

For Sale: \$1,295,000
5055 & 5075 Sinclair Rd
Columbus OH 43229



Legendary Venue Known as Alrosa Villa For Sale:

- Two bar area's, large lower level dance floor, stage, dressing room
- Entertainment area, outdoor patio and multiple bathrooms.
- Full sprinkler system in place
- Previous kitchen area (currently not used)
- Total approximately 7.2 acres
- Liquor license and equipment included
- Two parcels included in this sale.

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
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5055-5075 Sinclair Rd
Columbus OH 43229**



LOCATION: BETWEEN LINCOLN & MORSE ROAD

LIST PRICE: \$1,295,000

COUNTY: FRANKLIN

TAXES: \$26,807

BUILDING SF: 10,765

ZONED: COMMERCIAL

APPROX. ACREAGE: 7.2, INCLUDES 2 PARCELS

YEAR BUILT: 1970

TRAFFIC COUNT : 14,273 AVG DAILY VOLUME

**PARCEL #: 010-061517 &
PARCEL #: 010-109761**

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PHOTO TOUR

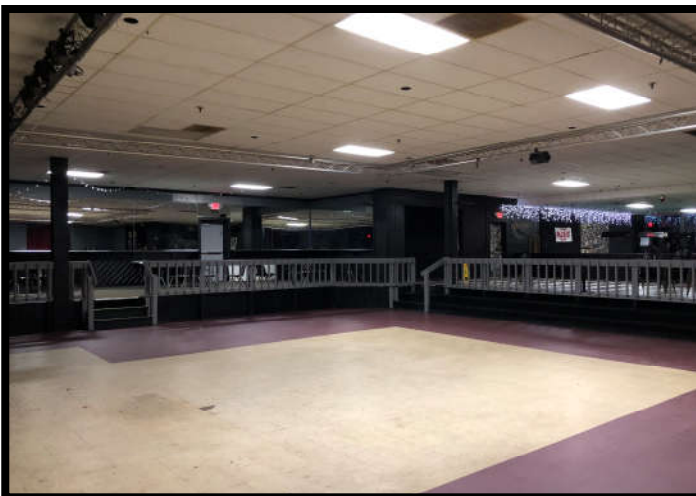
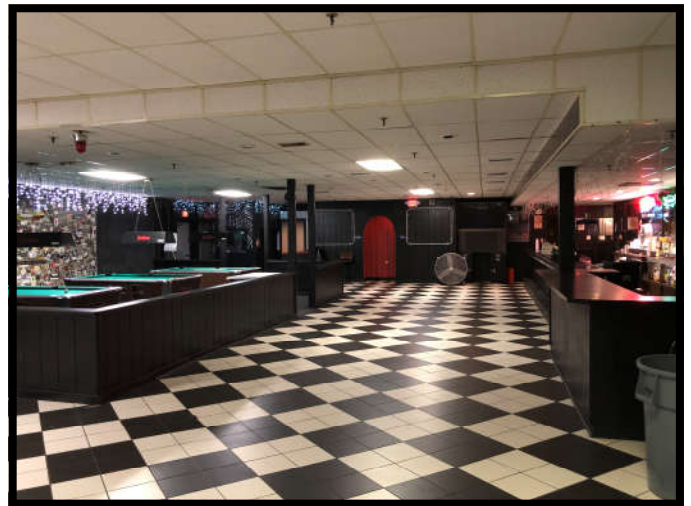


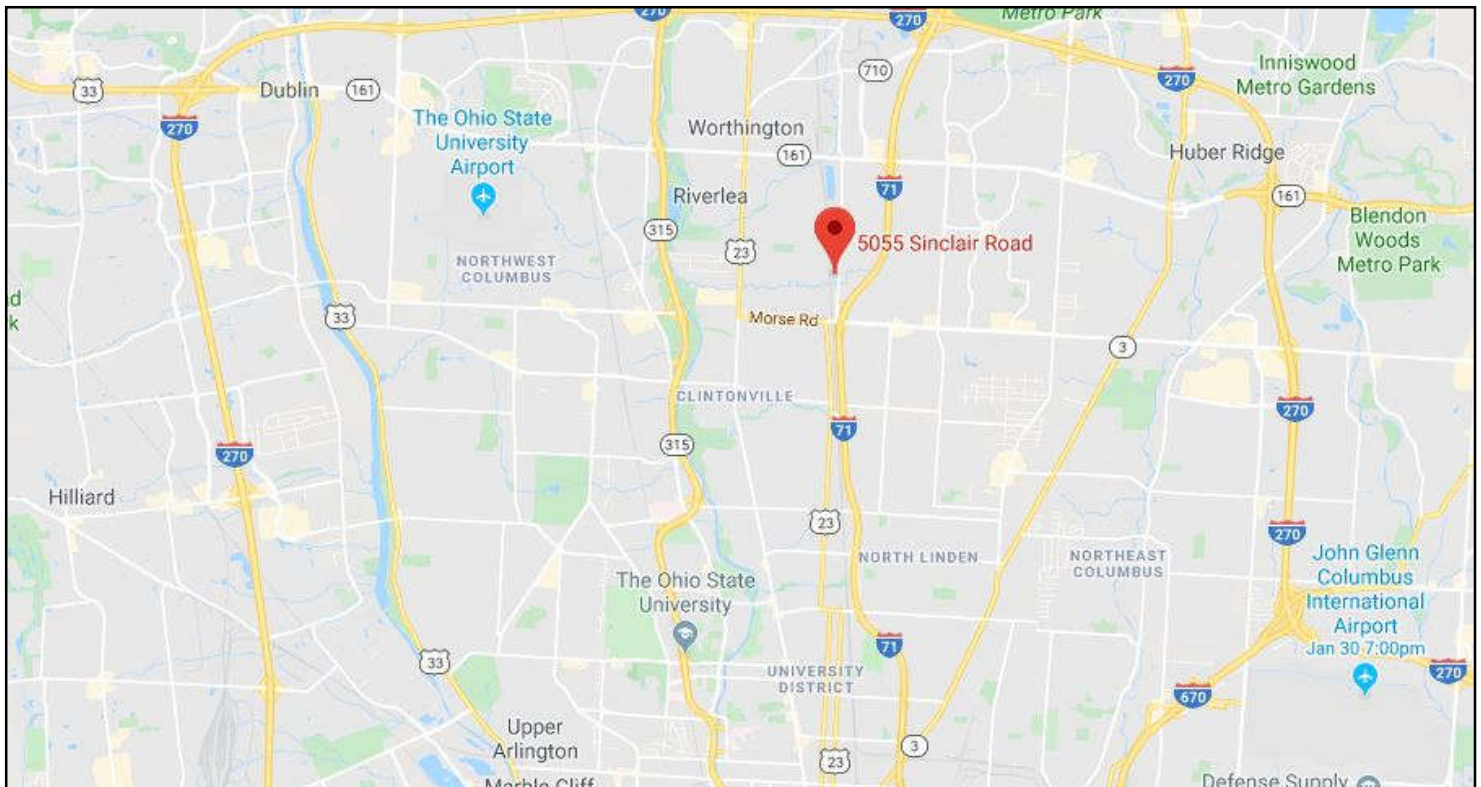
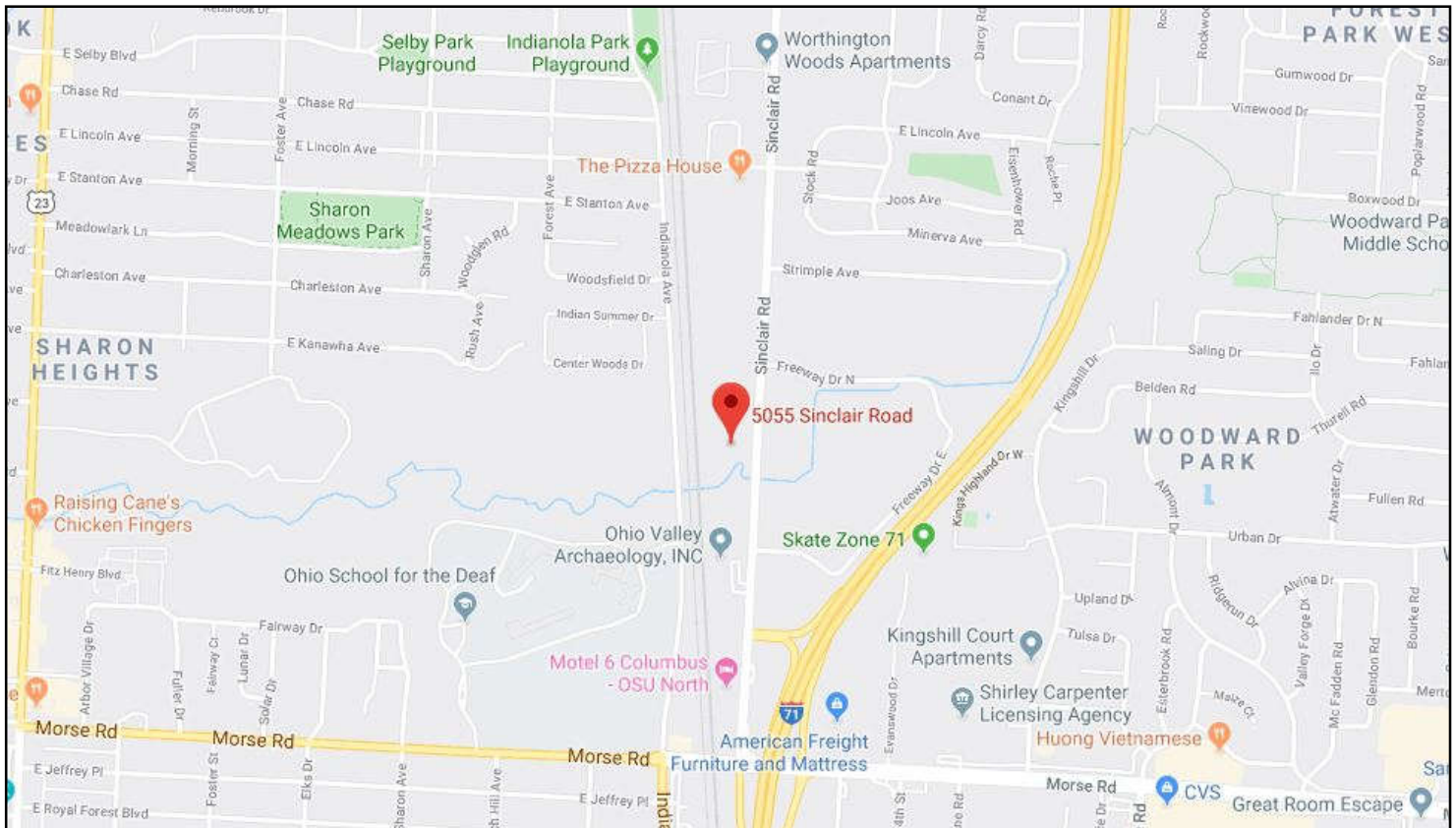
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Traffic Count Report

5055 Sinclair Rd, Columbus, OH 43229

Building Type: **General Retail**

Secondary: **Bar**

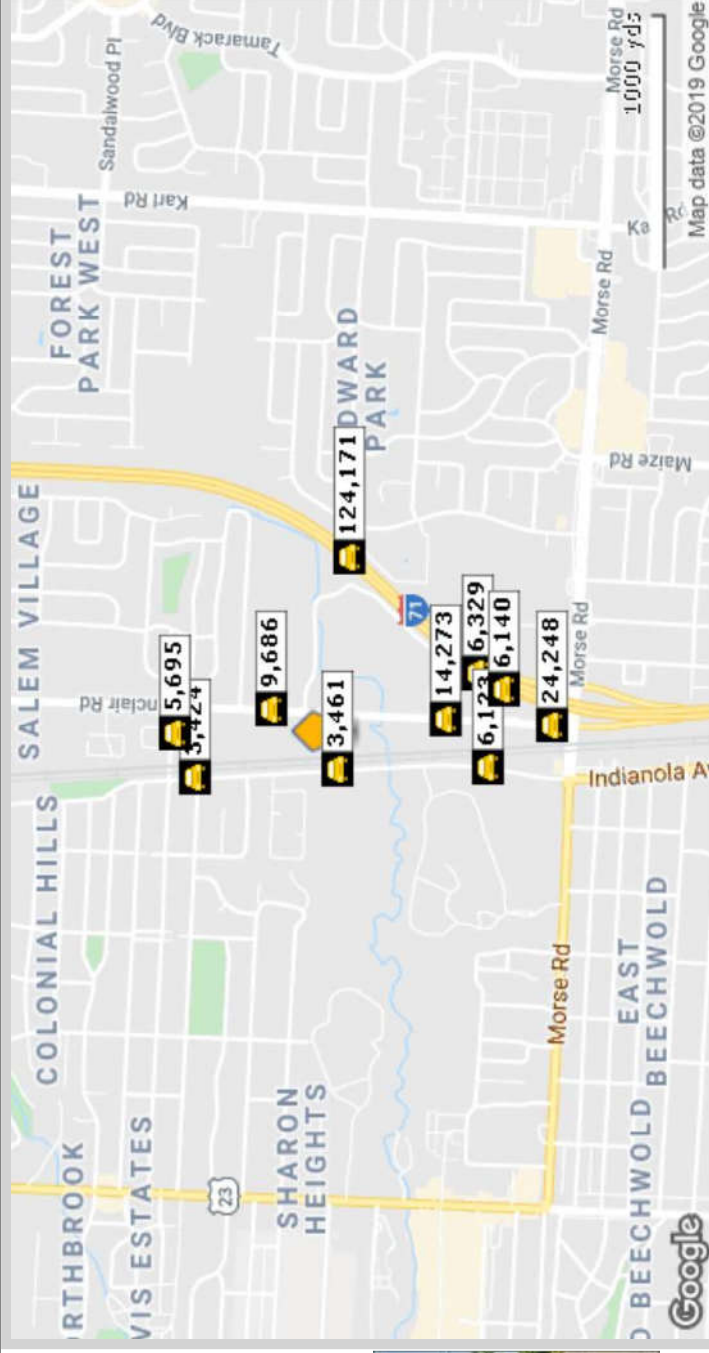
GLA: **9,796 SF**

Year Built: **1970**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Indianola Ave	Indian Summer Dr	0.14 N	2014	3,461	AADT	.10
2 Sinclair Rd	Freeway Dr S	0.04 N	2018	14,273	MPSI	.19
3 Sinclair Rd	Strimple Ave	0.07 N	2018	9,686	MPSI	.21
4 I- 71	Morse Rd	0.23 S	2014	6,329	AADT	.29
5 Indianola Ave	Morse Rd	0.19 S	2018	6,123	MPSI	.29
6 I- 71	Morse Rd	0.16 S	2014	6,140	AADT	.33
7 Indianola Ave	E Stanton Ave	0.01 S	2013	3,424	AADT	.39
8 I- 71	Morse Rd	0.61 SW	2018	124,171	MPSI	.40
9 E Lincoln Ave	Byers Cir E	0.02 E	2018	5,695	MPSI	.43
10 Sinclair Rd	Morse Rd	0.05 S	2018	24,248	MPSI	.43



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10/31/2019

Demographic Summary Report

5055 Sinclair Rd, Columbus, OH 43229

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 GLA: **9,796 SF** Rent/SF/Yr: **-**
 Year Built: **1970**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	13,250	142,254	357,996
2019 Estimate	12,612	134,182	339,538
2010 Census	11,971	119,983	312,921
Growth 2019 - 2024	5.06%	6.02%	5.44%
Growth 2010 - 2019	5.35%	11.83%	8.51%
2019 Population by Hispanic Origin	625	9,997	20,124
2019 Population	12,612	134,182	339,538
White	9,559 75.79%	89,477 66.68%	220,560 64.96%
Black	2,269 17.99%	34,902 26.01%	85,857 25.29%
Am. Indian & Alaskan	29 0.23%	413 0.31%	962 0.28%
Asian	361 2.86%	4,805 3.58%	21,326 6.28%
Hawaiian & Pacific Island	7 0.06%	92 0.07%	159 0.05%
Other	387 3.07%	4,494 3.35%	10,673 3.14%
U.S. Armed Forces	16	58	169
Households			
2024 Projection	6,341	62,195	149,828
2019 Estimate	6,047	58,774	142,254
2010 Census	5,802	53,275	133,075
Growth 2019 - 2024	4.86%	5.82%	5.32%
Growth 2010 - 2019	4.22%	10.32%	6.90%
Owner Occupied	3,711 61.37%	31,954 54.37%	70,516 49.57%
Renter Occupied	2,336 38.63%	26,820 45.63%	71,738 50.43%
2019 Households by HH Income	6,046	58,774	142,253
Income: <\$25,000	1,186 19.62%	12,918 21.98%	31,859 22.40%
Income: \$25,000 - \$50,000	1,425 23.57%	14,530 24.72%	34,894 24.53%
Income: \$50,000 - \$75,000	1,355 22.41%	10,789 18.36%	26,207 18.42%
Income: \$75,000 - \$100,000	838 13.86%	7,735 13.16%	17,614 12.38%
Income: \$100,000 - \$125,000	572 9.46%	5,249 8.93%	12,406 8.72%
Income: \$125,000 - \$150,000	323 5.34%	2,415 4.11%	5,995 4.21%
Income: \$150,000 - \$200,000	217 3.59%	2,694 4.58%	7,126 5.01%
Income: \$200,000+	130 2.15%	2,444 4.16%	6,152 4.32%
2019 Avg Household Income	\$68,562	\$71,659	\$72,143
2019 Med Household Income	\$55,996	\$54,065	\$53,735





COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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