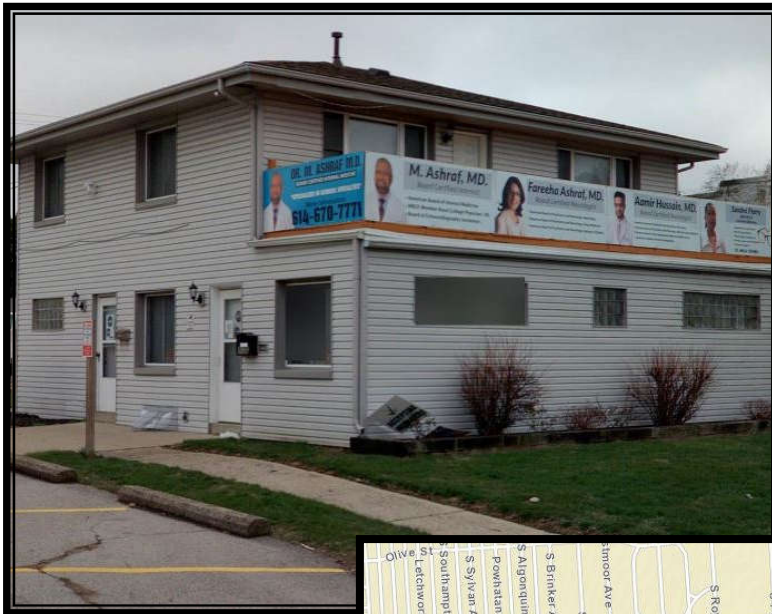




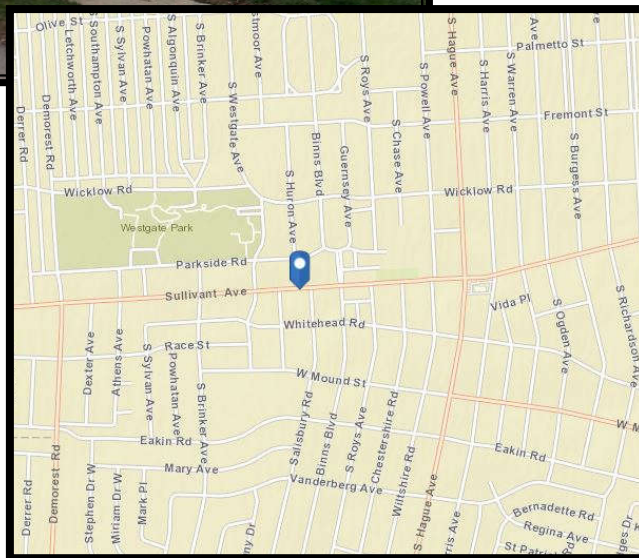
3033 SULLIVANT AVENUE, COLUMBUS, OHIO 43204

**FOR SALE: 169,000
FOR LEASE: \$12.00 PER SQ FT**



Property Features:

- Office Building for Sale and Lease
- 2880 Square Feet
- Zoned C-4
- Renovated Medical Office
- High Visibility
- Pylon Sign



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
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FAX: 614-559-3390
EMAIL: JMANGAS@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.

Full Photo Tour

3033 Sullivant Avenue, Columbus, OH 43204

This listing is Active Listed for \$169,000 MLS # 217043805

Photo**20171222_160634****20171222_160544****20171222_160659****20171222_161013****20171222_161053****20171222_161019****20171222_161118****20171222_161131****20171222_161300**



20171222_161951



20171222_162007



20171222_162042



20171222_162055



20171222_162112



20171222_162144





Executive Summary

3033 Sullivant Ave, Columbus, Ohio, 43204
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.94338
Longitude: -83.07985

	1 mile	3 miles	5 miles
Population			
2000 Population	22,886	102,056	222,100
2010 Population	22,594	103,293	238,755
2017 Population	24,555	111,973	261,283
2022 Population	25,869	117,713	275,744
2000-2010 Annual Rate	-0.13%	0.12%	0.73%
2010-2017 Annual Rate	1.15%	1.12%	1.25%
2017-2022 Annual Rate	1.05%	1.00%	1.08%
2017 Male Population	48.6%	48.9%	49.8%
2017 Female Population	51.4%	51.1%	50.2%
2017 Median Age	35.2	34.3	33.8

In the identified area, the current year population is 261,283. In 2010, the Census count in the area was 238,755. The rate of change since 2010 was 1.25% annually. The five-year projection for the population in the area is 275,744 representing a change of 1.08% annually from 2017 to 2022. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	69.7%	69.5%	75.2%
2017 Black Alone	15.9%	16.7%	12.4%
2017 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2017 Asian Alone	2.9%	2.7%	3.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	5.6%	6.0%	4.6%
2017 Two or More Races	5.2%	4.4%	3.7%
2017 Hispanic Origin (Any Race)	9.6%	9.9%	8.0%

Persons of Hispanic origin represent 8.0% 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 50.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	9,095	40,336	94,022
2010 Households	8,555	39,857	100,298
2017 Total Households	9,173	42,710	109,516
2022 Total Households	9,624	44,731	115,609
2000-2010 Annual Rate	-0.61%	-0.12%	0.65%
2010-2017 Annual Rate	0.97%	0.96%	1.22%
2017-2022 Annual Rate	0.96%	0.93%	1.09%
2017 Average Household Size	2.67	2.59	2.33

The household count in this area has changed from 100,298 in 2010 to 109,516 in the current year, a change of 1.22% annually. The five-year projection of households is 115,609, a change of 1.09% annually from the current year total. Average household size is currently 2.33, compared to 2.33 in the year 2010. The number of families in the current year is 56,928 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.

December 20, 2017



Executive Summary

3033 Sullivant Ave, Columbus, Ohio, 43204
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.94338
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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$41,225	\$40,270	\$48,487
2022 Median Household Income	\$44,676	\$44,157	\$55,099
2017-2022 Annual Rate	1.62%	1.86%	2.59%
Average Household Income			
2017 Average Household Income	\$51,398	\$51,539	\$67,261
2022 Average Household Income	\$58,058	\$58,821	\$78,231
2017-2022 Annual Rate	2.47%	2.68%	3.07%
Per Capita Income			
2017 Per Capita Income	\$19,189	\$19,669	\$28,428
2022 Per Capita Income	\$21,583	\$22,311	\$33,004
2017-2022 Annual Rate	2.38%	2.55%	3.03%

Households by Income

Current median household income is \$48,487 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$55,099 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$67,261 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$78,231 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,428 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,004 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	9,736	44,159	101,962
2000 Owner Occupied Housing Units	5,683	22,805	48,690
2000 Renter Occupied Housing Units	3,412	17,531	45,332
2000 Vacant Housing Units	641	3,823	7,940
2010 Total Housing Units	9,759	45,784	111,454
2010 Owner Occupied Housing Units	4,718	21,017	49,813
2010 Renter Occupied Housing Units	3,837	18,840	50,485
2010 Vacant Housing Units	1,204	5,927	11,156
2017 Total Housing Units	10,382	48,575	119,810
2017 Owner Occupied Housing Units	4,729	21,123	50,536
2017 Renter Occupied Housing Units	4,444	21,588	58,980
2017 Vacant Housing Units	1,209	5,865	10,294
2022 Total Housing Units	10,919	51,026	126,790
2022 Owner Occupied Housing Units	4,961	22,094	52,919
2022 Renter Occupied Housing Units	4,663	22,638	62,690
2022 Vacant Housing Units	1,295	6,295	11,181

Currently, 42.2% of the 119,810 housing units in the area are owner occupied; 49.2%, renter occupied; and 8.6% 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 111,454 housing units in the area - 44.7% owner occupied, 45.3% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 3.27%. Median home value in the area is \$137,730, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.85% annually to \$143,699.

Data Note: Income is expressed in current dollars

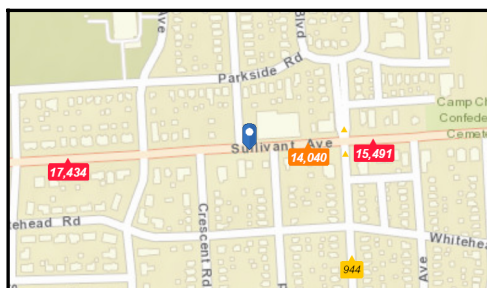
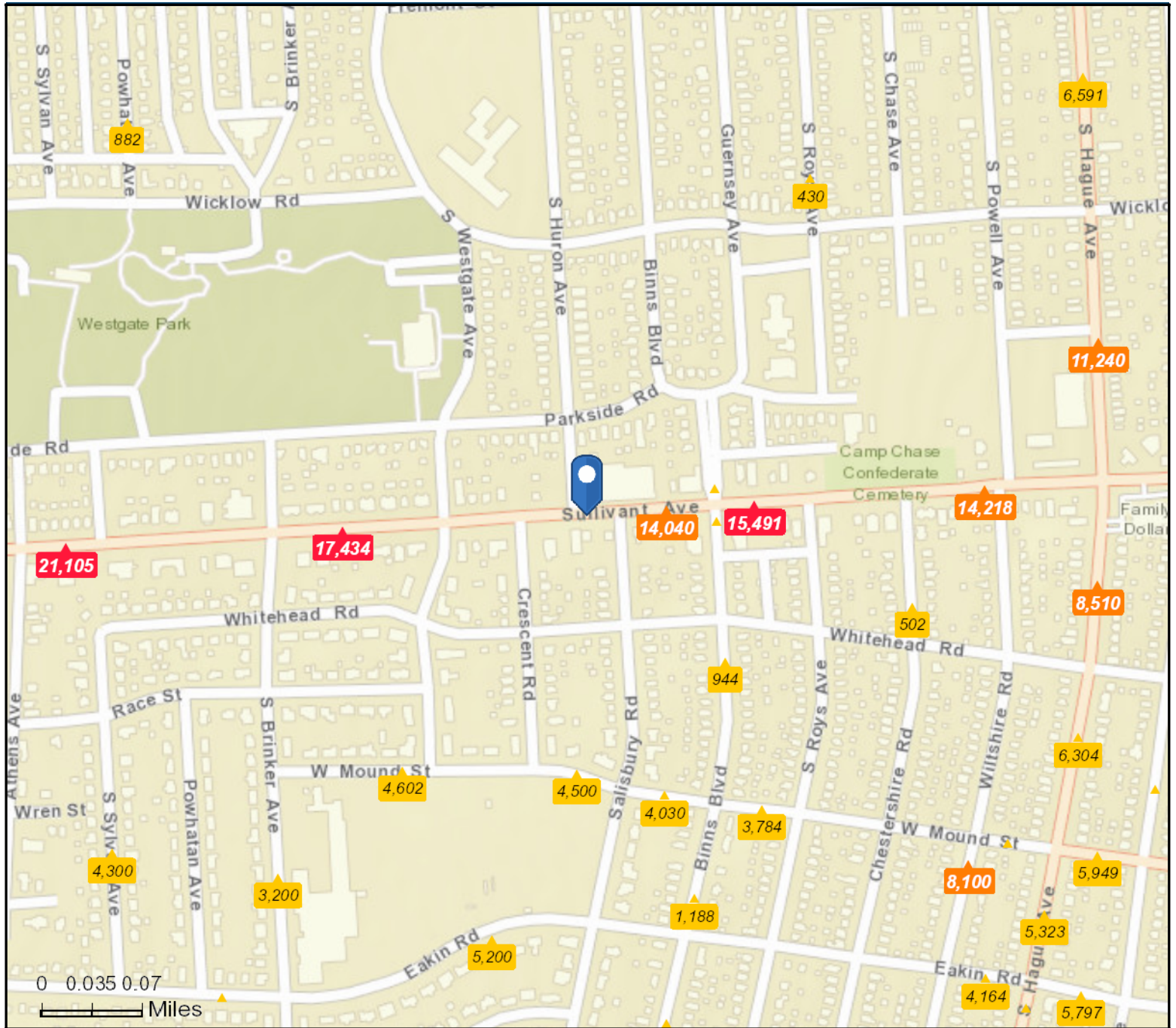
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

December 20, 2017

Traffic Count Map - Close Up

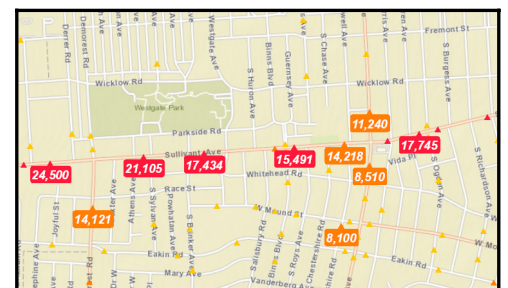
3033 Sullivant Ave, Columbus, Ohio, 43204
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Average Daily Traffic Volume

- ▲ 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: ©2017 Kalibrate Technologies

December 20, 2017

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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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.