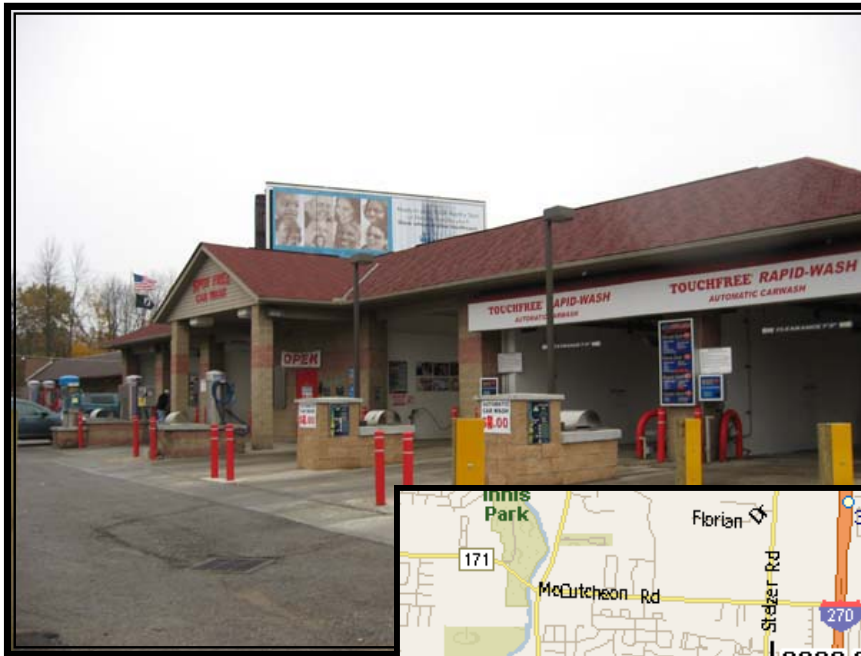




2322 STELZER RD., COLUMBUS, OH

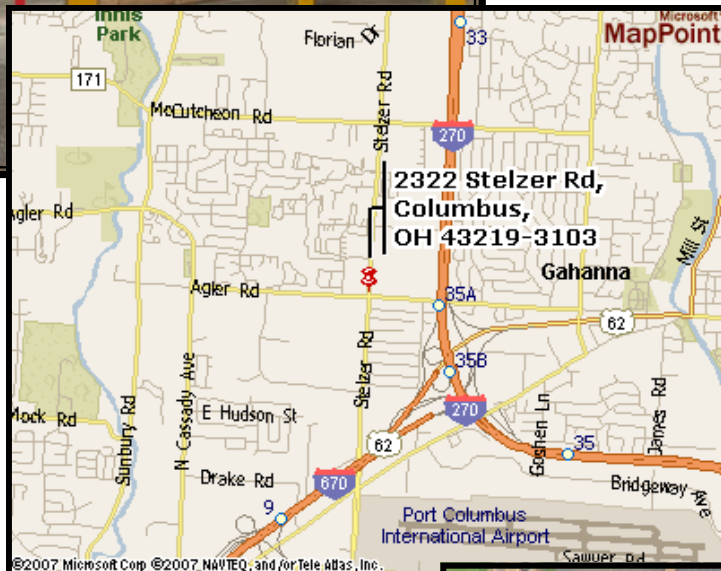
FOR SALE: \$889,000



Property Features:

- 6 Bays - 2 Automatic and 4 Self-Serve
- 5 Power Vacuums
- 1 Air Freshener
- 1 Carpet Cleaner
- Billboard Income

Directions from I-70 West towards Columbus: Take I-70 West to I-270/towards Cleveland, then to I-670 at Exit #35, turn Right onto ramp US-62, keep Right to stay on Ramp towards Johnstown Rd., Turn Left (West) onto W. Johnstown Rd., turn Right (North) onto Stelzer Rd. Arrive 2322 Stelzer Rd., Columbus, OH 43219-3103.



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
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PHONE: 614-559-3350 EXT. 12
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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.

Agent Full

Commercial-Retail

List Number:
216001099Status: Active
Listing Agreement Type: Exclusive
Right to Sell
Original List Price: \$889,000List Price:
\$889,000
List Price Sqft:
\$336.74
VT:

Parcel #: 010-2355556-00

Use Code:

Tax District: 010

Previous Use:

Zoning:

For Sale: Yes

For Lease: No

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

Taxes (Yrly): 7,805.18
Assessment:

Tax Year: 2015

Tax Incentive:
Possession:

General Information

Address: 2322 STELZER Road
Between Street: Agler & Stelzer
Complex:
Dist To Interchange:Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:Zip Code: 43219
Corp Limit: Columbus
Township: None
Near Interchange:

Tax District: 010

Building Information

Total SqFt Available: 2,640
Bldg Sq Ft: 2,840
Floors AboveGround: 1
of Docks: 0
Year Built: 1996
Traffic CountPerDay:Minimum Sqft Avail: 2,840
Acreage: 0.33
Units:
Drive-In Doors: 0
Year Remodeled:
Ceiling Height Ft:Max Cont Sqft Avail: 2,840
Lot Size: 145 150
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: 0
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 & Ext Info:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Car Wash - Brick building, all equipment in very good condition. 6 bays, 4 self-serve and 2 automatic, 5 power vacuums, 1 carpet cleaner and 1 air freshner. Income from billboard on site.

Agent to Agent Remarks

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction: No Auction Date: Sub Agency: Yes SA Amt/Type: 3 / % BB/TR Amt/Type: VRC: No
Sub Property Type: Retail LD: 01/14/2016 XD: 10/05/2016

Showing Start Date: 01/14/2016

Listing Office: 01970

Listing Member: 311236

Agent Email: rbest@bestcorporaterealestate.com

Showing Phone #: 614-832-8849

Best Corporate Real Estate

614-559-3350

Randy J Best

614-397-8380

Best Corporate Real Estate

Ofc Fax: 614-559-3390

Agent Other Phone: 614-397-8380

Pref Agt Fax: 614-559-3390

Addl Contact Info:

Sold Info

Under Contract Date:

Sold Date:

DOM: 1

SP:

Selling Office: -

Sold Terms:

CDOM: 1

Sold Non-MLS: No

Selling Member: -

Fin:

SlrAst:

SlrCns:

Sold Non-MLS: No

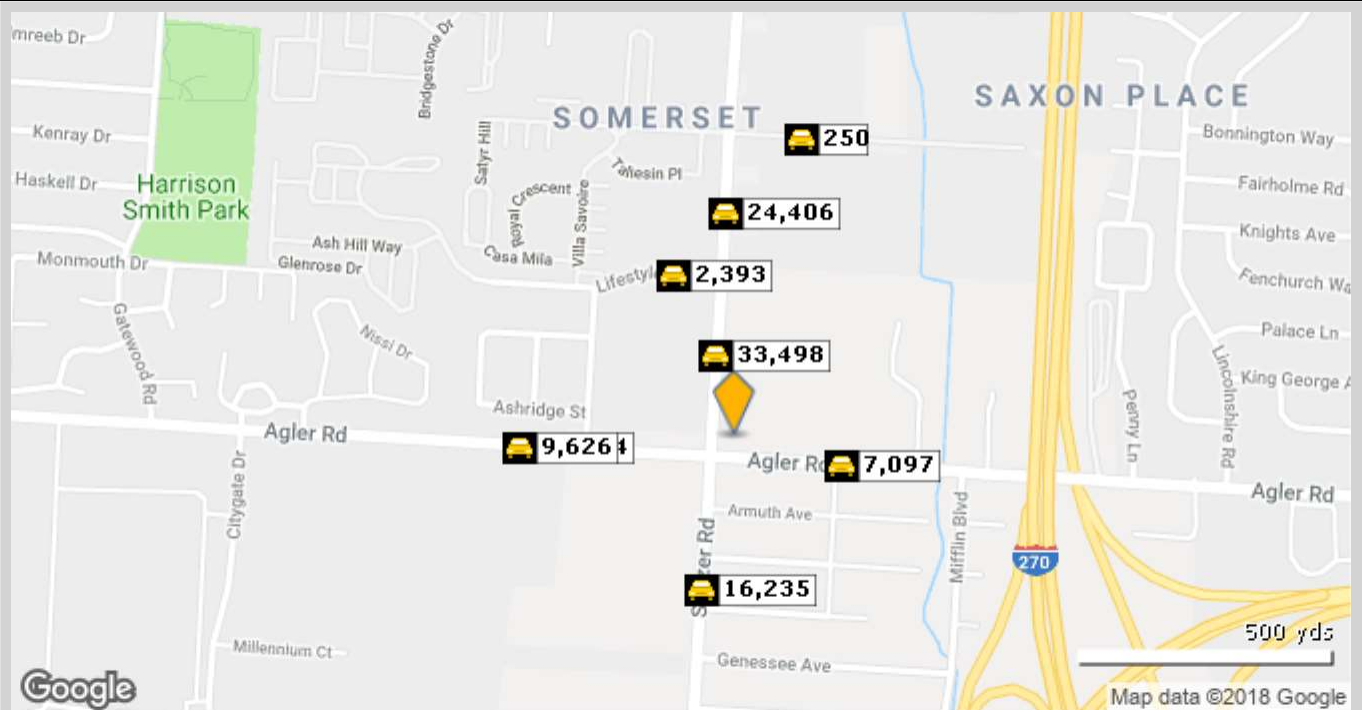
January 14, 2016

Prepared by: Randy J Best

Traffic Count Report

2322 Stelzer Rd, Columbus, OH 43219

Building Type: **Specialty**
 Class: -
 RBA: **2,640 SF**
 Typical Floor: **2,640 SF**
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Stelzer Rd	Lifestyle Blvd	0.09 N	2017	33,498	MPSI	.10
2	Agler Rd	Mifflin Blvd	0.14 E	2017	9,458	MPSI	.13
3	Agler Rd	Stelzer Rd	0.15 W	2011	7,097	MPSI	.13
4	Stelzer Rd	Minnesota Ave	0.02 S	2017	29,919	MPSI	.17
5	Stelzer Rd	Aberdeen Ave	0.03 N	2011	16,235	MPSI	.17
6	Lifestyle Blvd	Stelzer Rd	0.05 E	2017	2,393	MPSI	.20
7	Agler Rd	Ashpoint St	0.07 E	2017	13,104	MPSI	.24
8	Agler Rd	Stelzer Rd	0.22 E	2011	9,626	MPSI	.24
9	Stelzer Rd	Lifestyle Blvd	0.07 S	2017	24,406	MPSI	.26
10	Codet Rd	Stelzer Rd	0.08 W	2017	250	MPSI	.35



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7/10/2018

Demographic Summary Report

2322 Stelzer Rd, Columbus, OH 43219

Building Type: **Specialty**
 Class: -
 RBA: **2,640 SF**
 Typical Floor: **2,640 SF**

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	14,088		82,553		300,442	
2018 Estimate	13,263		77,686		283,351	
2010 Census	11,794		68,863		254,895	
Growth 2018 - 2023	6.22%		6.26%		6.03%	
Growth 2010 - 2018	12.46%		12.81%		11.16%	
2018 Population by Hispanic Origin	581		4,068		16,105	
2018 Population	13,263		77,686		283,351	
White	4,784	36.07%	33,918	43.66%	148,103	52.27%
Black	7,444	56.13%	38,760	49.89%	114,842	40.53%
Am. Indian & Alaskan	29	0.22%	272	0.35%	1,073	0.38%
Asian	559	4.21%	2,117	2.73%	9,065	3.20%
Hawaiian & Pacific Island	9	0.07%	38	0.05%	234	0.08%
Other	437	3.29%	2,580	3.32%	10,034	3.54%
U.S. Armed Forces	2		24		83	
Households						
2023 Projection	5,693		32,554		122,847	
2018 Estimate	5,359		30,618		115,942	
2010 Census	4,759		27,045		104,755	
Growth 2018 - 2023	6.23%		6.32%		5.96%	
Growth 2010 - 2018	12.61%		13.21%		10.68%	
Owner Occupied	2,446	45.64%	16,005	52.27%	58,686	50.62%
Renter Occupied	2,913	54.36%	14,612	47.72%	57,256	49.38%
2018 Households by HH Income	5,361		30,618		115,941	
Income: <\$25,000	1,469	27.40%	8,471	27.67%	31,639	27.29%
Income: \$25,000 - \$50,000	1,378	25.70%	7,722	25.22%	29,398	25.36%
Income: \$50,000 - \$75,000	1,345	25.09%	6,102	19.93%	21,097	18.20%
Income: \$75,000 - \$100,000	575	10.73%	2,987	9.76%	11,936	10.29%
Income: \$100,000 - \$125,000	336	6.27%	2,261	7.38%	9,152	7.89%
Income: \$125,000 - \$150,000	151	2.82%	1,218	3.98%	4,201	3.62%
Income: \$150,000 - \$200,000	99	1.85%	1,035	3.38%	4,342	3.75%
Income: \$200,000+	8	0.15%	822	2.68%	4,176	3.60%
2018 Avg Household Income	\$52,710		\$61,866		\$64,733	
2018 Med Household Income	\$45,858		\$46,769		\$46,599	







COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

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