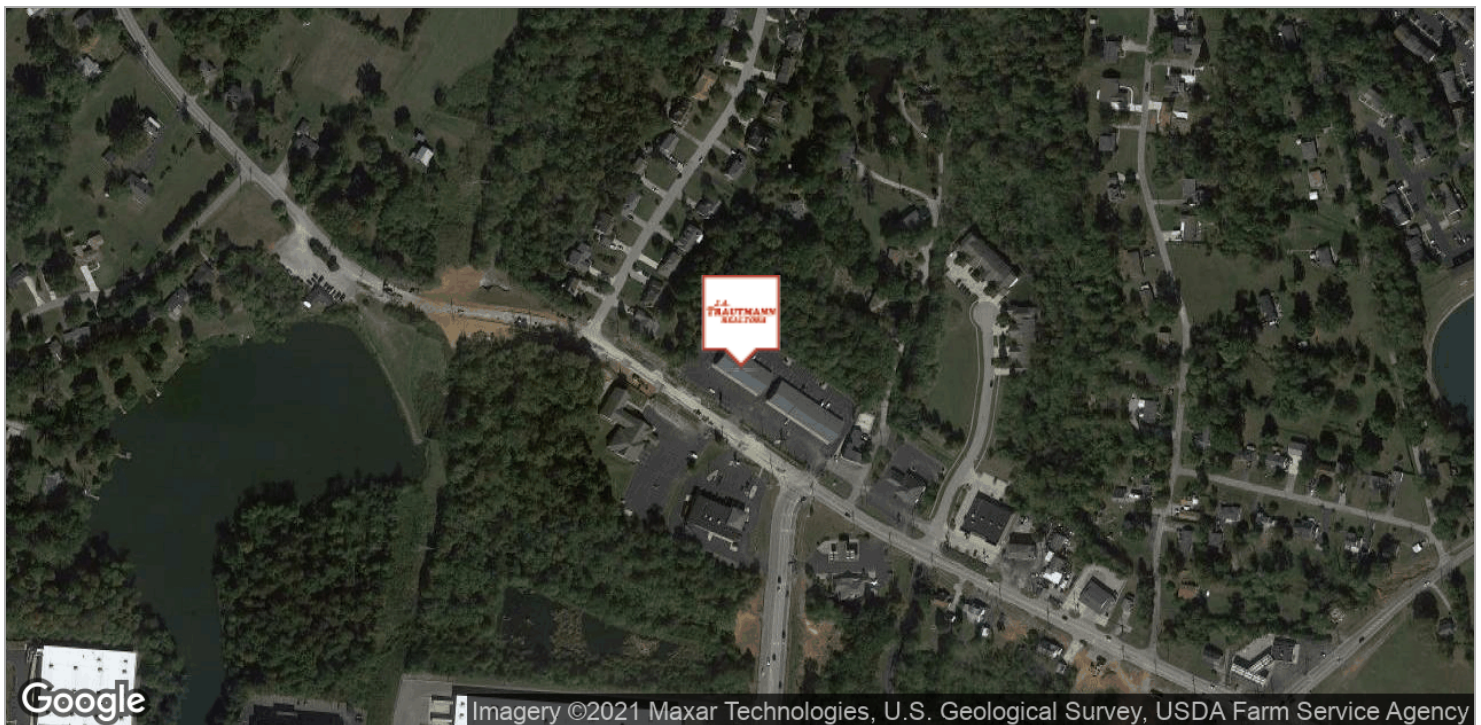
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REGIONAL MAP



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LOCATION MAPS



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SITE PLAN

TENANT PROFILES

OVERVIEW

Company:

Founded:

Total Revenue:

Net Income:

Net Worth:

Lease Rate:

Headquarters:

Website:

TENANT HIGHLIGHTS

- Tenant Highlight 1
- Tenant Highlight 2
- Tenant Highlight 3
- Tenant Highlight 4
- Tenant Highlight 5
- Tenant Highlight 6

HEADER 1

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RETAILER MAP



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03



FOR SALE

FINANCIAL ANALYSIS

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INCOME & EXPENSES

INCOME SUMMARY

2020 gross scheduled income	\$254,449
Gross Income	\$254,449

EXPENSE SUMMARY

Taxes	\$27,848
Utilities	\$2,029
Insurance	\$5,671
Maintenance	\$11,004
Trash	\$1,821
Snow Removal	\$1,225
Gross Expenses	\$49,599

Net Operating Income	\$204,849
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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Busken Bakery		1,800	03/08/1999	05/31/2021	\$27,000	8.57	\$15.00
The Meat Store		1,800	03/15/2013	03/31/2022	\$25,085	8.57	\$13.94
Witt Remodeling	5-6	2,400	05/02/2016	07/31/2021	\$33,100	11.43	\$13.79
Alegna Realty	4a	1,200	10/27/2015	12/31/22	\$17,169	5.71	\$14.31
Tax Services	4	1,200	12/19/2014	04/30/2023	\$17,400	5.71	\$14.50
Smokers Planet	3	1,200	12/01/20	11/30/25	\$16,800	5.71	\$14.00
Farmers Insurance	2	1,200	08/12/2017	07/31/2022	\$16,908	5.71	\$14.09
Vacant	1	1,200			\$0	5.71	\$0.00
Vacant	7	1,200			\$0	5.71	\$0.00
United Way	6	1,020	08/15/2017	08/14/2023	\$15,445	4.86	\$15.14
State Farm	5	1,000	03/01/2000	02/28/2022	\$16,768	4.76	\$16.77
Merry Maids	4	1,500	06/01/2000	08/31/2023	\$20,400	7.14	\$13.60
Total Staffing	3	1,200	08/01/15	10/31/2024	\$17,415	5.71	\$14.51
Cullen Electric	1-2	2,400	11/01/19	10/31/2024	\$30,960	11.43	\$12.90
Totals/Averages		20,320			\$254,450		\$12.52

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04



Intersection of Glen Este-Withamsville Rd
and Old SR 74

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SALE COMPARABLES

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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
	Eastgate Professional Center / Eastgate Village Center 948 Old State Route 74 Cincinnati, OH 45244	\$2,525,000	21,000 SF	\$120.24	8.11%	17	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
	7181 Beechmont Ave Cincinnati, OH 45230	\$930,000	6,600 SF	\$140.91	-	4	02/12/2016
	Eastgate Oaks 978 Old State Route 74 Batavia, OH 45103	\$1,150,000	8,500 SF	\$135.29	-	4	01/14/2014
	1264 State Route 125 Amelia, OH 45102	\$1,280,000	6,350 SF	\$201.57	-	4	07/12/2016
	7625 Beechmont Ave Cincinnati, OH 45255	\$1,643,800	11,200 SF	\$146.77	7.0%	6	08/09/2007
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
	Totals/Averages	\$1,250,950	8,163 SF	\$153.25	7.0%	4.5	

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SALE COMPS MAP



SUBJECT PROPERTY

948 Old State Route 74 | Cincinnati, OH 45244



7181 BEECHMONT AVE

Cincinnati, OH
45230



1264 STATE ROUTE 125

Amelia, OH
45102



EASTGATE OAKS

978 Old State Route 74
Batavia, OH 45103



7625 BEECHMONT AVE

Cincinnati, OH
45255

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Intersection of Glen Este-Withamsville Rd
and Old SR 74

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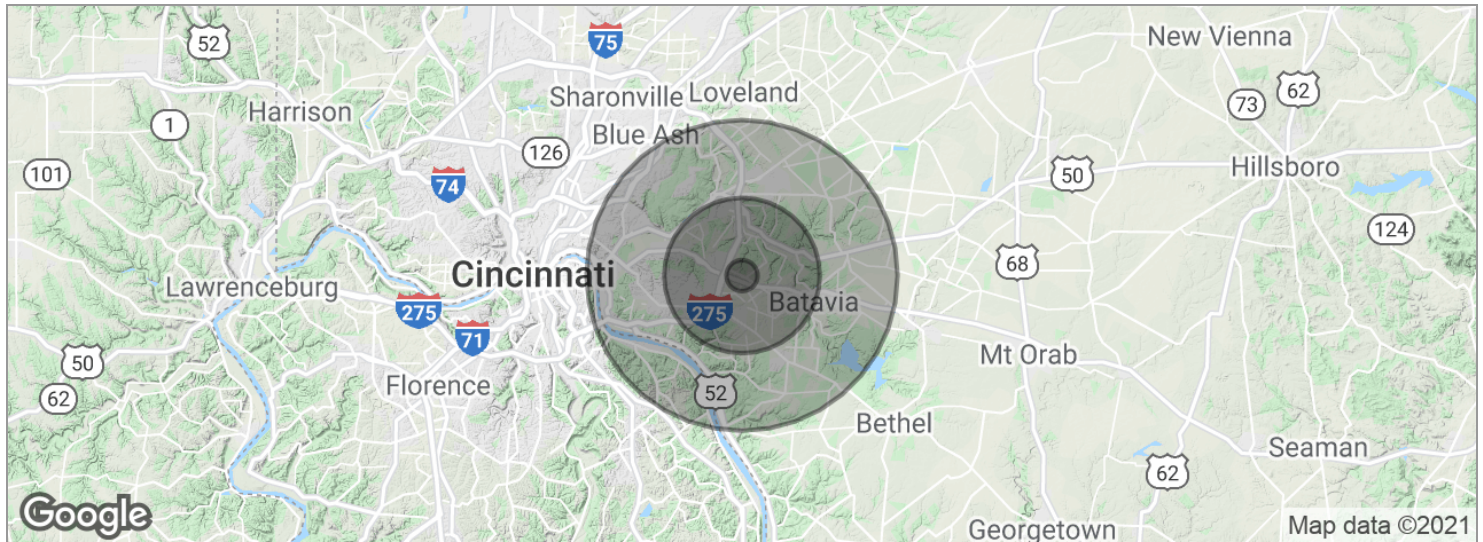
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,725	97,705	293,724
Median age	36.0	36.6	38.4
Median age (Male)	35.7	35.7	37.1
Median age (Female)	36.5	37.5	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,466	37,500	112,403
# of persons per HH	2.5	2.6	2.6
Average HH income	\$72,842	\$76,309	\$86,689
Average house value	\$199,849	\$178,429	\$234,646

** Demographic data derived from 2010 US Census*

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