

exclusive offering by dietz commercial/continental realty

# LINCOLN VILLAGE PLAZA

Columbus, Ohio

Giant Eagle Anchored Center (218,912 sf)  
Located near new \$400 million Hollywood Casino  
Giant Eagle signed new 15 Year Lease  
9% Capitalization Rate (98% Occupancy)



## offering summary

Purchase Price:	\$14,300,000
Net Operating Income:*	\$1,287,075
Cap Rate:	9%
Occupancy:	98%
Capitalization Rate:	9%
Terms:	Cash

\*Includes income from 3 tenants that are under LOI and in lease negotiations.

## tenancy (partial list)

Giant Eagle	50,155 sf (just renewed for 15 yrs.)
GetGo	Out-Parcel
Family Dollar	10,240 sf
Jo-Ann Fabrics	30,743 sf
Southwest Public Libraries	20,256 sf
Big Bob's Carpet	12,000 sf
Kiddie West Pediatrics	7,500 sf

## investment highlights

- Lincoln Village Plaza is 98% leased to 26 tenants which include: Giant Eagle (50,155 sf), Jo-Ann Fabrics (30,743 sf), Southwest Public Libraries (20,256 sf), Big Bob's Carpet (12,000 sf), Family Dollar (10,240 sf) and Harbor Freight Tools (14,260 sf), all of which represent an excellent mix of national, regional and local retailers.
- Lincoln Village is anchored by Giant Eagle who recently extended their lease for a 15 year term and enjoys sales in excess of \$400 psf with a remarkable rent to sales ratio of less than 1%. Giant Eagle is ranked 40<sup>th</sup> on Forbes Magazine's list of Largest Privately Held Companies with revenues in excess of \$8.15 billion with over 35,000 employees.
- Lincoln Village Plaza is located approximately ½ mile from the Hollywood Casino Columbus which is scheduled to break ground in the 4<sup>th</sup> Quarter 2010 at a development cost of \$400 million. Hollywood Casino Columbus is expected to create 3,500 construction jobs and 2,000 new permanent jobs, all of which will generate a significant boost to the local market as well as generate hundreds of millions of dollars in tax revenues for all Ohio's 88 counties.

## demographics

	1 Mile	3 Mile	5 Mile
Population	13,332	102,702	213,216
Households	5,186	41,461	86,857
Est. Avg. HH Income	\$45,470	\$59,318	\$65,482

## investment advisors



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