FOR SALE
Multi-Tenant Retail Investment

Delaware, Ohio 43015
800 W Central Ave

Property Information

— 100% leased 3-tenant retail center - all newer 10-year leases
— Tenants include Ace Hardware, Planet Fitness, and LifePoint Church
— Situated on 13.79± Acres
— Potential upside with additional acreage
— Outlots contain Panera Bread, multi tenant center anchored by First Commonwealth Bank and Burger King coming soon
— Located at a signalized corner
— 0.5± miles to OhioHealth Grady Memorial Hospital
— Ohio Wesleyan University is 2± miles away
— Sits on main East/West corridor of SR 36/37
— Average Daily Traffic Volume of 15K on W Central Avenue
— 2% Co-broker fee

Sale Price: $6,042,755
CAP: 9.0%

2019 Demographic Snapshot

<table>
<thead>
<tr>
<th>SUMMARY</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td>Total Population</td>
<td>11,718</td>
<td>35,514</td>
<td>44,523</td>
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<tr>
<td>Households</td>
<td>4,689</td>
<td>13,956</td>
<td>17,215</td>
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<tr>
<td>Median HH Income</td>
<td>$64,926</td>
<td>$58,692</td>
<td>$62,618</td>
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<tr>
<td>Total Businesses</td>
<td>247</td>
<td>1,106</td>
<td>1,388</td>
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<tr>
<td>Total Daytime Population</td>
<td>11,013</td>
<td>36,587</td>
<td>43,520</td>
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Anthony Maronitis, CCIM, MS
614-352-8669
amaronitis@cbc-aspire.com

Chris Howard
614-264-6801
choward@cbc-aspire.com
Buyer (Tenant) Confidentiality Agreement

This agreement is made between Aspire Realty Services ("Seller’s Broker"), ________________________________ ("Buyer’s Broker") and ____________________________________________ ("Buyer") and relates to the potential sale of 800 W Central Ave, Delaware, Ohio 43015 ("Property"). In as much as information and materials will be supplied to Buyer and Buyer’s Broker so that it may evaluate its decision to submit an offer for the purchase of Property this agreement shall govern the use, rights to, and dissemination of that information.

1. Buyer and Buyer’s Broker agrees to keep confidential all of the information and materials, whether written or oral, received from Broker and shall not permit the information and materials to be disclosed to any third party except to those parties who need access to the information for the exclusive purpose of evaluating a potential transaction for the buyer.

2. Buyer and Buyer’s Broker agrees that no portion of the information or materials submitted by or on behalf of Broker shall be used in any way to the detriment of Broker, Seller, or Property, nor shall it be used by Buyer or Buyer’s Broker other than in connection with evaluation of the Property.

3. Buyer and Buyer’s Broker agrees that it will not contact any of the Property’s employees or tenants regarding the sale of the property without the prior written consent of the Broker and Seller.

4. Buyer and Buyer’s Broker agrees that Seller shall have the unrestricted right, in its sole discretion, at any time, (i) to reject for any or no reason any and all offers submitted by Buyer or Buyer’s Broker, and (ii) to refuse for any or no reason to enter into a proposed sale with Buyer.

5. Buyer and Buyer’s Broker understands that Seller is not exclusively negotiating with Buyer and Buyer’s Broker and that Seller remains free to negotiate with other purchasers for the sale of Property.

6. Buyer and Buyer’s Broker recognizes that irreparable injury may result to Seller, Broker and Property if it breaches any provision of the Agreement, and agrees that if it should engage, or cause any other person or entity to engage, in any act in violation of any such provision hereof, Seller, Broker and Property shall be entitled, in addition to such other remedies, damages and relief as may be available under applicable law, to equitable relief, including any injunction prohibiting it from engaging in any such act.

7. Buyer and Buyer’s Broker understands that the information Broker makes available is based on sources deemed reliable but there is no representation or warranty, either expressed or implied as to the accuracy or completeness of that information.

8. This agreement shall be construed in accordance with, and the performance thereof governed by the laws of the State of Ohio and Buyer submits to the jurisdiction of the courts of the State of Ohio to resolve any disputes under this Agreement.

9. Buyer and Buyer’s Broker acknowledges that Anthony Maronitis and Chris Howard, Aspire Realty Services, is acting as the Broker/Agents for the Seller.

Agreed and Acknowledged, this ______ day of ________________________, 20____.

BUYER’S BROKER

By: ________________________________

Date: ________________________________

Phone#: ________________________________

Email: ________________________________

BUYER

By: ________________________________

Print: ________________________________

Date: ________________________________

Address: ________________________________

Each Office is Independently Owned and Operated.