



# Retail / Office Redevelopment Opportunity

3577 South Arlington, Green, OH 44232

## Property Details

The property is being marketed as land for redevelopment - yet possesses a strong cash-flow from current tenants. Excellent Retail Redevelopment Site or Investment Opportunity. Near 1 Acre Parcel is located at the corner of SR 619 & South Arlington in Green, Ohio. 2 BUILDINGS (1.) Office / Retail - 7,840 Sq. Ft. - 2 Floors (2.) Office / Whse - 4,200 Sq. Ft. - 2 Floors

**Price: \$899,995**

- Lower Level Suite Recently Renovated (10/14)
- 2nd Floor Restrooms under renovation
- Overlooking the Green Auto Mile. EXCELLENT LOCATION
- Traffic Count - 11,610 per Day.
- Ample Parking. .25 Mile from I77.
- Fast Becoming the Retail Mecca of Green

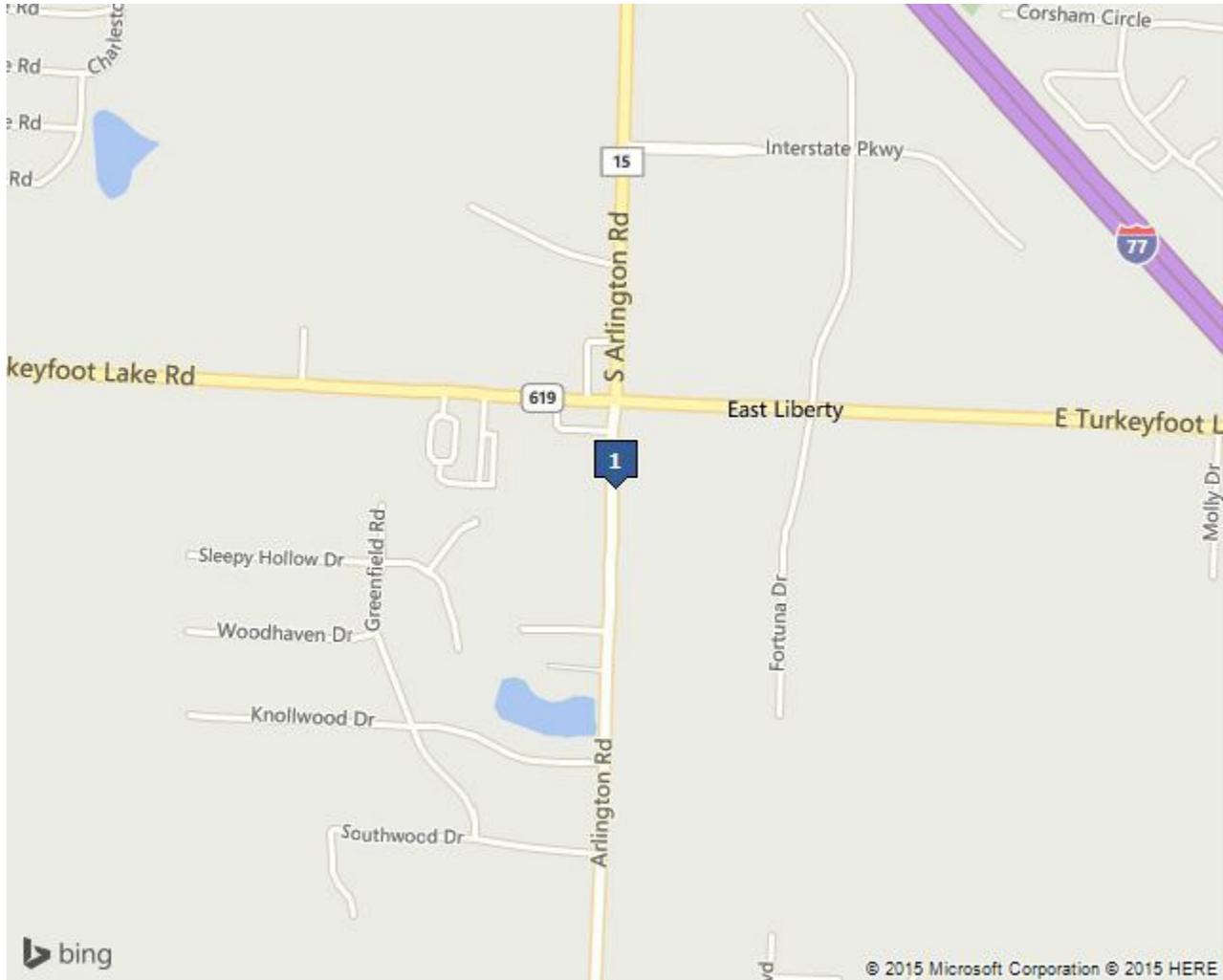
View the full listing here: <http://www.crelisting.net/W655ZrM7A/?StepID=107>

Price:	\$899,995
Building Size:	12,072 SF
Price/SF:	\$74.55
Property Type:	Retail
Property Sub-type:	Street Retail
Additional Sub-types:	Office Building, Free Standing Bldg
Property Use Type:	Investment
Commission Split:	3%
Cap Rate:	8%
Occupancy:	100%

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## Location



## Location Description

I77 To Arlington South -

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## Property Photos



Main Photo



Arlington Rd. Auto / Retail Mile

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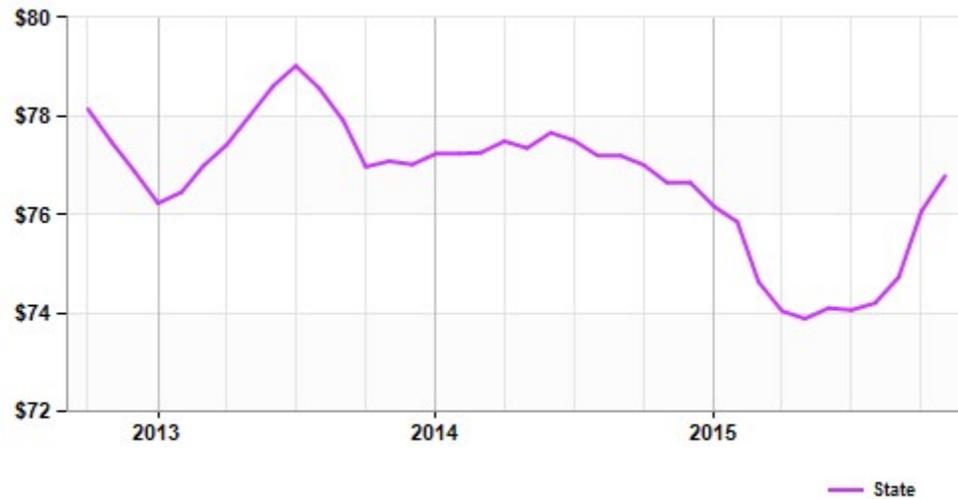
Teague Plaza Satellite View

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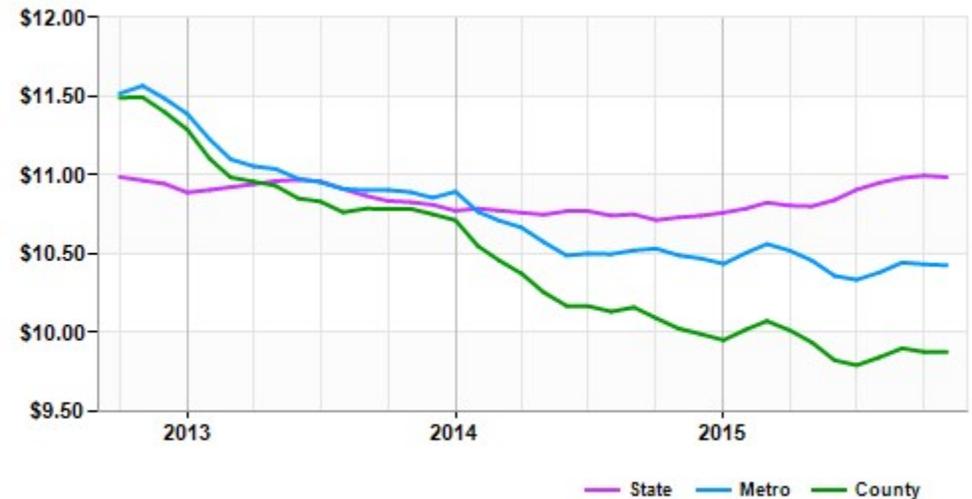
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## Market Trends

Asking Prices Retail for Sale Green, OH (\$/SF)



Asking Rent Retail for Lease Green, OH (\$/SF/Year)



	Nov 15	vs. 3 mo. prior	Y-O-Y
State	\$77	+3.5%	+0.2%

	Nov 15	vs. 3 mo. prior	Y-O-Y
State	\$10.99	+0.3%	+2.4%
Metro	\$10.43	+0.4%	-0.6%
County	\$9.88	+0.3%	-1.5%

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## Broker Profile



### Patrick M. Corrigan

Patrick holds an Engineering Degree and has 30+ of business (retail & manufacturing), property management and renovation and real estate sales-acquisition experience. Shelee holds several Business Degrees (including a Masters) and has many years of legal, business consulting / business management and sales-acquisition real estate experience. The Corrigan Team. CSD

**Current Occupation:** Commerical Real Estate Consultants

**Organizations/Associations:** LoopNet, Inc.

**Website:** <http://www.thecorriganteam.com>

[patrick@thecorriganteam.com](mailto:patrick@thecorriganteam.com)

(330) 835-4900

License: -



**Stouffer Commercial**

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Akron, OH 44333



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