



4353 EXECUTIVE PARKWAY, WESTERVILLE, OHIO 43081

CAR WASH
FOR SALE: \$1,200,000



Property Features:

- Sunbury Auto and Pet Wash for sale
- Excellent Investment
- Well Established
- 2 Touchless Laser Wash Automatic Bays with new LED lighting and signs
- 3 Self Serve Bays, 2 Upgraded (pay stations) and 1 takes credit cards
- 3 Individual Pet Bay Rooms with tubs
- 2 Full Vending Machines
- 4 Complete All-in-one vacuum systems, shampoo, and fragrance machines
- High Traffic Visible Location

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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.

4353 Executive Pkwy

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Columbus, OH 43081 | Franklin County | Northeast Market

4,776 SF Retail - Mixed Use Bldg with 4,776 SF

For Sale at \$1,200,000 (\$251.26 PSF)



Sunbury Auto and Pet Wash, excellent investment, established car wash/pet wash/detail location with 2 automatic bays, 3 self serve bays, 1 detail bay, 3 enclosed private pet wash bays. Offers vacuums island, coin changers and vending machines. Located on high traffic and visible location at route 161 and Sunbury Road. Financials available upon signing a confidentiality agreement.

Property Type	Mixed Use	Land Area	0.00 Ac.
Bldg Size	4,776 SF	Zoning	--
Status	Existing	Sublease	No
Year Built	--	% Occupied	100%
Parking Spaces		Available SF	4,776 SF
Parking Ratio	--	Max Contig	--
Tenancy	Single-Tenant	Min Divisible	--
# Anchors		Rental Rate	----
Anchor SF	--	Sale Price	\$1,200,000
# Bldgs	1	Price/SF	\$251.26 /SF
# Floors	1	Operating Exp/SF	--
Docks / Drive Ins	--/--	Taxes/SF	--
Parcel #			

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



Full Photo Tour

4353 Executive Parkway, Westerville, OH 43081
This listing is Active Listed for \$1,200,000 MLS # 217016449

S3010001



S3010003



S3010004



S3010005



S3010006



S3010008



S3010009



S3010011



S3010013

S3010014



S3010015



S3010016



S3010017



S3010018



★ 4353 Executive Parkway, Westerville, Ohio 43081

Area Map



★ 4353 Executive Parkway, Westerville, Ohio 43081

Area Map





Executive Summary

4353 Executive Pkwy, Westerville, Ohio, 43081
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08325
Longitude: -82.89795

	1 mile	3 miles	5 miles
Population			
2000 Population	11,103	71,363	189,967
2010 Population	11,262	81,868	217,662
2017 Population	12,476	91,457	240,420
2022 Population	13,287	97,513	255,195
2000-2010 Annual Rate	0.14%	1.38%	1.37%
2010-2017 Annual Rate	1.42%	1.54%	1.38%
2017-2022 Annual Rate	1.27%	1.29%	1.20%
2017 Male Population	48.9%	47.8%	47.9%
2017 Female Population	51.1%	52.2%	52.1%
2017 Median Age	34.2	36.3	36.1

In the identified area, the current year population is 240,420. In 2010, the Census count in the area was 217,662. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 255,195 representing a change of 1.20% annually from 2017 to 2022. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	70.7%	67.6%	62.3%
2017 Black Alone	20.1%	21.9%	27.4%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	3.3%	4.6%	4.1%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	1.4%	1.8%	2.5%
2017 Two or More Races	4.2%	3.7%	3.5%
2017 Hispanic Origin (Any Race)	4.4%	4.7%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 18.1% 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 58.6 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,636	29,472	76,168
2010 Households	4,803	34,320	88,477
2017 Total Households	5,304	38,394	97,601
2022 Total Households	5,641	40,919	103,592
2000-2010 Annual Rate	0.35%	1.53%	1.51%
2010-2017 Annual Rate	1.38%	1.56%	1.36%
2017-2022 Annual Rate	1.24%	1.28%	1.20%
2017 Average Household Size	2.35	2.36	2.43

The household count in this area has changed from 88,477 in 2010 to 97,601 in the current year, a change of 1.36% annually. The five-year projection of households is 103,592, a change of 1.20% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 59,736 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4353 Executive Pkwy, Westerville, Ohio, 43081
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Prepared by Esri
Latitude: 40.08325
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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$60,352	\$65,722	\$59,677
2022 Median Household Income	\$70,544	\$76,543	\$69,269
2017-2022 Annual Rate	3.17%	3.10%	3.03%
Average Household Income			
2017 Average Household Income	\$79,645	\$83,711	\$81,556
2022 Average Household Income	\$92,348	\$95,686	\$92,653
2017-2022 Annual Rate	3.00%	2.71%	2.58%
Per Capita Income			
2017 Per Capita Income	\$34,064	\$35,180	\$33,257
2022 Per Capita Income	\$39,457	\$40,163	\$37,741
2017-2022 Annual Rate	2.98%	2.68%	2.56%

Households by Income

Current median household income is \$59,677 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$69,269 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$81,556 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$92,653 in five years, compared to \$91,585 for all U.S. households

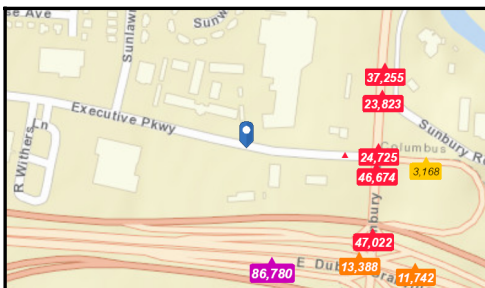
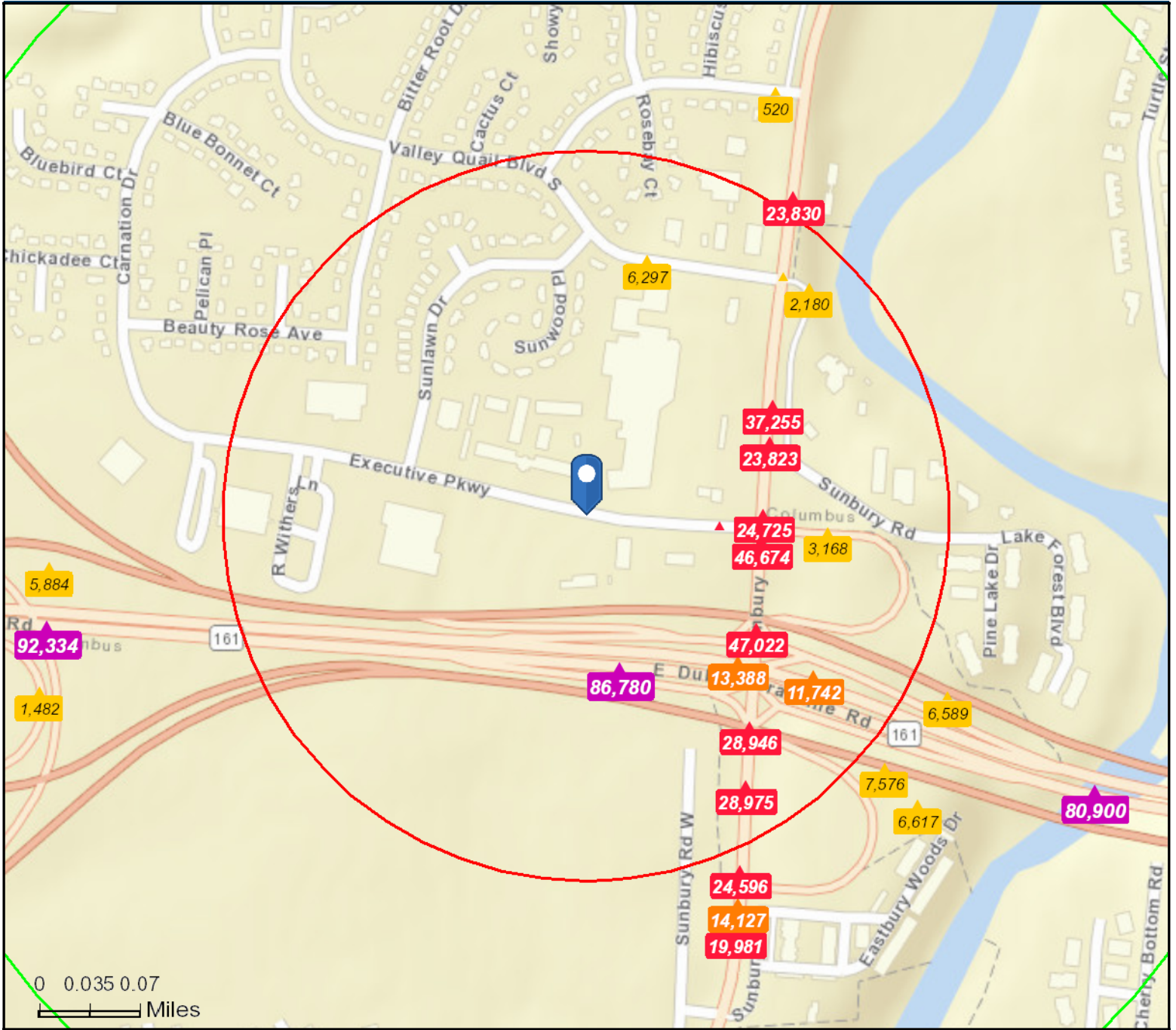
Current per capita income is \$33,257 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$37,741 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	4,796	31,168	80,570
2000 Owner Occupied Housing Units	2,472	18,140	45,629
2000 Renter Occupied Housing Units	2,163	11,333	30,539
2000 Vacant Housing Units	161	1,695	4,402
2010 Total Housing Units	5,150	36,949	96,037
2010 Owner Occupied Housing Units	2,507	20,534	52,055
2010 Renter Occupied Housing Units	2,296	13,786	36,422
2010 Vacant Housing Units	347	2,629	7,560
2017 Total Housing Units	5,590	40,520	103,966
2017 Owner Occupied Housing Units	2,542	21,795	54,636
2017 Renter Occupied Housing Units	2,762	16,599	42,965
2017 Vacant Housing Units	286	2,126	6,365
2022 Total Housing Units	5,956	43,268	110,547
2022 Owner Occupied Housing Units	2,722	23,336	58,000
2022 Renter Occupied Housing Units	2,919	17,583	45,592
2022 Vacant Housing Units	315	2,349	6,955

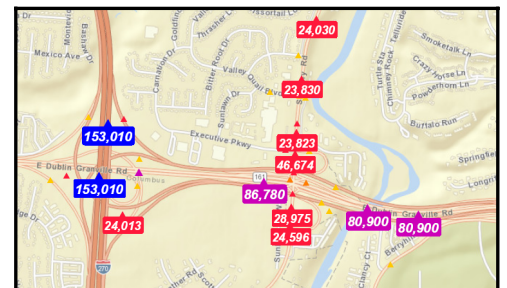
Currently, 52.6% of the 103,966 housing units in the area are owner occupied; 41.3%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 96,037 housing units in the area - 54.2% owner occupied, 37.9% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 3.59%. Median home value in the area is \$172,171, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.23% annually to \$183,001.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



- 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: ©2017 Kalibrate Technologies

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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