

**For Sale: \$1,295,000  
5055 & 5075 Sinclair Rd  
Columbus OH 43229**



**Legendary Venue Known as Alrosa Villa For Sale:**

- Two bar area's, large lower level dance floor, stage, dressing room
- Entertainment area, outdoor patio and multiple bathrooms.
- Full sprinkler system in place
- Previous kitchen area (currently not used)
- Total approximately 7.2 acres
- Liquor license and equipment included
- Two parcels included in this sale, if sold separately the price is as follows:
- Parcel 010-061517: \$1,100,000 (includes building), +/- 4.2 Acres
- Parcel 010-109761: \$300,000, +/- 3.0 Acres

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 12  
RBEST@BESTCORPORATEREALESTATE.COM



**For Sale:  
5055-5075 Sinclair Rd  
Columbus OH 43229**



**LOCATION: BETWEEN LINCOLN & MORSE ROAD**

**LIST PRICE: \$1,295,000**

**COUNTY: FRANKLIN**

**TAXES: \$26,807**

**BUILDING SF: 10,765**

**ZONED: COMMERCIAL**

**APPROX. ACREAGE: 7.2, INCLUDES 2 PARCELS**

**YEAR BUILT: 1970**

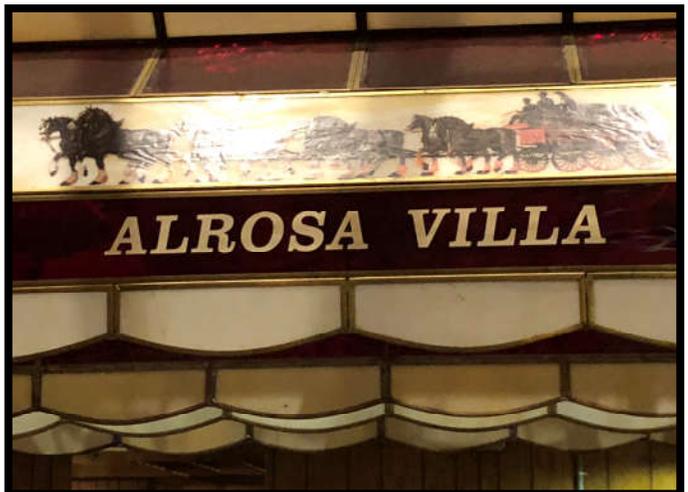
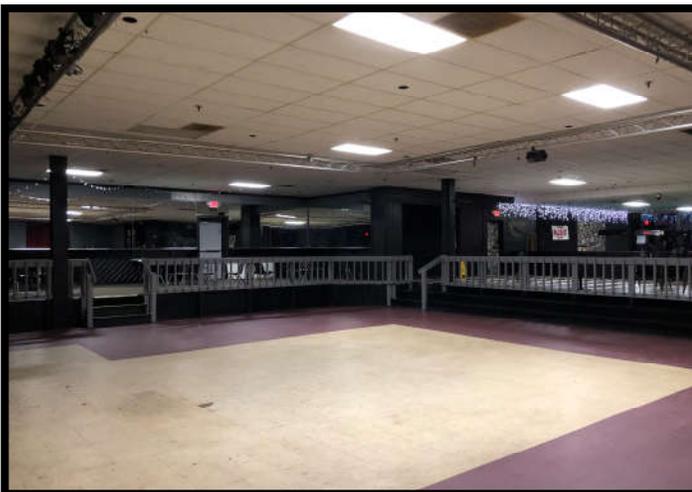
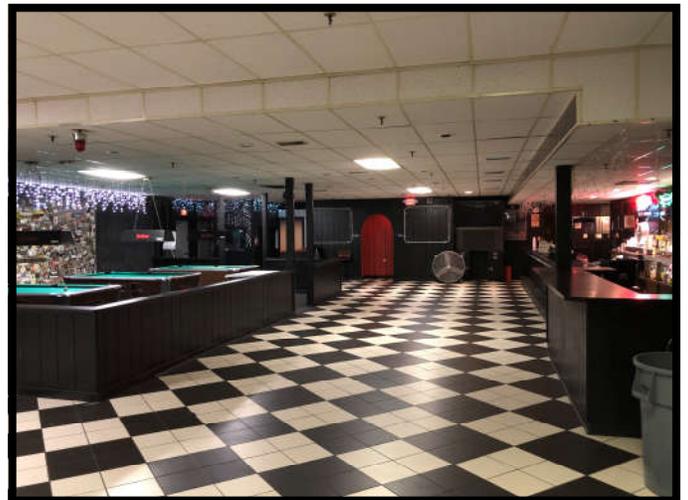
**TRAFFIC COUNT : 14,273 AVG DAILY VOLUME**

**PARCEL #: 010-061517 &  
PARCEL #: 010-109761**

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALSTATE.COM  
PHONE: 614-559-3350 EXT 12  
EMAIL: RBEST@BESTCORPORATEREALSTATE.COM



# PHOTO TOUR



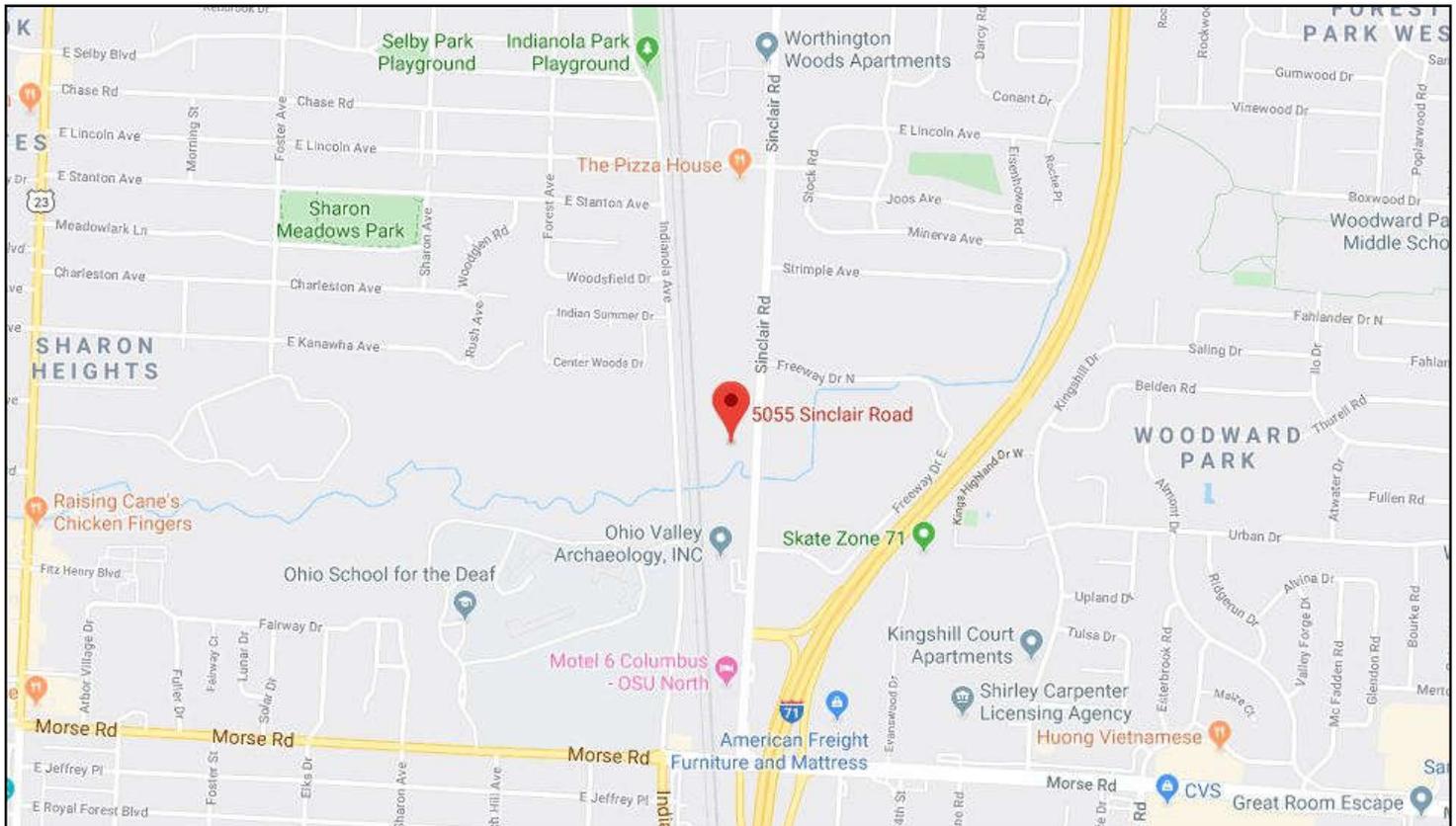
# PHOTO TOUR



**For Sale**  
**5055 and 5075 Sinclair Rd**  
**Columbus OH 43229**



**For Sale: \$1,295,000**  
**5055 & 5075 Sinclair Rd**  
**Columbus OH 43229**



# Traffic Count Report

5055 Sinclair Rd, Columbus, OH 43229

Building Type: **General Retail**

Secondary: **Bar**

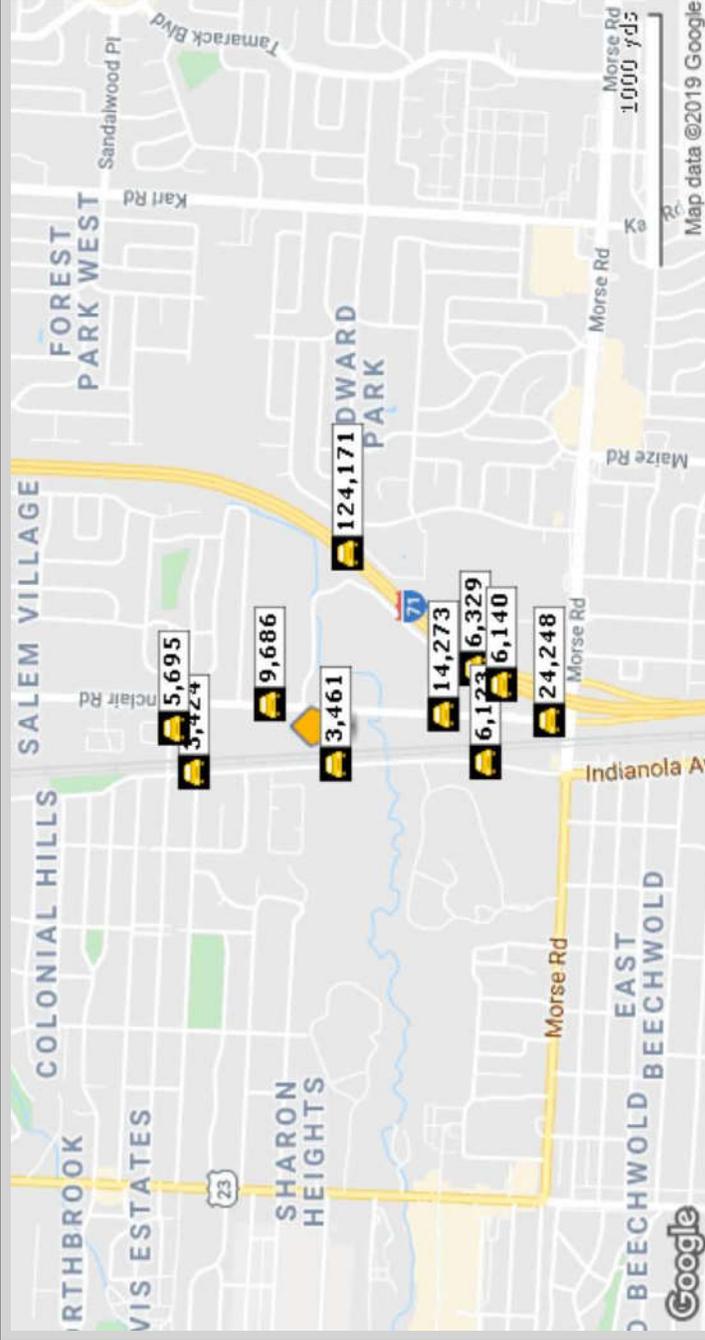
GLA: **9,796 SF**

Year Built: **1970**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Indianola Ave	Indian Summer Dr	0.14 N	2014	3,461	AADT	.10
2 Sinclair Rd	Freeway Dr S	0.04 N	2018	14,273	MPSI	.19
3 Sinclair Rd	Strimple Ave	0.07 N	2018	9,686	MPSI	.21
4 I- 71	Morse Rd	0.23 S	2014	6,329	AADT	.29
5 Indianola Ave	Morse Rd	0.19 S	2018	6,123	MPSI	.29
6 I- 71	Morse Rd	0.16 S	2014	6,140	AADT	.33
7 Indianola Ave	E Stanton Ave	0.01 S	2013	3,424	AADT	.39
8 I- 71	Morse Rd	0.61 SW	2018	124,171	MPSI	.40
9 E Lincoln Ave	Byers Cir E	0.02 E	2018	5,695	MPSI	.43
10 Sinclair Rd	Morse Rd	0.05 S	2018	24,248	MPSI	.43



Copyrighted report licensed to Best Corporate Real Estate - 983818.

10/31/2019

# Demographic Summary Report

5055 Sinclair Rd, Columbus, OH 43229

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Bar**      % Leased: **100%**  
 GLA: **9,796 SF**      Rent/SF/Yr: **-**  
 Year Built: **1970**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	13,250	142,254	357,996
2019 Estimate	12,612	134,182	339,538
2010 Census	11,971	119,983	312,921
Growth 2019 - 2024	5.06%	6.02%	5.44%
Growth 2010 - 2019	5.35%	11.83%	8.51%
<b>2019 Population by Hispanic Origin</b>	625	9,997	20,124
<b>2019 Population</b>	12,612	134,182	339,538
White	9,559 75.79%	89,477 66.68%	220,560 64.96%
Black	2,269 17.99%	34,902 26.01%	85,857 25.29%
Am. Indian & Alaskan	29 0.23%	413 0.31%	962 0.28%
Asian	361 2.86%	4,805 3.58%	21,326 6.28%
Hawaiian & Pacific Island	7 0.06%	92 0.07%	159 0.05%
Other	387 3.07%	4,494 3.35%	10,673 3.14%
U.S. Armed Forces	16	58	169
<b>Households</b>			
2024 Projection	6,341	62,195	149,828
2019 Estimate	6,047	58,774	142,254
2010 Census	5,802	53,275	133,075
Growth 2019 - 2024	4.86%	5.82%	5.32%
Growth 2010 - 2019	4.22%	10.32%	6.90%
Owner Occupied	3,711 61.37%	31,954 54.37%	70,516 49.57%
Renter Occupied	2,336 38.63%	26,820 45.63%	71,738 50.43%
<b>2019 Households by HH Income</b>	6,046	58,774	142,253
Income: <\$25,000	1,186 19.62%	12,918 21.98%	31,859 22.40%
Income: \$25,000 - \$50,000	1,425 23.57%	14,530 24.72%	34,894 24.53%
Income: \$50,000 - \$75,000	1,355 22.41%	10,789 18.36%	26,207 18.42%
Income: \$75,000 - \$100,000	838 13.86%	7,735 13.16%	17,614 12.38%
Income: \$100,000 - \$125,000	572 9.46%	5,249 8.93%	12,406 8.72%
Income: \$125,000 - \$150,000	323 5.34%	2,415 4.11%	5,995 4.21%
Income: \$150,000 - \$200,000	217 3.59%	2,694 4.58%	7,126 5.01%
Income: \$200,000+	130 2.15%	2,444 4.16%	6,152 4.32%
<b>2019 Avg Household Income</b>	\$68,562	\$71,659	\$72,143
<b>2019 Med Household Income</b>	\$55,996	\$54,065	\$53,735



## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.