

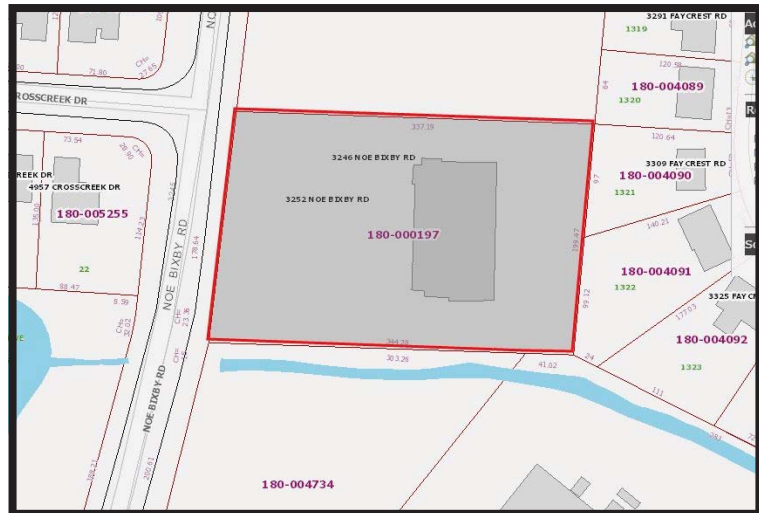


**3252 NOE-BIXBY ROAD, COLUMBUS, OHIO 43232**

**FOR LEASE: 13.65 PER SQ FT NNN**

### Property Features:

- 1,450 sq ft total
- Existing restaurant location
- Venthood, coolers, equipment, sinks, countertops
- Excellent signage
- Newer building
- Please do not disturb tenant



BEST CORPORATE REAL ESTATE  
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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.

3252 Noe Bixby Road, Columbus, Ohio 43232



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# Beppler Retail Center - 3238-3252 Noe Bixby Rd

Columbus, OH 43232 | Franklin County | Greater Franklin County Market | Southeast Submarket  
 8,500 SF Retail - Conv/Strip Ctr Bldg with 1,450 SF Available at \$13.65 NNN



Existing restaurant location known as OHYO, approximately 1,450 sq ft of fully built out restaurant space. Venthood, coolers, equipment sinks, countertops, etc., excellent street signage, newer building,

Property Type <b>Conv/Strip Ctr</b>	Land Area <b>1.56 Ac.</b>
Bldg Size <b>8,500 SF</b>	Zoning <b>--</b>
Status <b>Existing</b>	Sublease <b>No</b>
Year Built <b>2009</b>	% Occupied <b>100%</b>
Parking Spaces <b>64</b>	Available SF <b>1,450 SF</b>
Parking Ratio <b>7.52 /1000 SF</b>	Max Contig <b>1,450 SF</b>
Tenancy <b>Multi-Tenant</b>	Min Divisible <b>1,450 SF</b>
# Anchors	Rental Rate <b>\$13.65 NNN</b>
Anchor SF <b>--</b>	Sale Price <b>Not for Sale</b>
# Bldgs <b>1</b>	Price/SF <b>Not for Sale</b>
# Floors <b>1</b>	Operating Exp/SF <b>\$3.00 /SF</b>
Docks / Drive Ins <b>0/0</b>	Taxes/SF <b>--</b>
Parcel # <b>180-000197</b>	

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Space Type	Term
--	1,450	1,450	1,450	\$13.65 NNN	No			

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





# Executive Summary

3252 Noe Bixby Rd, Columbus, Ohio, 43232  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.90894  
Longitude: -82.86471

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	13,992	66,305	174,217
2010 Population	13,769	75,437	193,086
2016 Population	14,714	80,418	206,447
2021 Population	15,608	85,370	218,637
2000-2010 Annual Rate	-0.16%	1.30%	1.03%
2010-2016 Annual Rate	1.07%	1.03%	1.08%
2016-2021 Annual Rate	1.19%	1.20%	1.15%
2016 Male Population	48.6%	46.9%	47.1%
2016 Female Population	51.4%	53.1%	52.9%
2016 Median Age	32.9	33.2	35.2

In the identified area, the current year population is 206,447. In 2010, the Census count in the area was 193,086. The rate of change since 2010 was 1.08% annually. The five-year projection for the population in the area is 218,637 representing a change of 1.15% annually from 2016 to 2021. Currently, the population is 47.1% male and 52.9% female.

### Median Age

The median age in this area is 32.9, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	53.9%	38.8%	49.2%
2016 Black Alone	37.5%	51.5%	41.6%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2016 Asian Alone	1.7%	1.9%	2.1%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	2.0%	3.2%	2.8%
2016 Two or More Races	4.6%	4.2%	4.1%
2016 Hispanic Origin (Any Race)	4.6%	5.9%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 17.9% 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 62.8 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	5,340	27,228	72,133
2010 Households	5,203	30,673	79,036
2016 Total Households	5,574	32,498	84,067
2021 Total Households	5,919	34,408	88,868
2000-2010 Annual Rate	-0.26%	1.20%	0.92%
2010-2016 Annual Rate	1.11%	0.93%	0.99%
2016-2021 Annual Rate	1.21%	1.15%	1.12%
2016 Average Household Size	2.64	2.47	2.42

The household count in this area has changed from 79,036 in 2010 to 84,067 in the current year, a change of 0.99% annually. The five-year projection of households is 88,868, a change of 1.12% annually from the current year total. Average household size is currently 2.42, compared to 2.41 in the year 2010. The number of families in the current year is 50,360 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$44,631	\$40,800	\$43,882
2021 Median Household Income	\$51,068	\$47,310	\$51,386
2016-2021 Annual Rate	2.73%	3.01%	3.21%
<b>Average Household Income</b>			
2016 Average Household Income	\$51,975	\$51,119	\$57,000
2021 Average Household Income	\$56,441	\$56,341	\$62,724
2016-2021 Annual Rate	1.66%	1.96%	1.93%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$19,707	\$20,675	\$23,412
2021 Per Capita Income	\$21,424	\$22,720	\$25,688
2016-2021 Annual Rate	1.68%	1.90%	1.87%

Current median household income is \$43,882 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$51,386 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$57,000 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$62,724 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,412 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,688 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,644	29,098	77,106
2000 Owner Occupied Housing Units	3,187	14,443	40,257
2000 Renter Occupied Housing Units	2,153	12,784	31,876
2000 Vacant Housing Units	304	1,871	4,973
2010 Total Housing Units	5,862	34,544	88,911
2010 Owner Occupied Housing Units	2,952	14,845	41,208
2010 Renter Occupied Housing Units	2,251	15,828	37,828
2010 Vacant Housing Units	659	3,871	9,875
2016 Total Housing Units	6,301	36,660	94,726
2016 Owner Occupied Housing Units	2,897	14,535	40,692
2016 Renter Occupied Housing Units	2,676	17,964	43,375
2016 Vacant Housing Units	727	4,162	10,659
2021 Total Housing Units	6,700	38,722	99,940
2021 Owner Occupied Housing Units	3,025	15,339	42,841
2021 Renter Occupied Housing Units	2,894	19,070	46,027
2021 Vacant Housing Units	781	4,314	11,072

Currently, 43.0% of the 94,726 housing units in the area are owner occupied; 45.8%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 88,911 housing units in the area - 46.3% owner occupied, 42.5% renter occupied, and 11.1% vacant. The annual rate of change in housing units since 2010 is 2.86%. Median home value in the area is \$118,886, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.99% annually to \$137,768.

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

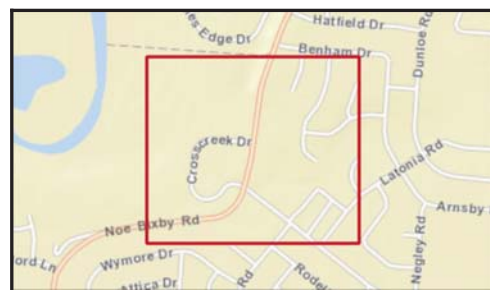
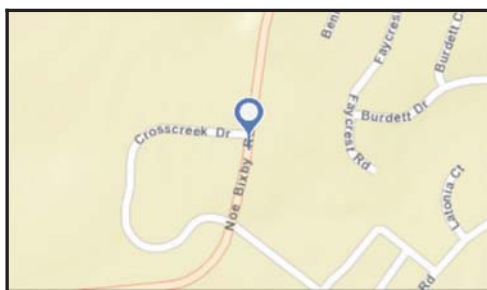
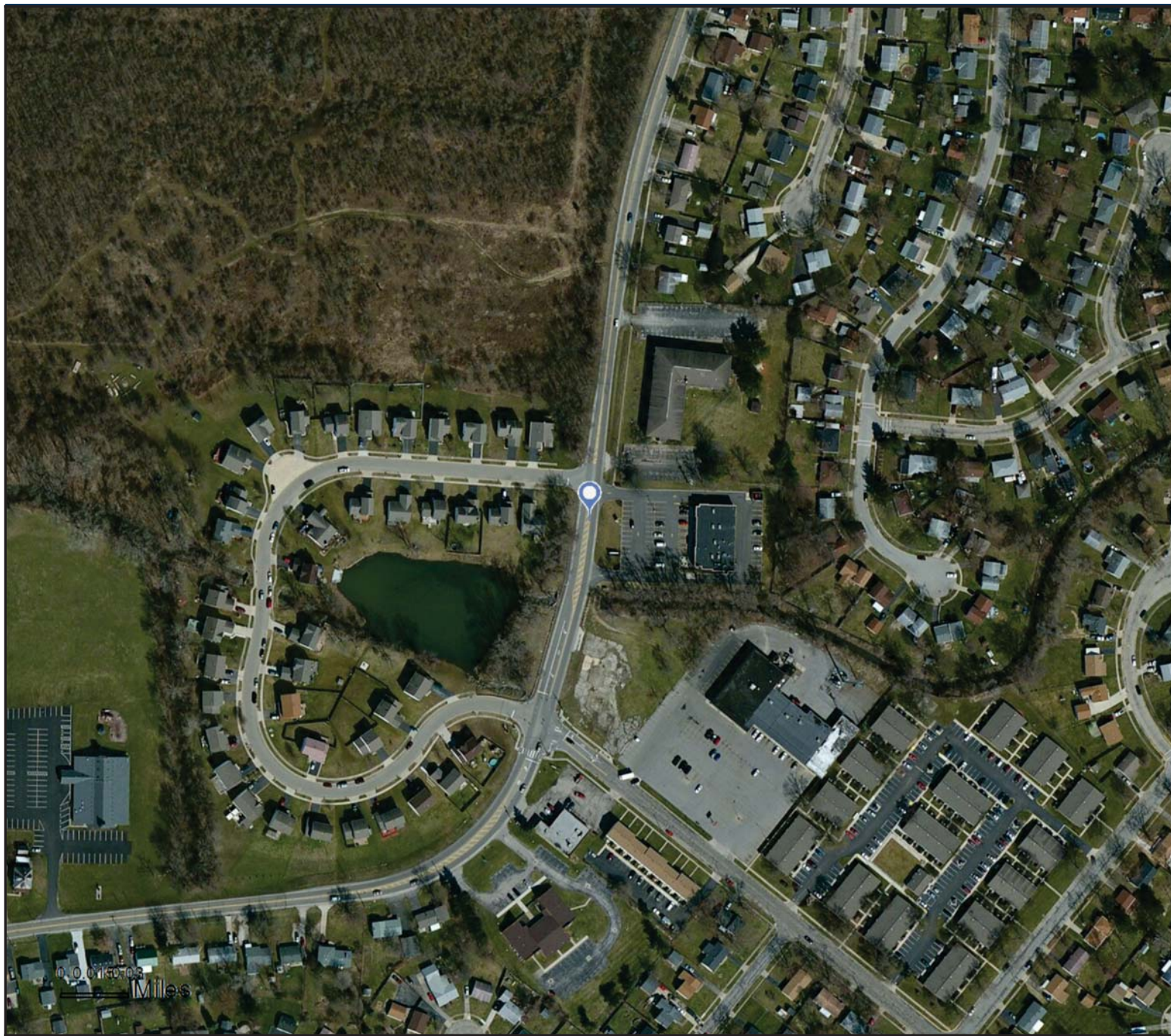
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



# Site Map on Satellite Imagery - 0.4 Miles Wide

3252 Noe Bixby Rd, Columbus, Ohio, 43232  
Rings: 1, 3, 5 mile radii

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Source: ArcGIS Online World Imagery Basemap

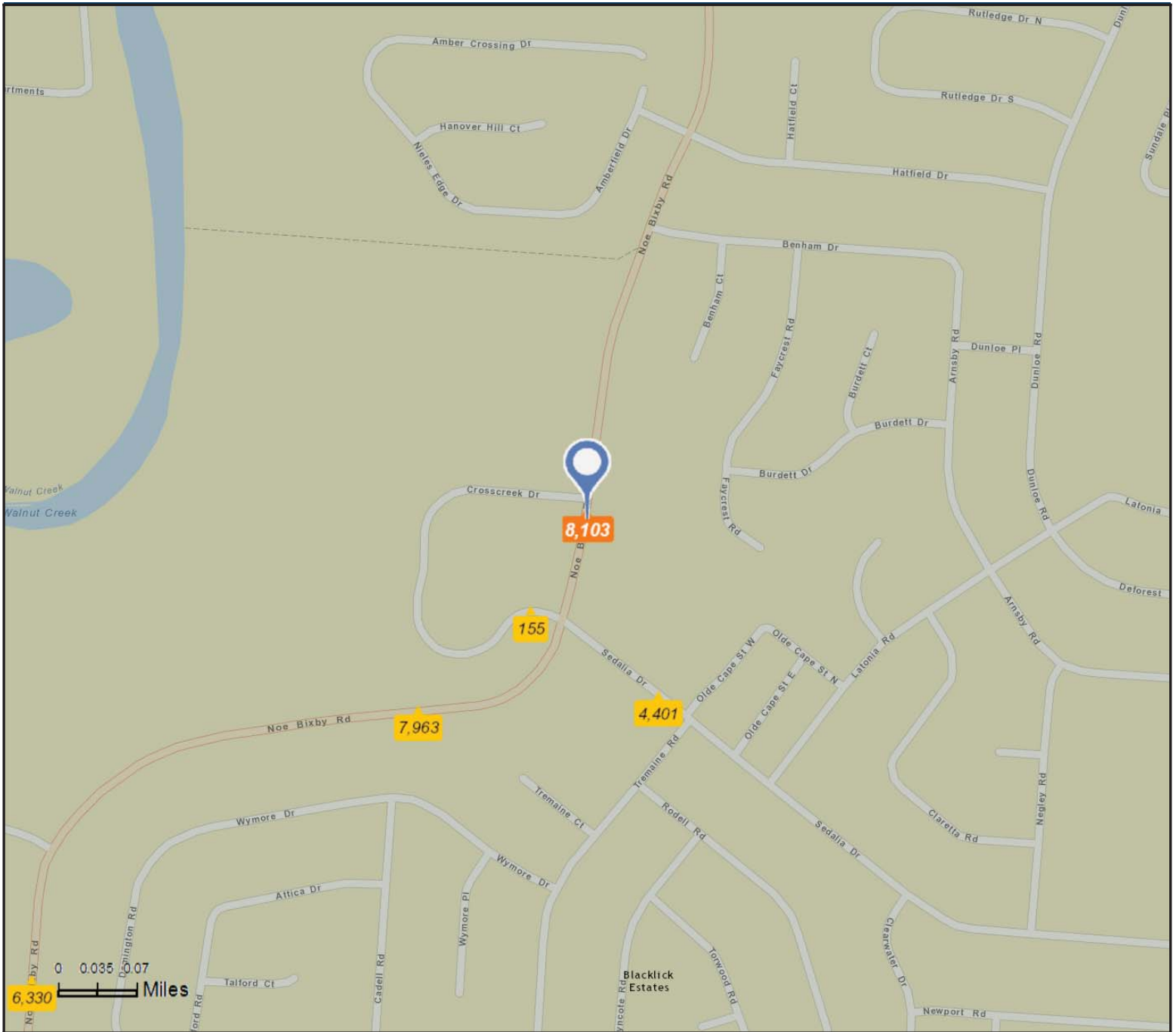
October 11, 2016



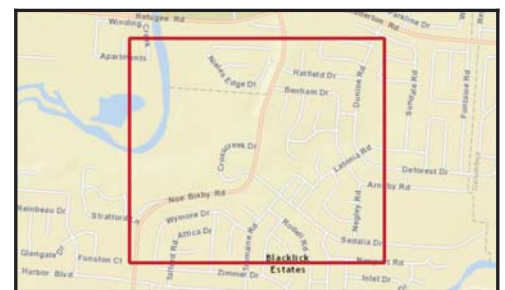
# Traffic Count Map - Close Up

3252 Noe Bixby Rd, Columbus, Ohio, 43232  
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- 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: ©2016 Kalibrate Technologies

October 11, 2016

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