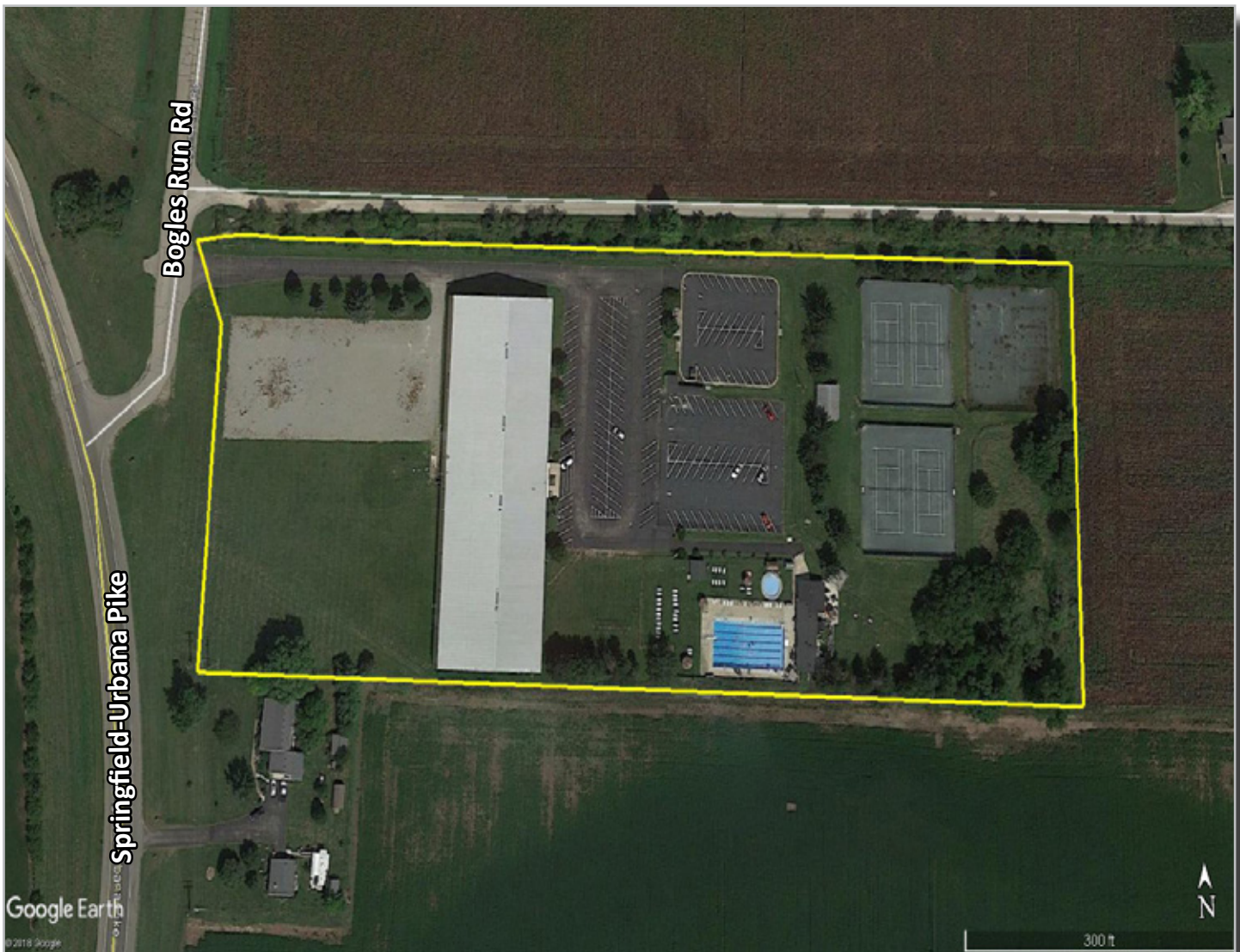


SPORTS/RECREATION FACILITY FOR SALE

**5151 Bogles Run Road
Urbana, Ohio 43078**



42,000 +/- SF Building on 9.431 +/- Acres



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Property Description

42,000 +/- SF SPORTS/RECREATION FACILITY FOR SALE!

The ultimate recreation facility includes 8 volleyball courts, basketball court, 4 outdoor tennis courts, and swimming pools. The center has parking for 250+ cars. Included into sell all licenses including D1 beer license, 2 food licenses, 2 pool licenses along with some equipment & fixtures (see list). All inquiries should be directed to the listing agent.

Please do not disturb the owners or the business!

Address: 5151 Bogles Run Road
Urbana, OH 43078

County: Champaign

Twntship: Urbana

Location: Next to US R-68

PID: K41-11-10-30-00-003-00

Acreage: 9.431 +/- ac

Building Size: 42,000 +/- SF

Levels: 1 Story

Year Built: 1975

Sale Price: \$1,100,000

Feature:

- 1 – D1 beer license
- 2 food licenses
- 2 pool licenses – big and baby pool
- on site parking 250 spots with overflow parking down access road

All inquiries should be directed to the listing agent. Please do not disturb the owners or the business!



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Equipment & Fixtures

Basketball & Volleyball:

- (8) sets of metal bleachers (4 rows high)
- (1) set (2 hoops) portable basketball hoops
- (8) Senoh volleyball sets, standards, nets, cranks, antennae's
- 50,000 sq feet of Snap Sport flooring
- (7) cheer mats 6' x 42'

Kitchen

- Walk in cooler
- (1) two-door freezer and (3) single-door freezers
- (1) prep cooler
- Stainless steel tables
- (2) commercial panini makers
- (2) commercial microwaves
- Popcorn popper
- (2) pizza ovens
- (1) food warmer
- Storage rack shelving - in kitchen
- Three compartment sink
- Hand washing sink
- Prep sink

Additional equipment:

- Cub Cadet lawn tractor
- Treadmill and other workout equipment
- Electric floor sweeper

Pools:

- (5) 90' competition swim lane lines
- (6) swim starting blocks
- Outdoor furniture – wicker sectional, table and (3) chairs, wicker couch (2) chairs
- Pool lounge chairs, (12) picnic tables, (8) bar stools

Bar:

- (6) 42" dining tables with padded chairs
- (2) upright arcade video games
- (2) flat screen TV's

Tennis:

- Pull-behind clay court roller
- Clay court maintenance items – brooms, line rollers, scarifiers
- (4) outdoor tennis nets
- Multiple wind screens

Office:

- Misc office items - desks, computers, and other office furniture

Photos



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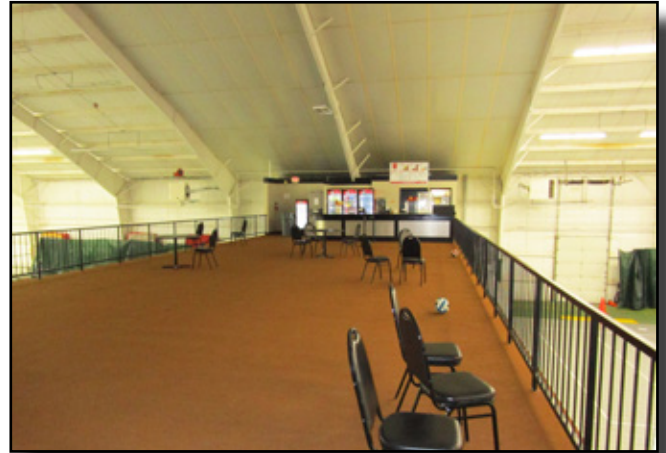
Photos



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Photos



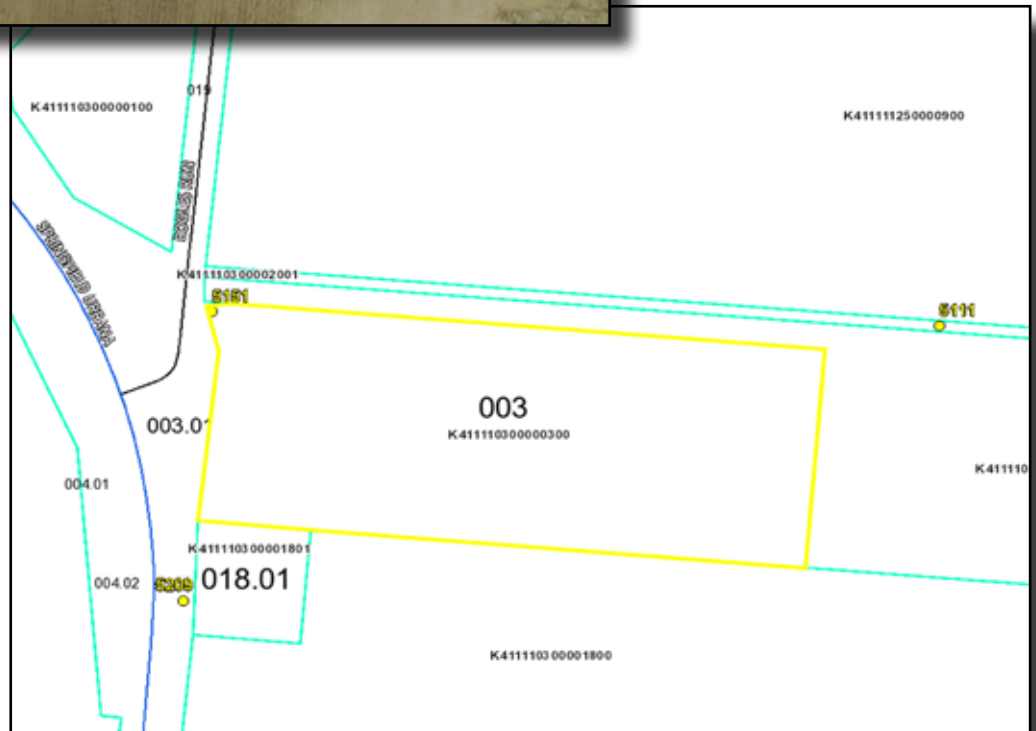
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Photos



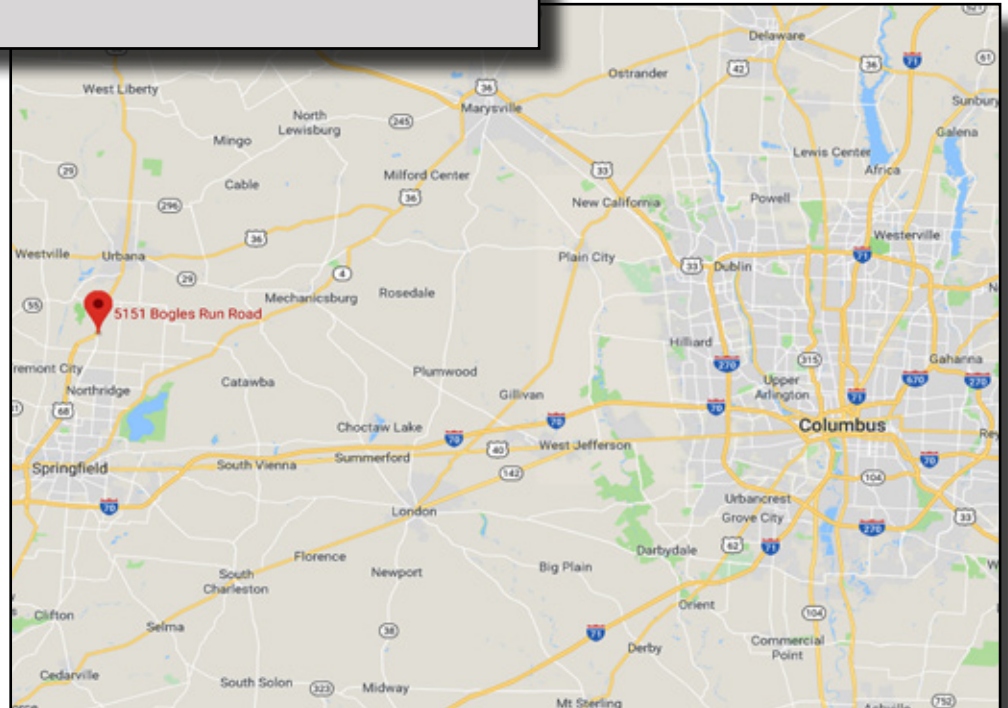
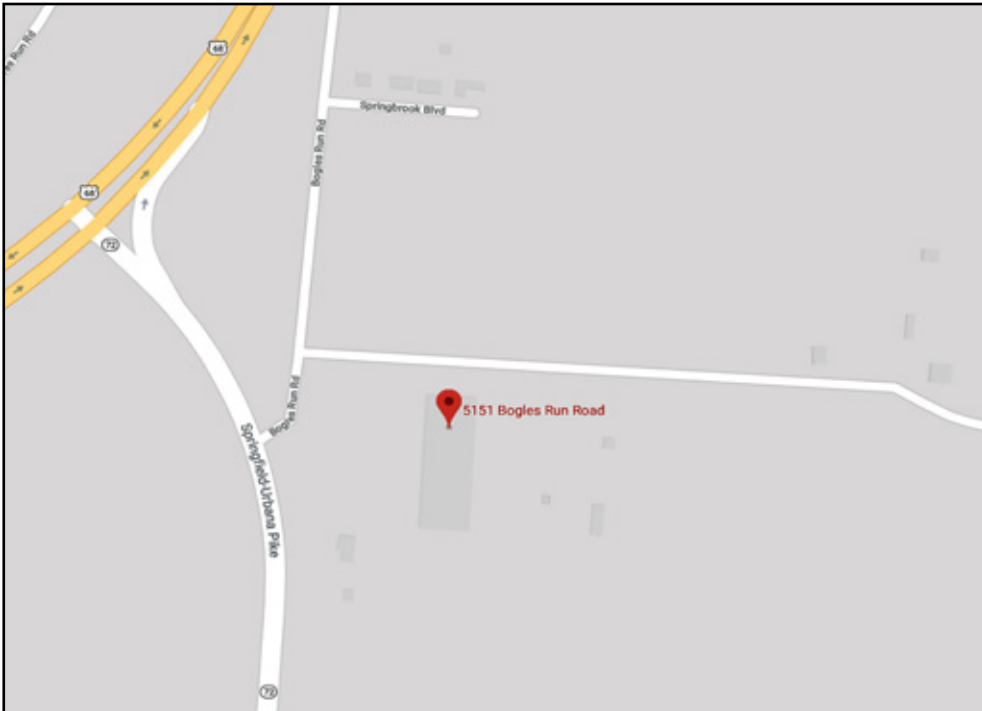
Aerial & Plat Map



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Street Maps



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Demographics

Demographic Summary Report

US Route 68, Urbana, OH 43078					
Radius	1 Mile		3 Mile		5 Mile
Population					
2022 Projection	639		4,981		21,581
2017 Estimate	643		5,039		21,721
2010 Census	645		5,198		21,897
Growth 2017 - 2022	-0.62%		-1.15%		-0.64%
Growth 2010 - 2017	-0.31%		-3.06%		-0.80%
2017 Population by Hispanic Origin	10		62		310
2017 Population	643		5,039		21,721
White	608	94.56%	4,782	94.90%	20,123 92.64%
Black	18	2.80%	124	2.46%	874 4.02%
Am. Indian & Alaskan	3	0.47%	14	0.28%	44 0.20%
Asian	3	0.47%	28	0.56%	250 1.15%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	8 0.04%
Other	11	1.71%	91	1.81%	421 1.94%
U.S. Armed Forces	0		0		3
Households					
2022 Projection	275		2,056		9,226
2017 Estimate	275		2,079		9,285
2010 Census	270		2,141		9,357
Growth 2017 - 2022	0.00%		-1.11%		-0.64%
Growth 2010 - 2017	1.85%		-2.90%		-0.77%
Owner Occupied	223	81.09%	1,795	86.34%	6,901 74.32%
Renter Occupied	53	19.27%	284	13.66%	2,384 25.68%
2017 Households by HH Income	276		2,079		9,283
Income: <\$25,000	47	17.03%	258	12.41%	1,774 19.11%
Income: \$25,000 - \$50,000	114	41.30%	559	26.89%	2,465 26.55%
Income: \$50,000 - \$75,000	29	10.51%	445	21.40%	1,934 20.83%
Income: \$75,000 - \$100,000	55	19.93%	346	16.64%	1,294 13.94%
Income: \$100,000 - \$125,000	25	9.06%	249	11.98%	783 8.43%
Income: \$125,000 - \$150,000	1	0.36%	60	2.89%	391 4.21%
Income: \$150,000 - \$200,000	1	0.36%	86	4.14%	401 4.32%
Income: \$200,000+	4	1.45%	76	3.66%	241 2.60%
2017 Avg Household Income	\$55,111		\$75,497		\$69,065
2017 Med Household Income	\$37,142		\$61,542		\$56,107



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Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement , approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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