



MULTI-TENANT RETAIL INVESTMENT PROPERTY FOR SALE

6144-6156 EAST MAIN STREET

COLUMBUS, OH 43213



A MEMBER OF CORFAC INTERNATIONAL



## EXCLUSIVELY PRESENTED BY

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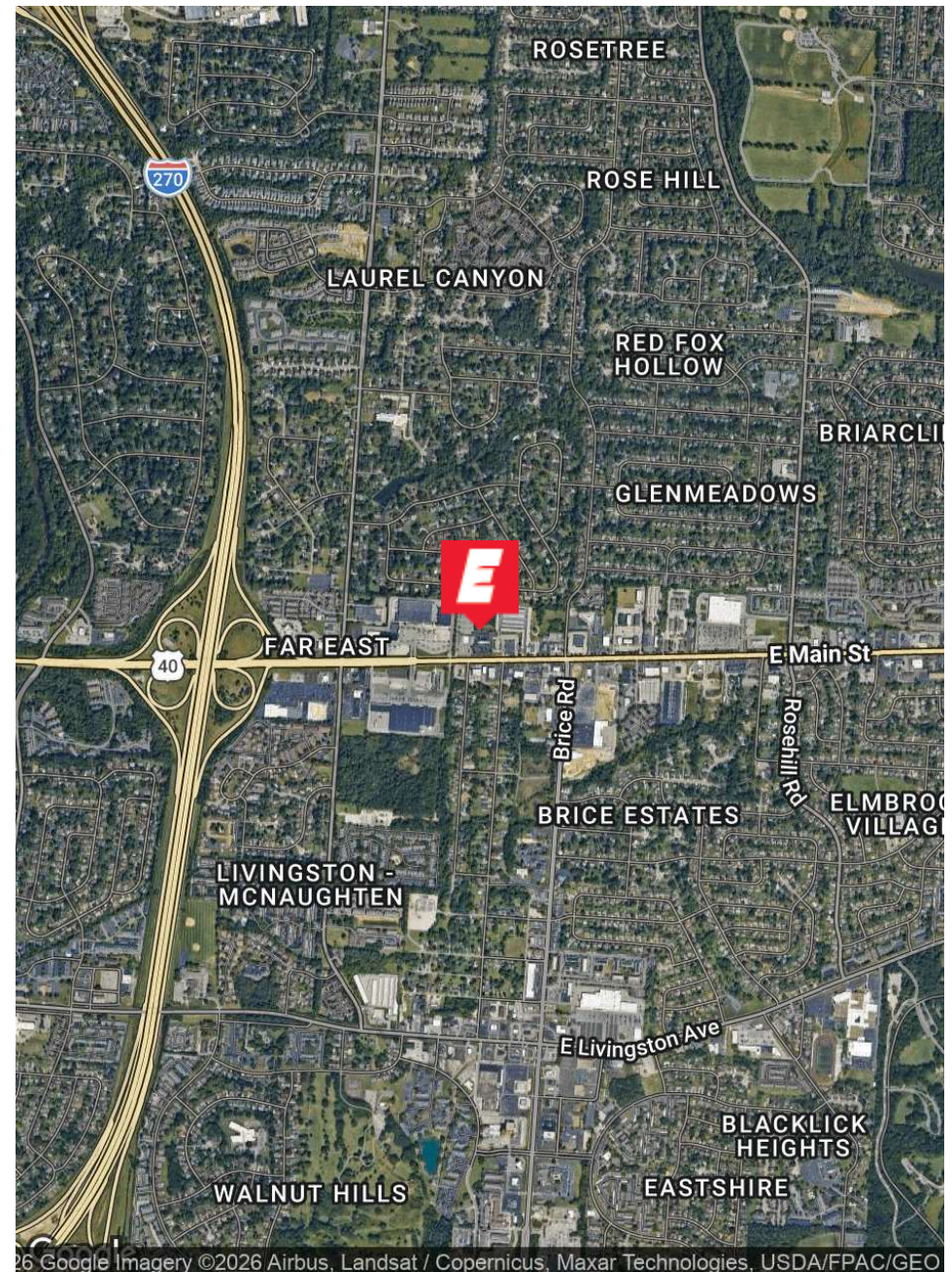
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# EXECUTIVE SUMMARY

Elford Realty is pleased to present a fully leased, four-tenant retail investment totaling 10,254 square feet along the highly traveled E. Main Street/Reynoldsburg retail corridor in Columbus, Ohio. The impeccably maintained property is leased to a diversified mix of national and regional tenants — Domino's, Luxe Occasions, Delaney's Diner, and Lendmark Financial — with lease terms extending through 2033. The property offers a weighted average lease term (WALT) of 3.855 years, providing investors with dependable near- to mid-term cash flow.

Positioned within a BMD-zoned corridor with approximately 28,311 vehicles per day, the property offers excellent visibility, immediate access to I-270, and close proximity to Mount Carmel East, established residential neighborhoods, and a broad mix of retail, dining, and service amenities.

*Rent roll, leases, and OPEX to be provided upon execution of a signed NDA.*



**\$2,400,000/7.45%/\$234 PSF**  
ASKING PRICE/CAP RATE/PSF

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**RETAIL (STRIP CENTER)**  
PROPERTY TYPE

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**10,254 SF / 100%**  
TOTAL SF/% LEASED

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**2007**  
YEAR BUILT

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**96 SURFACE SPACES**  
PARKING

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**BUILDING & MONUMENT**  
SIGNAGE

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**BMD**  
ZONING



## PROPERTY PHOTOS

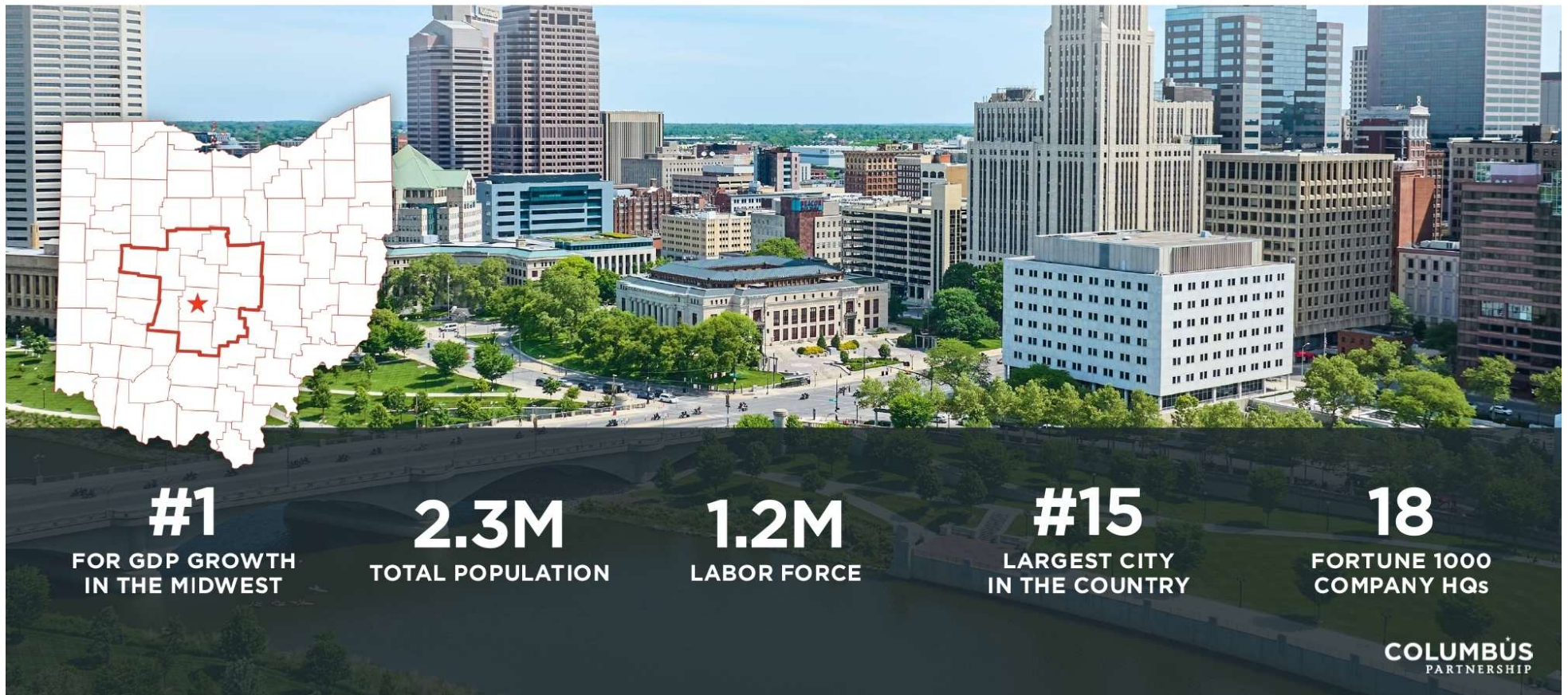


# MARKET OVERVIEW MAP



## REGIONAL ECONOMIC OVERVIEW

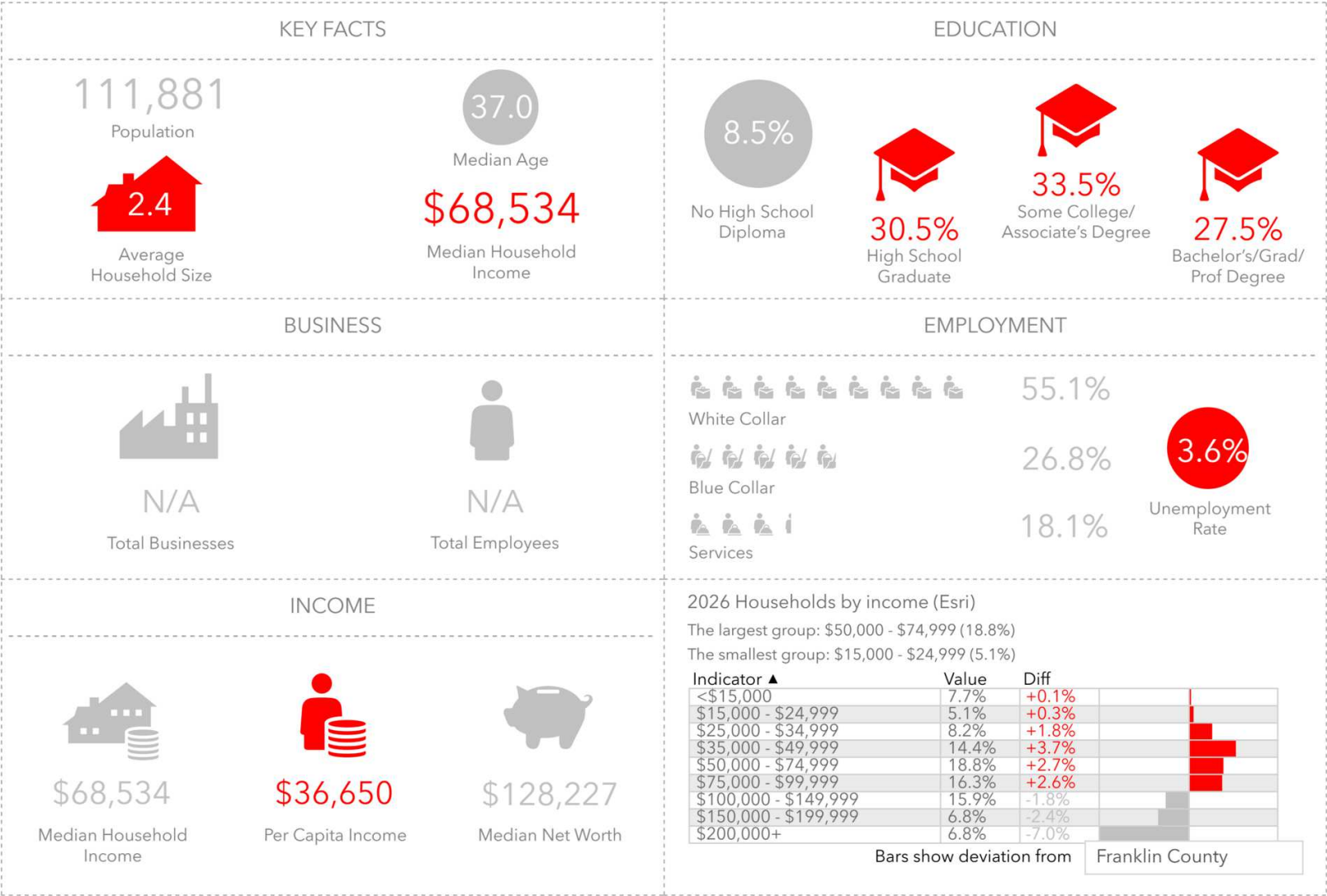
# CENTRAL OHIO'S ECONOMIC PROFILE IS DIVERSIFIED, INNOVATIVE AND WELL-ANCHORED



DEMOGRAPHICS - 3 MILE RADIUS

Key Facts

6150 E Main St, Columbus, Ohio, 43213  
Ring band of 0 - 3 miles



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

Image Sources: soccerstadiumdigest.com (p. 11 [top left] www.hometeamproperties.net (p. 11 [bottom left]), www.experiencecolumbus.com (p. 11 [top & middle right], ohio.org (p. 11 [bottom right] Shutterstock (p. 09, 12 bottom right, 14), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 12 [top right], (p. 12 [middle right], <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 12 [middle right])

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