

exclusive offering by dietz commercial

# LIBERTY CROSSING

Columbus (Powell), Ohio

25,099 square feet

95% occupied

78% of GLA have 10 year leases



## offering summary

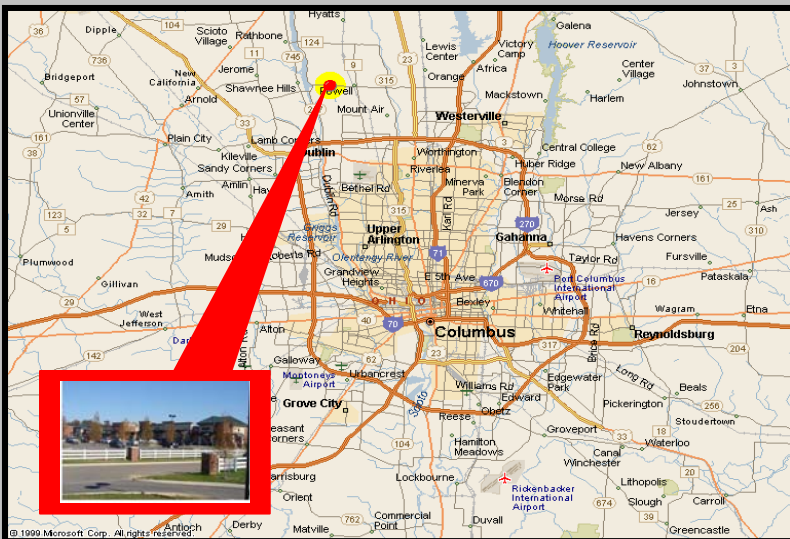
Purchase Price:	\$6,655,486
Net Operating Income:	\$582,355
Cap Rate:	8.75%
Occupancy:	95%

## investment highlights

- Liberty Crossing is 95% leased to 11 tenants of which over 78% of the GLA committed to the property for 10 year leases or longer offering investors surety of cash flow with only 16.75% of the center gross leasable area expiring before 2019.
- Liberty Crossing is located in the affluent Columbus suburb of Powell which is in Southern Delaware County which is the fastest growing county in Ohio and the 13<sup>th</sup> fastest growing county in the United States. Powell enjoys very high-end demographics with average household incomes of \$129,785, \$122,963 and \$112,174 within a 1, 3 and 5 mile radius respectively.
- There are three dominant retail centers at this intersection totaling over 287,000 sf of retail which is 98% occupied well out-performing the broader Columbus retail market.

## tenancy

Chipotle - 2,758 sf	Noodles - 2,624 sf
Verizon Wireless - 1,755 sf	Kogen's - 3,305 sf
Eye Care Professionals - 3,967 sf	Waddell Dental - 2,943 sf
Saturday's - 1,249 sf	Dublin Cleaners - 1,152 sf
Creative Nails - 1,523 sf	Voorhies Chiropractic - 1,229 sf



## investment advisor

Michael J. Fennessy  
 Dietz Commercial  
 36400 Woodward Avenue, Suite 240  
 Bloomfield Hills, Michigan 48304  
 Tel: 248.646.7722 Fax: 248.646.1177  
 Email [fennessy@dietzcommercial.com](mailto:fennessy@dietzcommercial.com)

