## FOR SALE **DELHI PLAZA**

**DOLLAR GENERA** 



FULLY LEASED MULTI-TENANT RETAIL OPPORTUNITY 4940 - 4990 DELHI ROAD, DELHI TOWNSHIP | CINCINNATI, OH

2720 Van Aken Blvd., Suite 200 | Cleveland, OH 44120 | P: 216.921.5663 | www.paranmgt.com

#### **INVESTMENT HIGHLIGHTS**

#### **ABOUT DELHI PLAZA**

Delhi Plaza is a well-established neighborhood shopping center located on Delhi Avenue in Cincinnati, OH with easy access to Interstates 71 & 75. The property benefits from excellent signage and visibility and is easily accessible with ample parking and high walkability. Tenants include Dollar General, Pizza Hut, CSL Plasma, and coming soon -Biggy Coffee! The shopping center was constructed in 1973 and sits on approximately 3.4 acres consisting of a 32,346/sf strip center and a 4,104/sf outlot building.

#### **PROPERTY HIGHLIGHTS**

- Well-established neighborhood center with a population of more • than 200,000 within a 5-mile radius
- Easy access to I-71 and I-75 •
- Multi-tenant pylon sign with excellent roadside visibility •
- Located across from Delhi Towne Square, Delhi Township's \$60M • mixed-use redevelopment project that is now underway featuring a community recreation center, classrooms, outdoor programmed space, township offices, and an apartment complex
- Minutes from Downtown Cincinnati
- Abundant parking and high walkability



### DOLLAR GENERAL









216-921-5663 PARAN



### 36,450 SF BUILDING 3.4 AC LAND AREA

100% occupancy

\$3.5M LIST PRICE

8.18% **CAP RATE** 

#### 4990 DELHI ROAD | DELHI TOWNSHIP, CINCINNATI, OH 45238

#### DESCRIPTION

6

7

4 & 5

Market Strategy:	Traditional Mix	Number of Spaces:	6
Year Built:	1973	Buliding Size:	36,45
Туре:	Neighborhood/Essential Retail	Acres:	3.4
Market Population:	203,100 within 5-mile radius	Configuration:	Strip
County:	Hamilton		
Parcel ID Numbers:	540-0041-0770-00, 540-0041-0771-00		
TENANTS			
1	Kumo Asian Fusion	4,104 SF	
2	Coming Soon: Biggby Coffee	2,457 SF	
3	VIP Wireless and Smoke Shop	3,015 SF	

#### **PHYSICAL CONFIGURATION**

12,267 SF

1,092 SF

12,051 SF

Number of Spaces:	6			
Buliding Size:	36,450 SF			
Acres:	3.4			
Configuration:	Strip center			



CSL Plasma

Dollar General

Pizza Hut

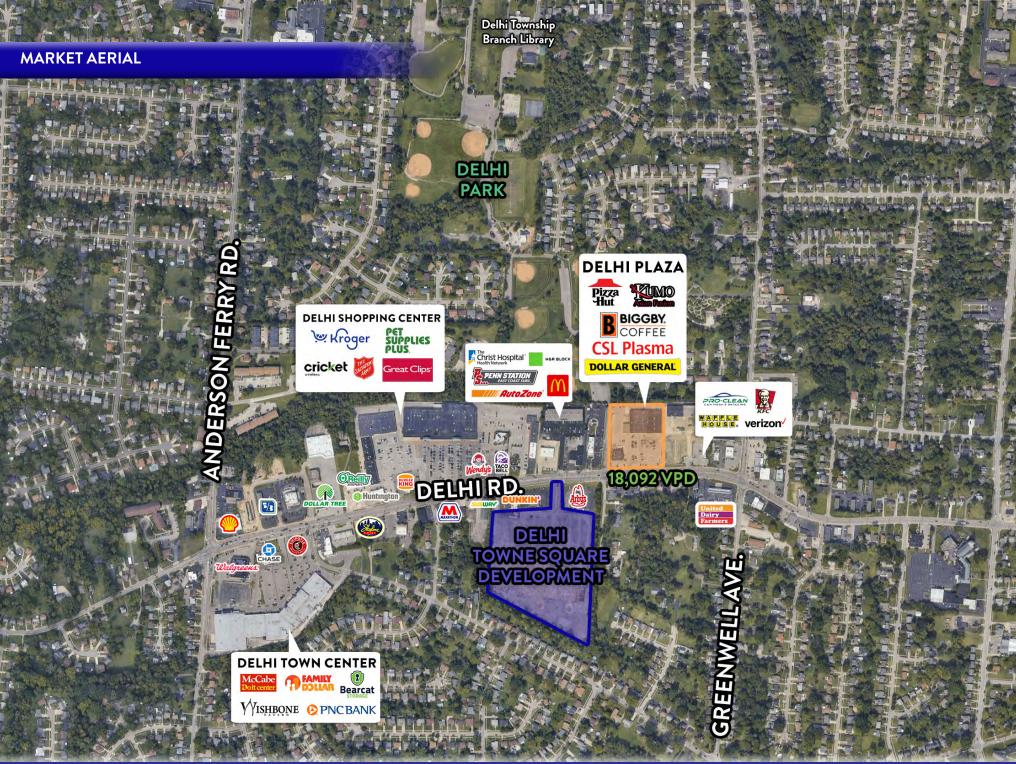
SITE PLAN



DELHI PIKE



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#### CONTACTS

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