

# CALL FOR OFFERS

Glenway Crossing Shopping Center

5100 Glenway Crossing

Cincinnati, Ohio

## EXECUTIVE SUMMARY

Well Established Center • Strong Tenant Lineup • Stable Cash Flow • Excellent Investor Potential



For More Information Call:  
**888-251-0344 Ext. 105**



# Disclosure Statement

## Confidentiality & Conditions:

ALL INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. NO WARRANTIES OF REPRESENTATION, EXPRESSED OR IMPLIED, ARE MADE REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SUCH INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, PRIOR LEASES ASSIGNMENT, SUBLEASE AND/OR WITHDRAWAL WITHOUT NOTICE.

## Contact:

Joe DiMitrio  
A&G Realty Partners, LLC  
445 Broadhollow Road, Suite 410  
Melville, NY 11747  
Main: 631-420-0044 Ext. 105  
Main: 888-251-0344 Ext. 105  
Direct: 631-465-9509  
joe@agrealtypartners.com

Jeff J. Mattingly  
Cardinal Commercial Real Estate  
7870 Olentangy River Road, Suite 300  
Columbus, OH 43235  
Main: 614-410-0300  
Fax: 614-888-9240  
Mobile: 614-403-8006  
mattingly@cardinal-commercial.com

## Property Inspections:

On-site inspections are your opportunity to drive by the property and to meet our representatives. Our team will be available to explain all procedures and requirements, as well as answer any questions you may have regarding the property and sales process. The property is available for inspection by appointment.

To schedule an appointment to view the property, please contact

- Joe DiMitrio at A&G Realty: 888-251-0344 Ext. 105
- Jeff Mattingly at Cardinal Commercial Real Estate: 614-403-8006

# Executive Summary

5100 Glencrossing Way  
Cincinnati, OH

# Executive Summary

## TENANT SUMMARY



## THE OFFERING:

A&G Realty Partners and Cardinal Commercial Real Estate are pleased to exclusively offer for sale Glenway Crossing, a 235,000 sq. ft., income producing shopping center located in Cincinnati, Ohio. This well-established property features a stable cash flow and the ability to increase net operating income through lease-up of vacant and temporary suites and increase of inline rents over time.

Currently 85% leased, Glenway Crossing has a strong lineup of national and regional retailers that includes Bargains & Buyouts, Shoe Carnival, GNC, EB Games-Gamestop, Kinkos Fedex, Leslie's Swimming Pool Supply, Pet Valu, Jersey Mikes, Emery Federal and others.

Glenway Crossing is located approximately 6 miles west of downtown Cincinnati in the Western Hills section of the Westwood suburb, where 12% of Cincinnati's total population resides. The area is known for its extensive transportation, infrastructure and well educated work force boasting 13 colleges and universities, all of which influence a positive growth attitude that drives its local economy.



# Offering Overview

## Glenway Crossing Overview

- ADDRESS Glenway Crossing  
5100 Glenway Crossing  
Cincinnati, OH
- COUNTY Hamilton
- PROPERTY TYPE Retail Strip Center
- TOTAL BUILDING AREA 235,000 Sq. Ft.
- LAND AREA 24.52 Acres
- YEAR BUILT 1990
- STORIES 1-Story
- PARKING Ample
- % LEASED 85%
- 2016 REAL ESTATE TAXES \$126,139.24



## Investment Highlights

- FEATURES
  - Income-Producing
  - Well Established Shopping Center
  - Located in the thriving Western Hills retail hub, approximately 10 miles from downtown Cincinnati
  - Strong Traffic & Population
  - Excellent Access & Visibility
  - Future Upside and Growth

# Income Statement

## Income Statement - Glenway Crossing SC Cash Accounting

June 30, 2017	Month to Date	Year to Date
<b>Income</b>		
4000 Rent or Lease Income	\$98,735.52	\$560,651.73
4010 CAM	\$11,433.07	\$61,742.05
4020 Taxes & Insurance Reimb.	\$8,797.23	\$48,803.91
4050 Miscellaneous Reimbursements	\$402.62	\$3,394.05
4070 Utility Reimb. Income	\$610.22	\$3,566.22
4100 Late/NSF Fee Income	\$0.00	\$461.66
Total Income	\$19,978.66	\$678,619.62
<b>Expenses</b>		
<b>Administrative Expenses</b>		
6110 Bank Fees	\$63.39	\$366.85
6170 Postage/Delivery	\$0.00	\$124.13
6200 Professional Fees	\$2,650.00	\$2,650.00
6210 Accounting Fee	\$1,910.00	\$1,910.00
6220 Legal Fees	\$2,042.00	\$2,042.00
6250 Fees & Permits	\$0.00	\$80.00
6290 Dues and Subscriptions	\$0.00	\$18.34
6500 Insurance-General	\$1,558.02	\$9,489.57
Total Administrative Expenses	\$8,223.41	\$16,680.89

# Income Statement

## Income Statement - Glenway Crossing SC

Cash Accounting

June 30, 2017	Month to Date	Year to Date
<b>CAM Expense</b>		
5100 Grounds-Main/Mowing	\$3,750.35	\$11,041.26
5120 Grounds-Sweeping	\$1,114.79	\$5,504.63
5125 Pavement Repairs	\$8,453.00	\$11,834.20
5175 Winter Operations	\$0.00	\$10,627.76
5190 Trash Removal	\$599.17	\$4,281.58
5200 Electrical/Light Repairs	\$196.00	\$3,560.40
5300 Utilities Electric	\$3,233.49	\$22,638.68
5310 Utilities Gas	\$728.08	\$4,811.26
5330 Utilities Water Sewer	\$0.00	\$15,351.30
5336 Utilities Water Drain/SW	\$0.00	\$9,699.80
5400 Management Fee Exp.	\$4,935.00	\$27,020.00
5490 On-Site Management	\$500.00	\$3,375.00
<b>Total CAM Expense</b>	<b>\$23,509.88</b>	<b>\$129,745.87</b>
<b>General Expenses</b>		
5620 Locksmith	\$0.00	\$391.00
5650 Fire Alarm Security	\$2,734.19	\$9,464.94
5700 Repair and Maintenance	\$0.00	\$2,190.65
5720 Plumbing	\$0.00	\$1,867.15
5730 Roofing	\$3,798.00	\$18,069.00
<b>Total General Expenses</b>	<b>\$6,532.19</b>	<b>\$31,982.74</b>
<b>Total Expenses</b>	<b>\$38,268.48</b>	<b>\$178,409.50</b>
<b>Net Operating Income (Loss)</b>	<b>\$81,713.18</b>	<b>\$500,210.12</b>



# Aerial Map



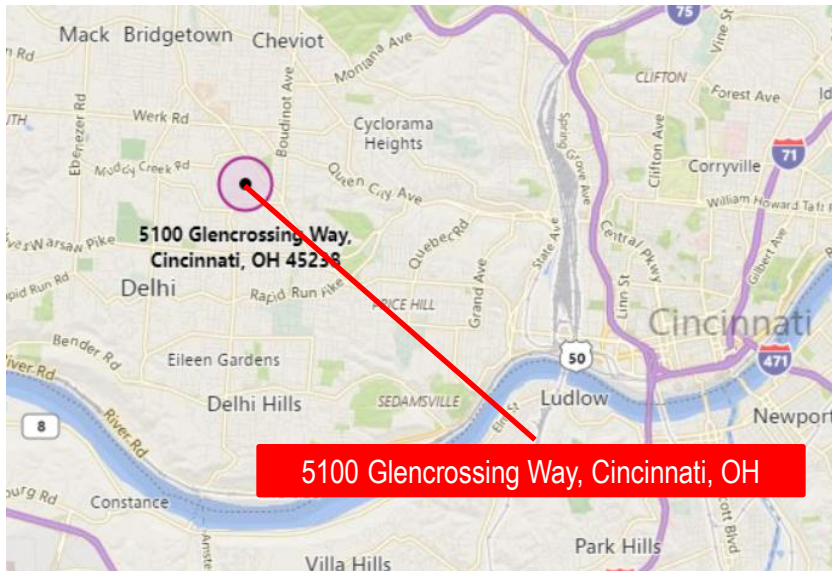


# Local Area Map

The explosive Glenway Avenue Retail Corridor includes Dick's Sporting Goods, Best Buy, St. Vincent De Paul, Hobby Lobby, Walgreens, Buffalo Wild Wings, World Market, Golds Gym and numerous other retailers and restaurants.



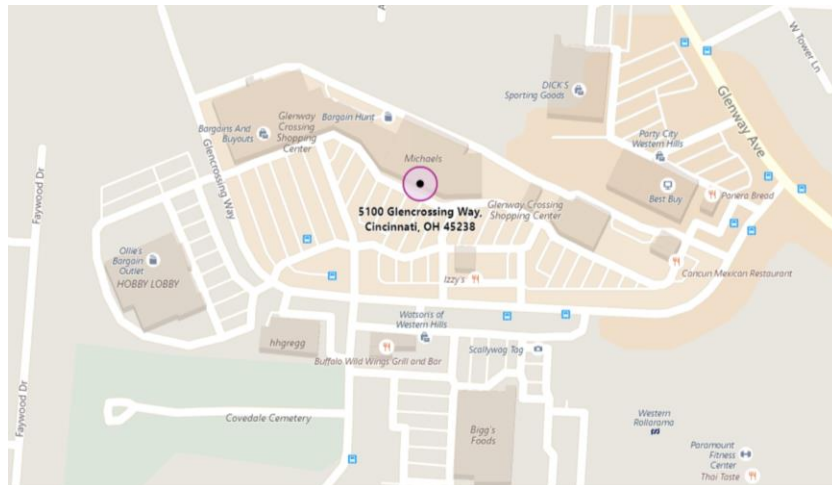
# Area Map



## AREA OVERVIEW:

The property is located at 5100 Glencrossing Way, in the city of Cincinnati, and in the state of Ohio. Cincinnati is located in Hamilton County.

Major nearby arterial roads serving Cincinnati, include: Interstates 71, 74, 74, 471, and 275; Norwood Lateral and Ronald Reagan Cross County Highway.



*Location of Hamilton County  
in the State of Ohio*

