

**For Lease: \$1,000 per month plus utilities**

**4419 East Main Street**

**Whitehall, OH 43213**



## PROPERTY FEATURES:

- High Traffic Location along Main Street
- Previously a tattoo location
- Approximately 1,700 Square Feet
- Restroom on site
- Parking around back for employees
- Tenant only pays utilities and trash
- Commercial property but can have multiple uses
- Excellent signage



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

## Customer Full

## Commercial-Multiple Use



List Number: 218028428

Status: Active

List Price: \$1,000

Listing Service:

Showing Start Date: 07/30/2018

Original List Price: \$1,000

List Price Sqft: \$0.59

VT:

Parcel #: 004531-00

Use Code:

Tax District: 090

Previous Use:

Zoning:

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income:

Assoc/Condo Fee:

Total Op Expenses:

Addl Acc Cond: None Known

NOI:

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly):  
Assessment:

Tax Year:

Possession:

## General Information

Address: 4419 E Main Street

Between Street: Hamilton Road &amp; Beechwood Road

Complex:

Dist To Interchange:

## Building Information

Total SqFt Available: 1,700

Bldg Sq Ft: 1,700

# Floors Above Ground: 1

# of Docks: 0

Year Built:

Traffic Count Per Day:

Unit/Suite #:

City: Whitehall

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43213

Corp Limit: Franklin

Township: None

Near Interchange:

Tax District: 090

Minimum Sqft Avail: 1,700

Acreage:

# Units:

# Drive-In Doors: 0

Year Remodeled:

Ceiling Height Ft:

Max Cont Sqft Avail: 1,700

Lot Size:

Parking Ratio/1000:

Total Parking:

Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

## Financials

Lease Rate \$/Sq Ft: 5.88

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 0

T Contracts Directly:

Curr Yr Est \$/SF TRL: 0

Curr Yr Est \$/SF LL:

Term Desired:

Will LL Remodel:

Finish Allow/SQFT \$:

Pass Exp Over BaseYr:

Exp Stop \$:

## Features

Heat Fuel:

Heat Type:

Electric:

Electric:

Misc Int &amp; Ext Info:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

## Property Description

Previous use a tattoo location, approximately 1700 sq ft, along Main Street near Hamilton Road. Parking around back for employees. This location can have multiple uses.

## Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

July 30, 2018

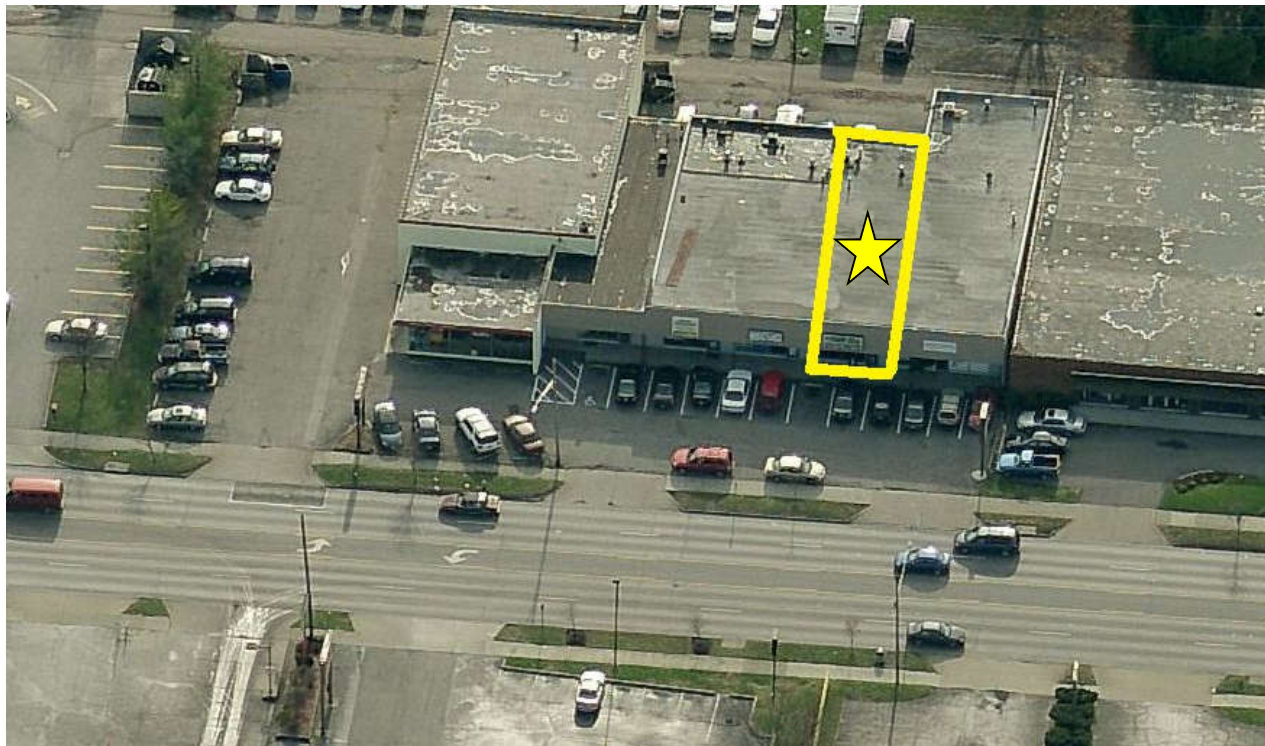
Prepared by: Randy J Best

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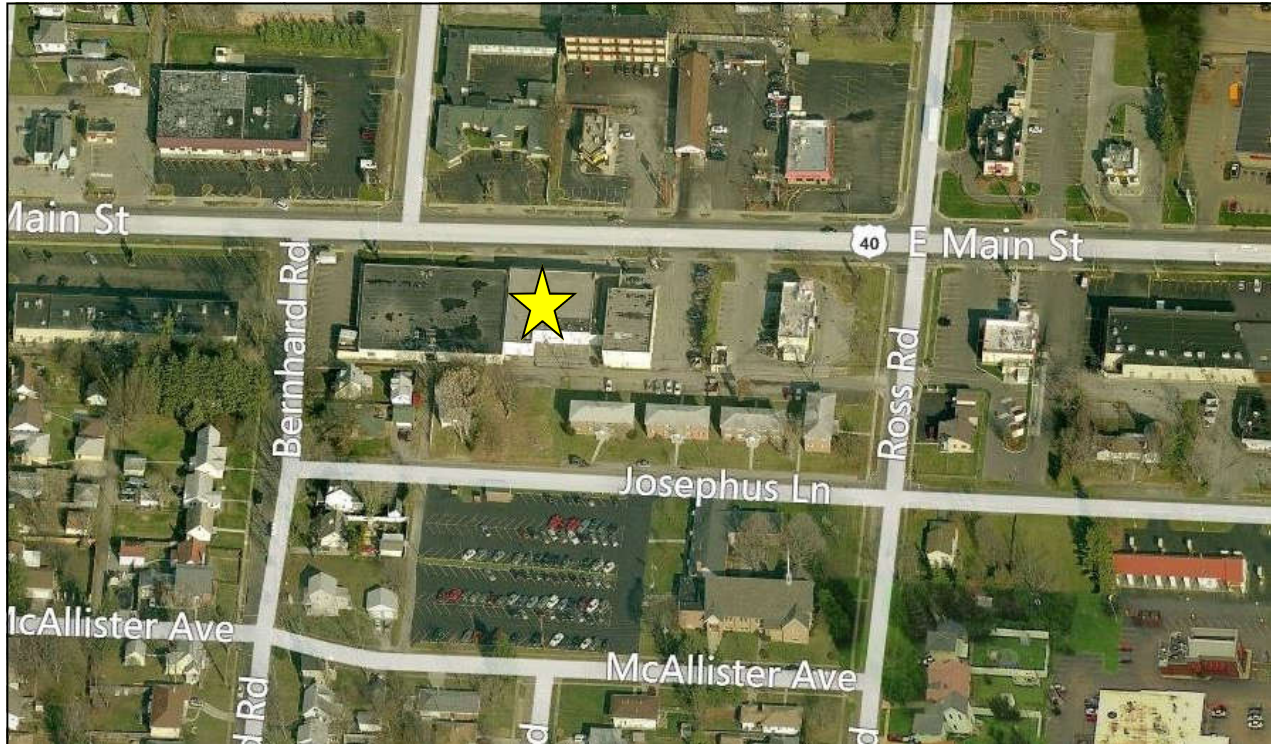
## Area Map





★ 4419 E Main Street, Whitehall, Ohio 43213

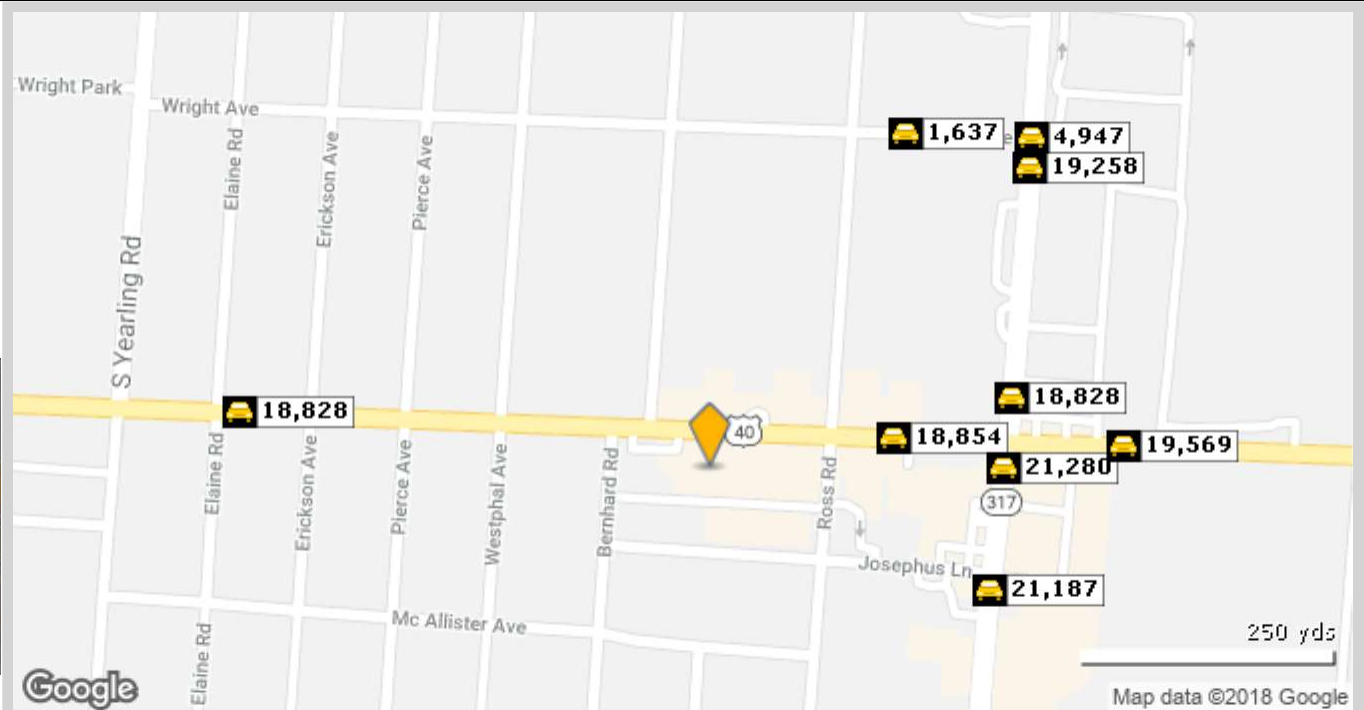
## Area Map



# Traffic Count Report

4417-4425 E Main St, Columbus, OH 43213

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **9,080 SF**  
 Year Built: -  
 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	E Main St	Ross Rd	0.04 W	2017	18,854	MPSI	.11
2	S Hamilton Rd	E Main St	0.01 N	2017	21,280	MPSI	.17
3	S Hamilton Rd	E Main St	0.08 N	2011	22,185	MPSI	.17
4	S Hamilton Rd	Josephus Ln	0.01 N	2017	21,187	MPSI	.17
5	S Hamilton Rd	Big Bear Ct	0.00 N	2017	18,828	MPSI	.18
6	Wright Ave	Ross Rd	0.03 W	2017	1,637	MPSI	.22
7	E Main St	S Hamilton Rd	0.07 W	2017	19,569	MPSI	.24
8	S Hamilton Rd	Wright Ave	0.02 N	2017	19,258	MPSI	.25
9	S Hamilton Rd	Wright Ave	0.00	2011	4,947	AADT	.26
10	E Main St	Elaine Rd	0.01 W	2017	18,828	MPSI	.27



# Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	19,064		120,559		275,236	
2018 Estimate	17,994		113,642		260,133	
2010 Census	16,275		101,894		236,653	
Growth 2018 - 2023	5.95%		6.09%		5.81%	
Growth 2010 - 2018	10.56%		11.53%		9.92%	
2018 Population by Hispanic Origin	1,506		8,235		14,325	
2018 Population	17,994		113,642		260,133	
White	9,472	52.64%	50,067	44.06%	121,710	46.79%
Black	7,298	40.56%	56,485	49.70%	121,945	46.88%
Am. Indian & Alaskan	118	0.66%	455	0.40%	983	0.38%
Asian	413	2.30%	2,398	2.11%	5,575	2.14%
Hawaiian & Pacific Island	4	0.02%	74	0.07%	149	0.06%
Other	689	3.83%	4,164	3.66%	9,771	3.76%
U.S. Armed Forces	0		13		65	
Households						
2023 Projection	7,701		51,527		114,233	
2018 Estimate	7,275		48,619		107,987	
2010 Census	6,608		43,842		98,365	
Growth 2018 - 2023	5.86%		5.98%		5.78%	
Growth 2010 - 2018	10.09%		10.90%		9.78%	
Owner Occupied	4,313	59.29%	22,283	45.83%	54,094	50.09%
Renter Occupied	2,962	40.71%	26,336	54.17%	53,893	49.91%
2018 Households by HH Income	7,275		48,619		107,985	
Income: <\$25,000	1,869	25.69%	14,633	30.10%	28,301	26.21%
Income: \$25,000 - \$50,000	2,526	34.72%	14,752	30.34%	30,801	28.52%
Income: \$50,000 - \$75,000	1,639	22.53%	8,860	18.22%	21,573	19.98%
Income: \$75,000 - \$100,000	508	6.98%	4,048	8.33%	11,568	10.71%
Income: \$100,000 - \$125,000	447	6.14%	2,862	5.89%	7,009	6.49%
Income: \$125,000 - \$150,000	203	2.79%	1,345	2.77%	3,426	3.17%
Income: \$150,000 - \$200,000	49	0.67%	1,096	2.25%	2,747	2.54%
Income: \$200,000+	34	0.47%	1,023	2.10%	2,560	2.37%
2018 Avg Household Income	\$50,325		\$54,665		\$59,223	
2018 Med Household Income	\$43,148		\$40,118		\$44,674	



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