



BALALOVSKI REAL ESTATE

COMMERCIAL | RESIDENTIAL | INDUSTRIAL | SALES | LEASING



FAMILY DOLLAR

2383 W. BROAD ST.
COLUMBUS, OHIO 43204

Bonus available for the selling agent.



INVESTMENT HIGHLIGHTS

- Operated by Family Dollar corporate
- Tenant brings in \$6,000-\$7,000 daily revenue
(According to what employee shared with owner. No financial reports exist.)
- Located just minutes from downtown
- Close proximity to all major highways, and major employers, including Hollywood Casino, Big Lots, Inc. headquarters and the Ohio Department of Transportation
- Over 850,000+ people reside within city limits
- Located in Columbus, Ohio – the 2nd-most populous city in the Midwest
- A lease extension has been sent to tenant for signature adding 4 more years to the original lease term!
- Mount Carmel West and neighboring properties are being re-developed into new office/retail/residential
- Family Dollar loves the location. It is exactly where they want to be!
- No immediate competition from other dollar stores. This location services the neighborhood and pays great rent!
- Is \$146,647/year NOI not enough? Buy the whole seller portfolio with 223 Main St. (a fully leased office for 10 years!) and enjoy an additional \$3,233.69/mo.



PROPERTY OVERVIEW

Squarefeet:	9,180 Sqft.
Net Income:	\$146,647
Year Built:	2015
Lot:	.9 acres
Exterior:	Brick / Metal
Parking:	41 Spaces
Tenant:	Family Dollar
Lease Type:	Triple Net (NNN)
Remaining Lease Term:	6 Years
Tenant Since:	2015
Lease Expiration Date:	6/30/25
Option to Extend:	(5) 5- Yr. Automatic
Rent Increases:	No
Options to Terminate:	No

BASE RENT SCHEDULE

	Monthly	Annual	Price/Sqft.
Current	\$12,220.59	\$146,647.08	\$15.97
Option 1	\$13,442.59	\$161,311.08	\$17.57
Option 2	\$14,786.84	\$177,442.08	\$19.32
Option 3	\$16,265.59	\$195,187.08	\$21.26
Option 4	\$17,892	\$214,705.08	\$23.39
Option 5	\$19,681.34	\$236,176.08	\$25.72

COLUMBUS, OH

Columbus, located in central Ohio and the state's capital, is the most populous city in the state. Columbus MSA has a population of around 2,100,000 and is home to major corporations such as Battelle Memorial Institute, Nationwide Mutual Insurance Company, NetJets, Cardinal Health and American Electric Power. The city is also home to The Ohio State University, one of the largest universities in the United States.



AREA HISTORY & REDEVELOPMENT



- The Hilltop is one of the oldest and densest neighborhoods in Columbus, founded in the early 19th century by Lucas Sllivant.
- The area was formed by a glacier (its namesake topography), putting its elevation above the Scioto River.
- \$34 million in capital improvement funds were allocated to the neighborhood in 2016, for sidewalk improvements on Mound Street, flood control and streetscape improvements along West Broad Street and reopening the Glenwood Community Recreation Center.
- Economic study ordered by the city council to study and evaluate retail and small business opportunities in the neighborhood.
- Fortuity Calling LLC opening a \$13 million call center in neighboring Franklinton area, brining with it an estimated 200 jobs.



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