



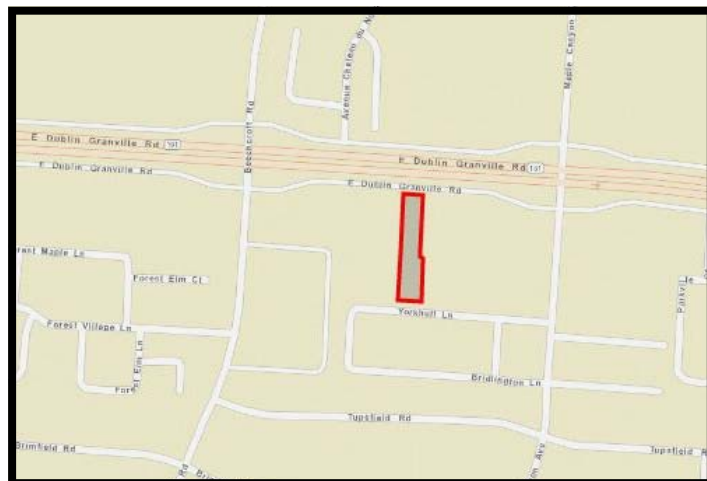
2039 EAST DUBLIN GRANVILLE ROAD, COLUMBUS, OHIO 43229

FOR SALE: \$495,000



#### Property Features:

- Former Tire Discounters Building
- Offers 8 Bays, Lifts, Compressors, Showroom, and Inventory Rooms
- Large Lot with plenty of parking in the rear
- Located on high traffic East Dublin Granville Road
- Excellent Marquee 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.

# 2039 E Dublin Granville Rd

Columbus, OH 43229-3524 | Franklin County | Greater Franklin County Market | North-Northeast Submarket

4,608 SF Retail - Automotive Bldg with 4,608 SF

For Sale at \$495,000 (\$107.42 PSF)



Former Tire Discounters building has 8 bays for Auto Repair, Rack systems, lifts, compressors, show room and inventory rooms. Large lot with plenty of parking in the rear. Right on High traffic East Dublin Granville Road. Excellent Marquee Signage.

Property Type **Automotive**  
Bldg Size **4,608 SF**  
Status **Existing**  
Year Built **1984**

Land Area **0.76 Ac.**  
Zoning --  
Sublease **No**  
% Occupied **0%**

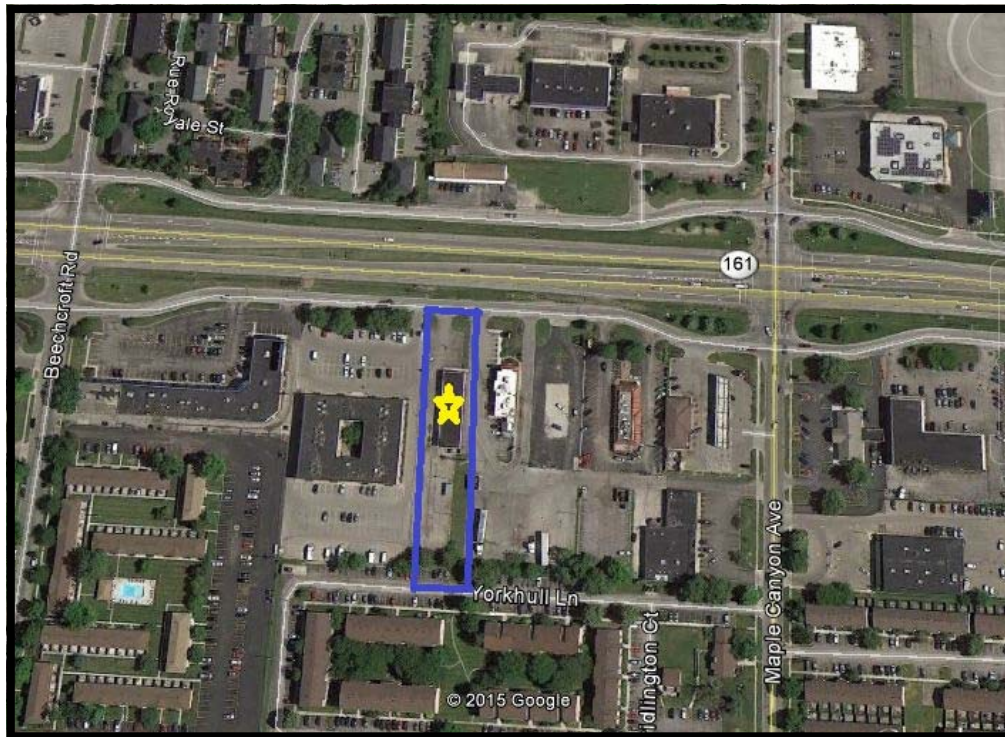
Parking Spaces  
Parking Ratio --  
Tenancy **Single-Tenant**  
# Anchors  
Anchor SF --  
# Bldgs --

Available SF **4,608 SF**  
Max Contig --  
Min Divisible --  
Rental Rate ----  
Sale Price **\$495,000**  
Price/SF **\$107.42 /SF**

# Floors **1**  
Docks / Drive Ins - / - -  
Parcel # **010-199875**

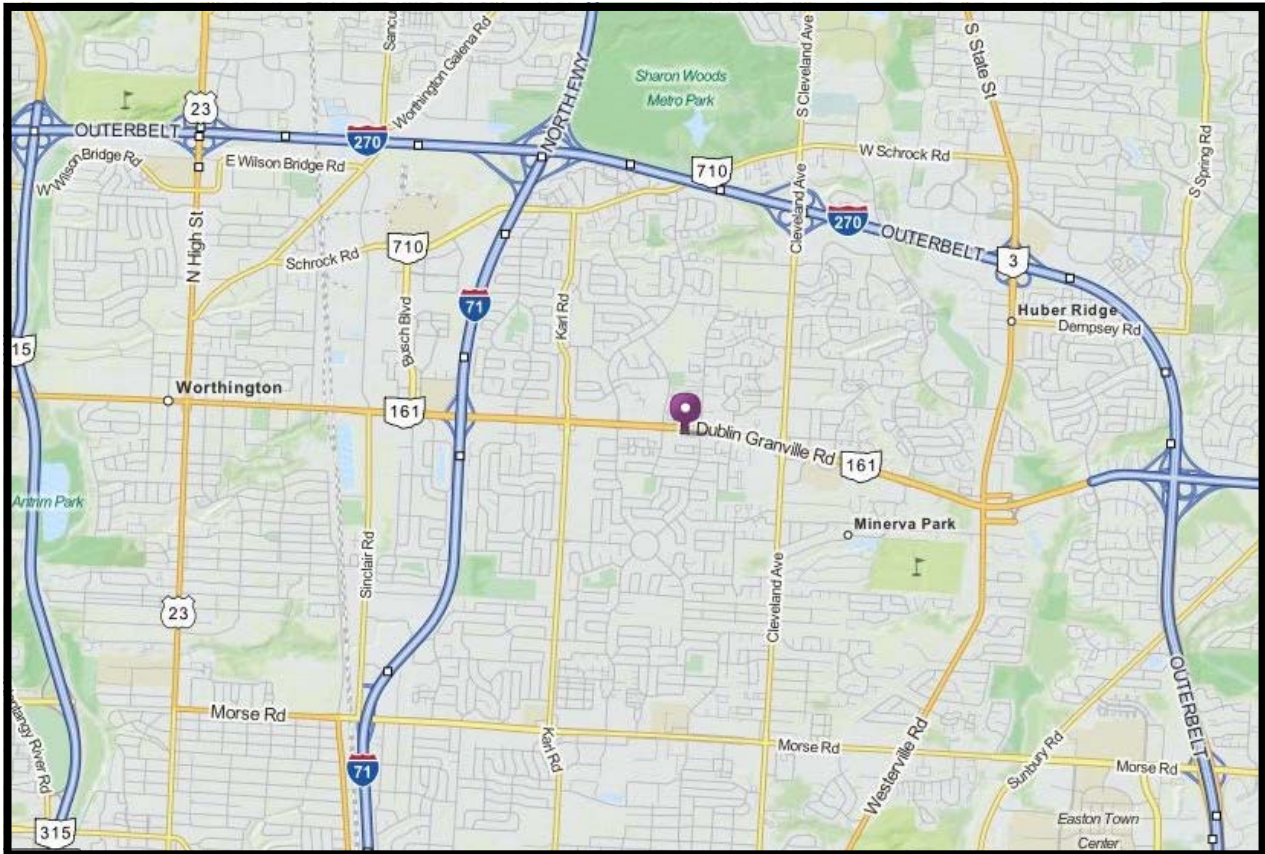
Operating Exp/SF --  
Taxes/SF **\$2.33 /SF**

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**

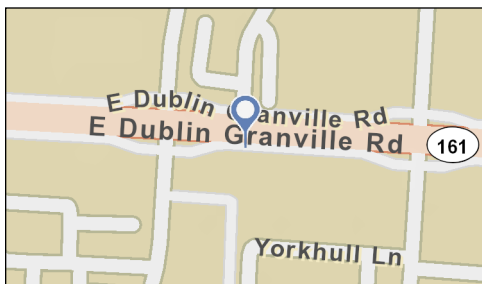


2039 East Dublin Granville Road  
Columbus, Ohio





2039 East Dublin Granville Road  
Columbus, Ohio



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.



# Executive Summary

2039 E Dublin Granville Rd, Columbus, Ohio, 43229  
 Drive Times: 5, 10, 15 minute radii

Latitude: 40.0864  
 Longitude: -82.96322

	5 minute	10 minute	15 minute
<b>Population</b>			
2000 Population	43,548	177,262	447,785
2010 Population	45,076	182,760	494,308
2014 Population	45,418	187,323	513,553
2019 Population	46,896	196,705	544,959
2000-2010 Annual Rate	0.35%	0.31%	0.99%
2010-2014 Annual Rate	0.18%	0.58%	0.90%
2014-2019 Annual Rate	0.64%	0.98%	1.19%
2014 Male Population	47.8%	48.0%	49.1%
2014 Female Population	52.2%	52.0%	50.9%
2014 Median Age	34.4	36.0	33.3

In the identified area, the current year population is 513,553. In 2010, the Census count in the area was 494,308. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 544,959 representing a change of 1.19% annually from 2014 to 2019. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 34.4, compared to U.S. median age of 37.7.

### Race and Ethnicity

2014 White Alone	49.8%	64.5%	67.8%
2014 Black Alone	38.2%	25.4%	21.5%
2014 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2014 Asian Alone	2.4%	3.1%	5.1%
2014 Pacific Islander Alone	0.1%	0.0%	0.0%
2014 Other Race	5.0%	3.1%	2.2%
2014 Two or More Races	4.3%	3.6%	3.1%
2014 Hispanic Origin (Any Race)	10.6%	6.9%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.1 in the identified area, compared to 62.6 for the U.S. as a whole.

### Households

2000 Households	19,120	76,788	186,425
2010 Households	18,956	78,343	206,916
2014 Total Households	19,059	80,405	215,648
2019 Total Households	19,644	84,416	229,175
2000-2010 Annual Rate	-0.09%	0.20%	1.05%
2010-2014 Annual Rate	0.13%	0.61%	0.98%
2014-2019 Annual Rate	0.61%	0.98%	1.22%
2014 Average Household Size	2.36	2.30	2.32

The household count in this area has changed from 206,916 in 2010 to 215,648 in the current year, a change of 0.98% annually. The five-year projection of households is 229,175, a change of 1.22% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2010. The number of families in the current year is 116,598 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

2039 E Dublin Granville Rd, Columbus, Ohio, 43229  
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	5 minute	10 minute	15 minute
<b>Median Household Income</b>			
2014 Median Household Income	\$40,120	\$47,767	\$50,653
2019 Median Household Income	\$47,023	\$54,685	\$58,058
2014-2019 Annual Rate	3.23%	2.74%	2.77%
<b>Average Household Income</b>			
2014 Average Household Income	\$49,688	\$62,644	\$70,859
2019 Average Household Income	\$55,782	\$70,704	\$79,968
2014-2019 Annual Rate	2.34%	2.45%	2.45%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$20,970	\$26,897	\$29,969
2019 Per Capita Income	\$23,510	\$30,355	\$33,884
2014-2019 Annual Rate	2.31%	2.45%	2.49%

Current median household income is \$50,653 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$58,058 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$70,859 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$79,968 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$29,969 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$33,884 in five years, compared to \$32,168 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	20,359	81,086	199,166
2000 Owner Occupied Housing Units	8,906	43,415	101,008
2000 Renter Occupied Housing Units	10,215	33,373	85,417
2000 Vacant Housing Units	1,238	4,298	12,741
2010 Total Housing Units	20,737	85,801	226,141
2010 Owner Occupied Housing Units	8,532	42,760	110,570
2010 Renter Occupied Housing Units	10,424	35,583	96,346
2010 Vacant Housing Units	1,781	7,458	19,225
2014 Total Housing Units	21,053	88,317	235,585
2014 Owner Occupied Housing Units	8,208	42,154	110,634
2014 Renter Occupied Housing Units	10,851	38,251	105,015
2014 Vacant Housing Units	1,994	7,912	19,937
2019 Total Housing Units	21,648	92,369	248,963
2019 Owner Occupied Housing Units	8,490	44,288	117,144
2019 Renter Occupied Housing Units	11,153	40,128	112,032
2019 Vacant Housing Units	2,004	7,953	19,788

Currently, 47.0% of the 235,585 housing units in the area are owner occupied; 44.6%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 226,141 housing units in the area - 48.9% owner occupied, 42.6% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 1.83%. Median home value in the area is \$183,552, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 2.46% annually to \$207,277.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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