

FOR SALE
DELHI PLAZA

FORMCO
REALTY LLC
COMMERCIAL REAL ESTATE



FULLY LEASED MULTI-TENANT RETAIL OPPORTUNITY

4940 - 4990 DELHI ROAD, DELHI TOWNSHIP | CINCINNATI, OH

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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



INVESTMENT OVERVIEW



4990 DELHI ROAD | DELHI TOWNSHIP, CINCINNATI, OH 45238

36,450 SF

BUILDING

3.4 AC

LAND AREA

100%

OCCUPANCY

\$3.5M

LIST PRICE

8.18%

CAP RATE

DESCRIPTION

Market Strategy:	Traditional Mix
Year Built:	1973
Type:	Neighborhood/Essential Retail
Market Population:	203,100 within 5-mile radius
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
4 & 5	CSL Plasma	12,267 SF
6	Pizza Hut	1,092 SF
7	Dollar General	12,051 SF

PHYSICAL CONFIGURATION

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

SITE PLAN



MARKET AERIAL

Delhi Township
Branch Library

DELHI
PARK

ANDERSON FERRY RD.

DELHI SHOPPING CENTER

Kroger

PET SUPPLIES PLUS

cricket wireless

THE SUMMER ARMY

Great Clips

The Christ Hospital Health Network

H&R BLOCK

PENN STATION EAST COAST SUBS

AutoZone

McDonald's

DELHI PLAZA

Pizza Hut

KUMO Asian Fusion

BIGGBY COFFEE

CSL Plasma

DOLLAR GENERAL

PRO-CLEAN CAR WASH & DETAILING

KFC

Waffle House

verizon

DELHI RD.

18,092 VPD

DELHI
TOWNE SQUARE
DEVELOPMENT

GREENWELL AVE.

DELHI TOWN CENTER

McCabe Dolt center

FAMILY DOLLAR

Bearcat STORAGE

WISHBONE FLOWERS

PNC BANK

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DELHI PLAZA

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