

FOR SALE OR LEASE



\$449,000 OR \$12.00/SF NNN

4275 E Main Street, Whitehall, OH 43213

- Two unit office/ warehouse building for sale and lease.
- Total of +/- 6,400 SF and perfect for owner user or investment.
- Large marquee street signage.
- 4275 is approximately +/-2,000 SF and 4279 is approximately +/- 4,400 SF with warehouse space.
- Upgraded electric.
- 10'x12' overhead door.
- Excellent visibility with 21,617 cars per day on E. Main Street.



Click Here for Video

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 117
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



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Agent Full **Commercial-Retail**



List Number: 223038710
Status: Active
Listing Agreement Type: Exclusive Right to Sell
Listing Service:
Original List Price: \$449,000
List Price: \$449,000
List Price Sqft: \$70.16
VT:

Parcel #: 004419
Use Code: **Tax District:** 090
For Sale: Yes **For Lease:** Yes
Occupancy Rate: 68
Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Addl Acc Cond:** None Known
NOI: 0
Tax Abatement: No **Abatement End Date:**
Taxes (Yrly): 11,023 **Tax Year:** 2022
Assessment: **Tax Incentive:**
Possession:

General Information

Address: 4275 E Main Street
Between Street: Erickson Ave & Pierce Ave
Complex:
Dist To Interchange:
Building Information
Unit/Suite #: **Zip Code:** 43213 **Tax District:** 090
City: Whitehall **Corp Limit:** Whitehall
County: Franklin **Township:** None
Mult Parcels/Sch Dis: **Near Interchange:**

Total SqFt Available: 6,400 **Minimum Sqft Avail:** 6,400 **Max Cont Sqft Avail:** 6,400
Bldg Sq Ft: 6,400 **Acreage:** 0.31 **Lot Size:**
Floors Above Ground: 1 **# Units:** 2 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 1 **Total Parking:**
Year Built: 1952 **Year Remodeled:** **Bay Size:**
Traffic CountPerDay: **Ceiling Height Ft:**

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

Financials
Lease Rate \$/Sq Ft: 12 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 3.5 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 3.5 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features
Heat Fuel: **Sewer:**
Heat Type: **Electric:**
Electric: **Misc Int & Ext Info:**
Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description
 · Two unit office/ warehouse building for sale and lease. · Total of +/- 6,400 SF. · Large marquee street signage. · 4275 is approximately +/-2,000 SF and 4279 is approximately +/- 4,400 SF with warehouse space. · Perfect for owner user or investment. · Upgraded electric. · 10'x12' overhead door. · Excellent visibility with 21,617 cars per day on E. Main Street.

Agent to Agent Remarks
 Alegra printing is currently paying \$3,100 per month and signed a renewal Oct. '23 on a three year term with \$100 yearly increases. Long term tenant. Do not disturb.

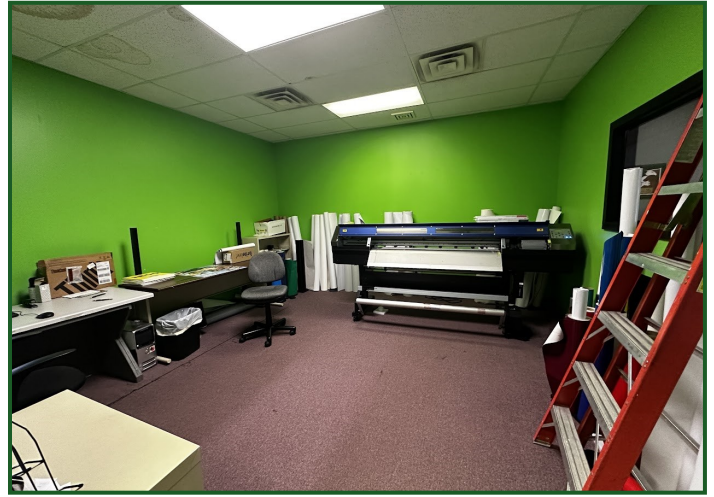
Dir Neg w/Sell Perm: No **Contact Name:** **Contact Phone:**

Listing Info
Auction/Online Bidding Y/N: No **Auction Date:** **Sub Agency:** No **SA Amount:** **BB/TR Amount:** 3 Percent **VRC:** No
Sub Property Type: Retail **LD:** 11/29/2023 **XD:** 05/01/2024
Listing Office: 01970 **Best Corporate Real Estate** **614-559-3350** **Ofc Fax:**
Listing Member: 658030061 Lic #: 2020001513 **Noah C Kahkonen** **614-707-8432** **Agent Other Phone:**
Agent EMail: nkahkonen@bestcorporaterealestate.com **Noah Kahkonen** **Pref Agt Fax:**
Brokerage License #: 390701 **Showing Phone #:** 614-559-3350 **Addl Contact Info:**

Sold Info
Under Contract Date: **Sold Date:** **DOM:** 49 **SP:**
Selling Office: - **Sold Terms:** **CDOM:** 184 **Sold Non-MLS:** No
Selling Member: - - Lic# **Conccsns:** **SirAst:**
Selling Brokerage Lic #: **Concession Comments:**

Sold Non-MLS: No **Prepared by:** Randy J Best
January 16, 2024

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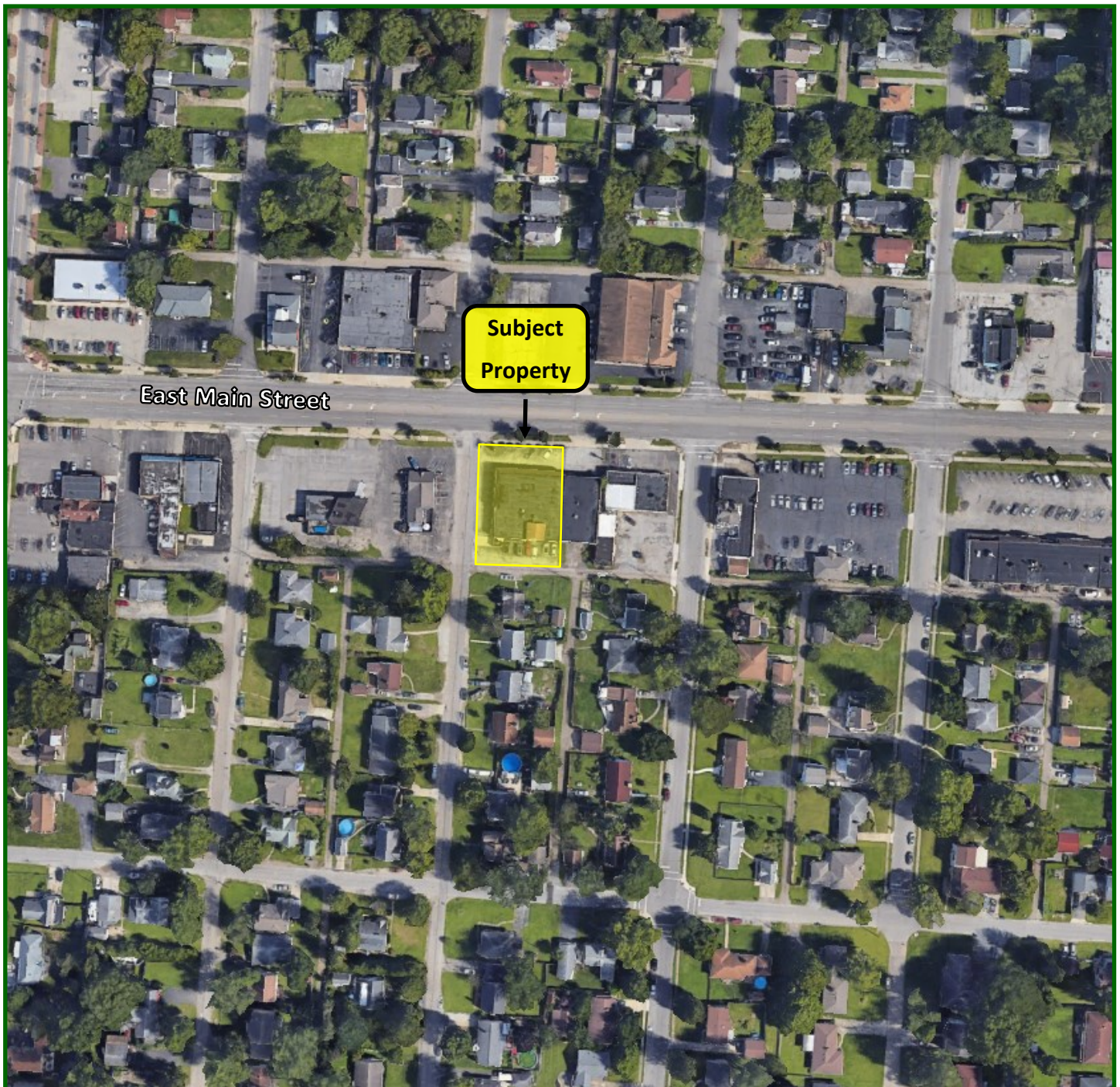
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Aerial



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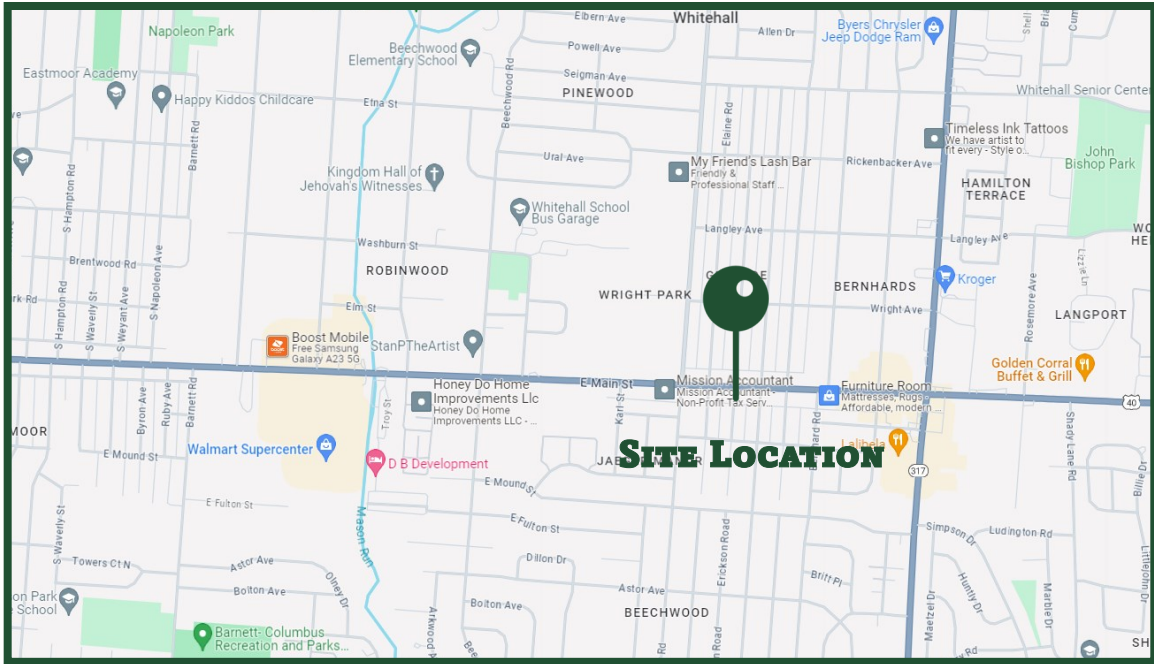
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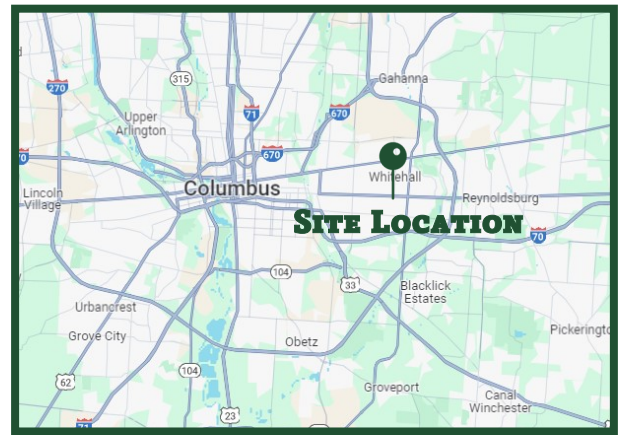


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NEARBY TRAFFIC COUNT (2022)

Street	Avg Daily Volume
E MAIN ST - ELAINE RD	19,386
E MAIN ST - WESTPHAL AVE	21,617
E MAIN ST - S YEARLING RD	18,537



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	9,814	74,292	170,042
Households (2020) 	5,560	41,889	82,246
Avg Household Income 2020) 	\$43,083	\$50,492	\$52,118

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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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