

**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
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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**

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PHOTO TOUR

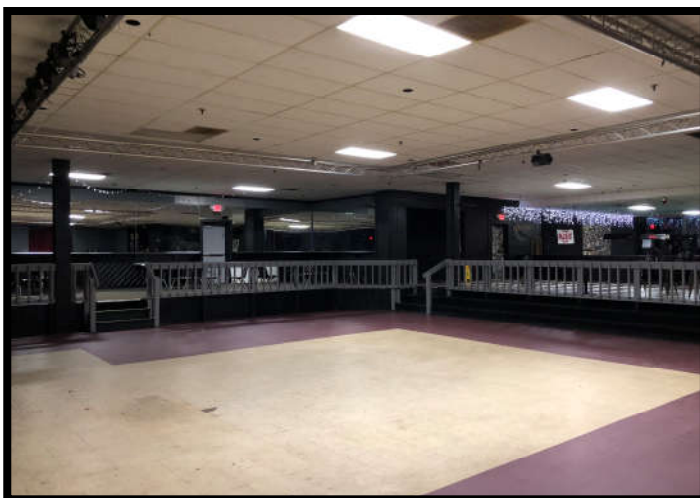
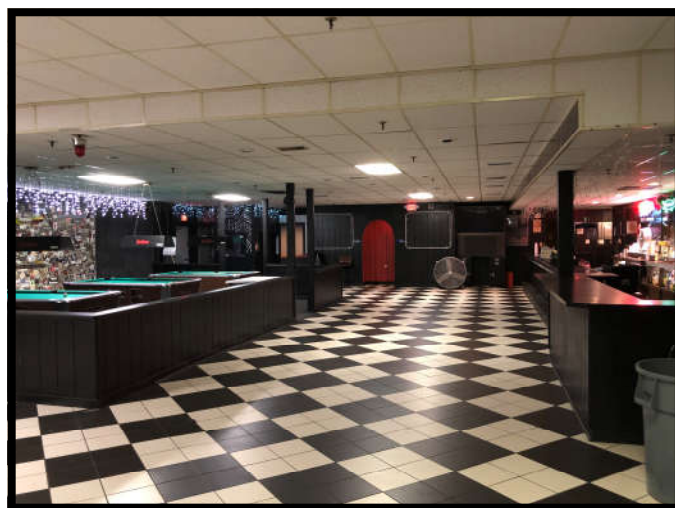


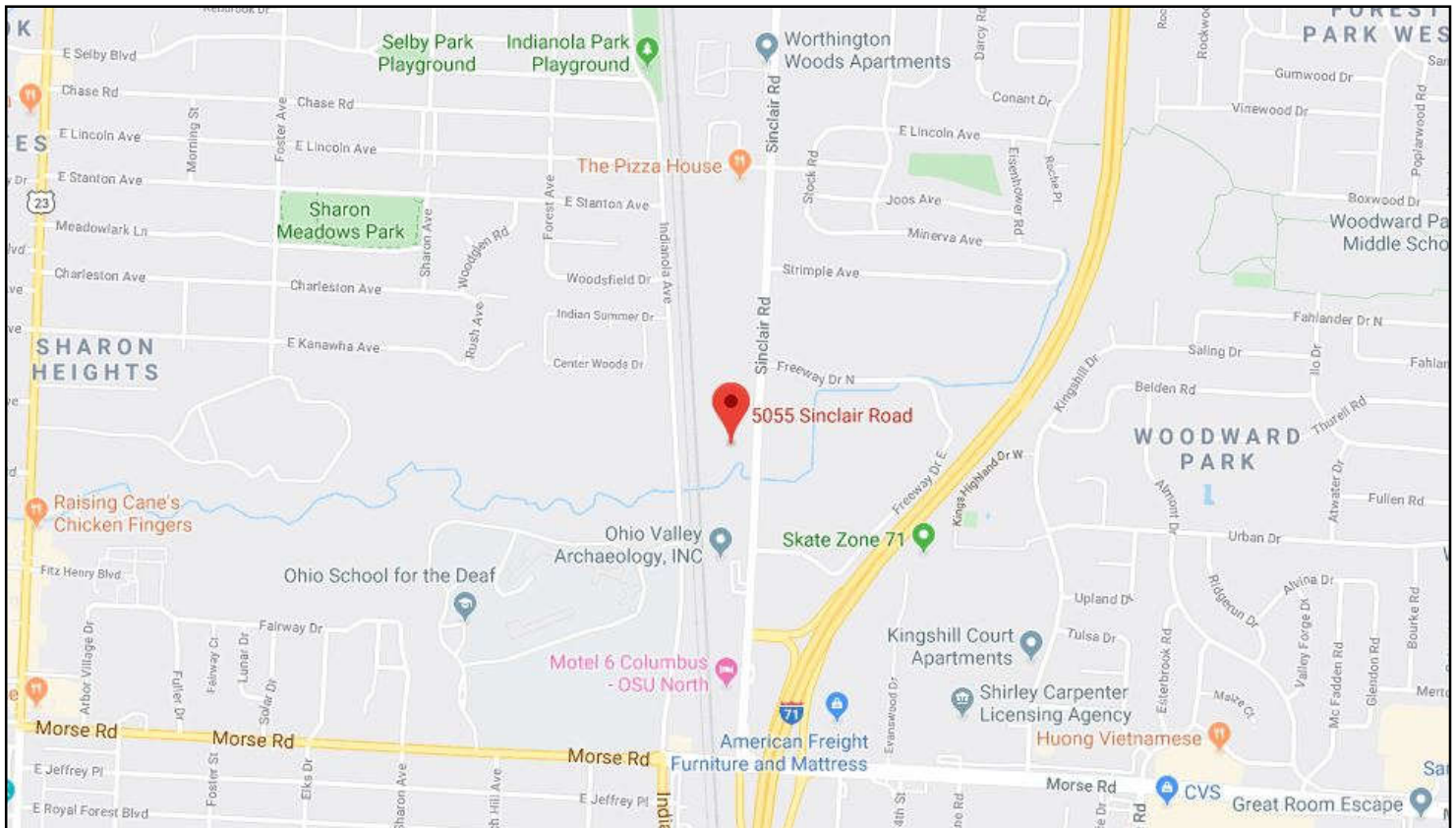
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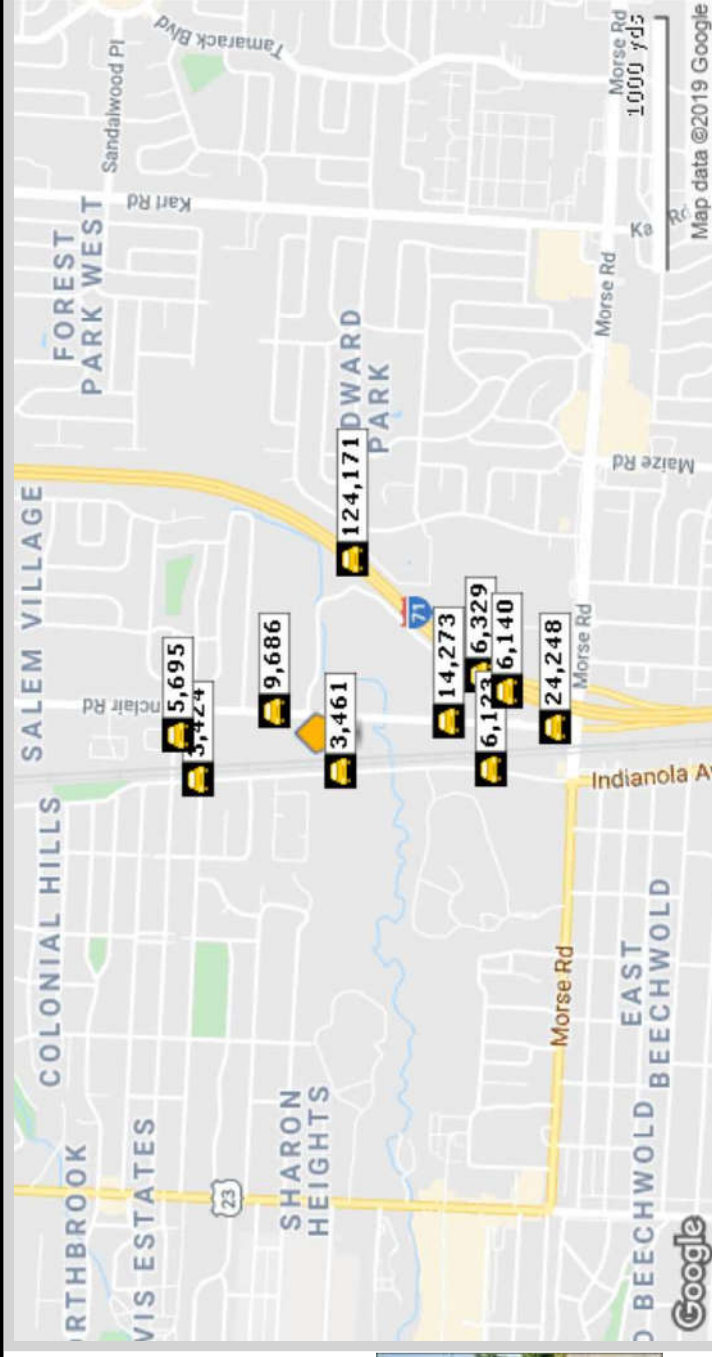
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Traffic Count Report

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



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10/31/2019

Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
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%
2019 Population by Hispanic Origin	625	9,997	20,124
2019 Population	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
Households			
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%
2019 Households by HH Income	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%
2019 Avg Household Income	\$68,562	\$71,659	\$72,143
2019 Med Household Income	\$55,996	\$54,065	\$53,735



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