



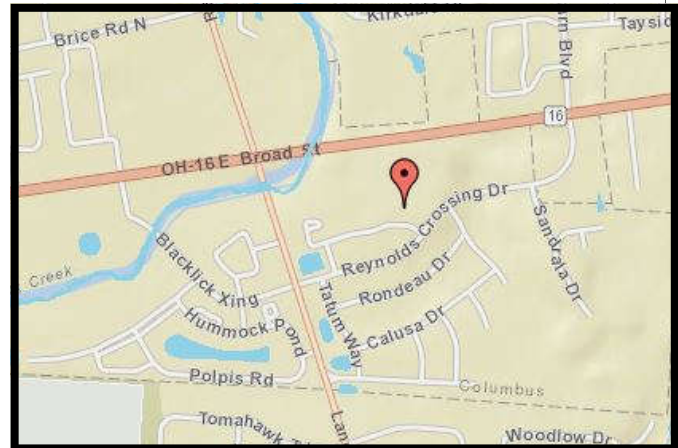
**7179 EAST BROAD STREET, BLACKLICK, OHIO 43068**

**FOR LEASE: 13.00 PER SQ FT NNN**



**Property Features:**

- Neighborhood Shopping Center
- 1,400 SF available
- \$4.75 estimated NNN Charges
- Located between Waggoner Road and Lancaster Avenue
- Zoning is retail
- Excellent Signage
- Highly Visible and High Traffic



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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.

## Customer Full

## Commercial-Retail

List Number: 218002940

Status: Active

List Price: \$13

Listing Service:

Showing Start Date: 02/05/2018

Original List Price: \$13

List Price Sqft: \$0.01

VT:



Parcel #: 010-115678

Previous Use:

Use Code: 425 - NEIGHBORHOOD SHOPPING CTR

Tax District: 010 Zoning:

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 49,952

Tax Year: 2016

Possession: 2 months

Assessment:

## General Information

Address: 7179 E Broad Street

Between Street: Waggoner Rd &amp; Lancaster Ave

Complex:

Dist To Interchange:

## Building Information

Total SqFt Available: 1,400

Bldg Sq Ft: 19,348

# Floors AboveGround: 1

# of Docks: 0

Year Built: 1993

Traffic CountPerDay:

Unit/Suite #:

City: Reynoldsburg

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43068

Corp Limit: Columbus

Township: None

Near Interchange:

Tax District: 010

Total SqFt Available: 1,400	Minimum Sqft Avail: 1,400	Max Cont Sqft Avail: 1,400
Bldg Sq Ft: 19,348	Acreage: 3.23	Lot Size:
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1993	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:	1	1,400		3:			
2:				4:			

## Financials

Lease Rate \$/Sq Ft: 13

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 &amp; Ext Info:

Services Available:

Construction:

Sprinkler:

Mult Use:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

## Property Description

Blacklick Square, 1400 SF Available, High Traffic Location, Excellent signage, previous chiropractic/massage business,

## Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

February 05, 2018

Prepared by: Randy J Best

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## Traffic Count Report

### Blacklick Square

7159-7203 E Broad St, Blacklick, OH 43004

Building Type: **General Retail**

Secondary: -

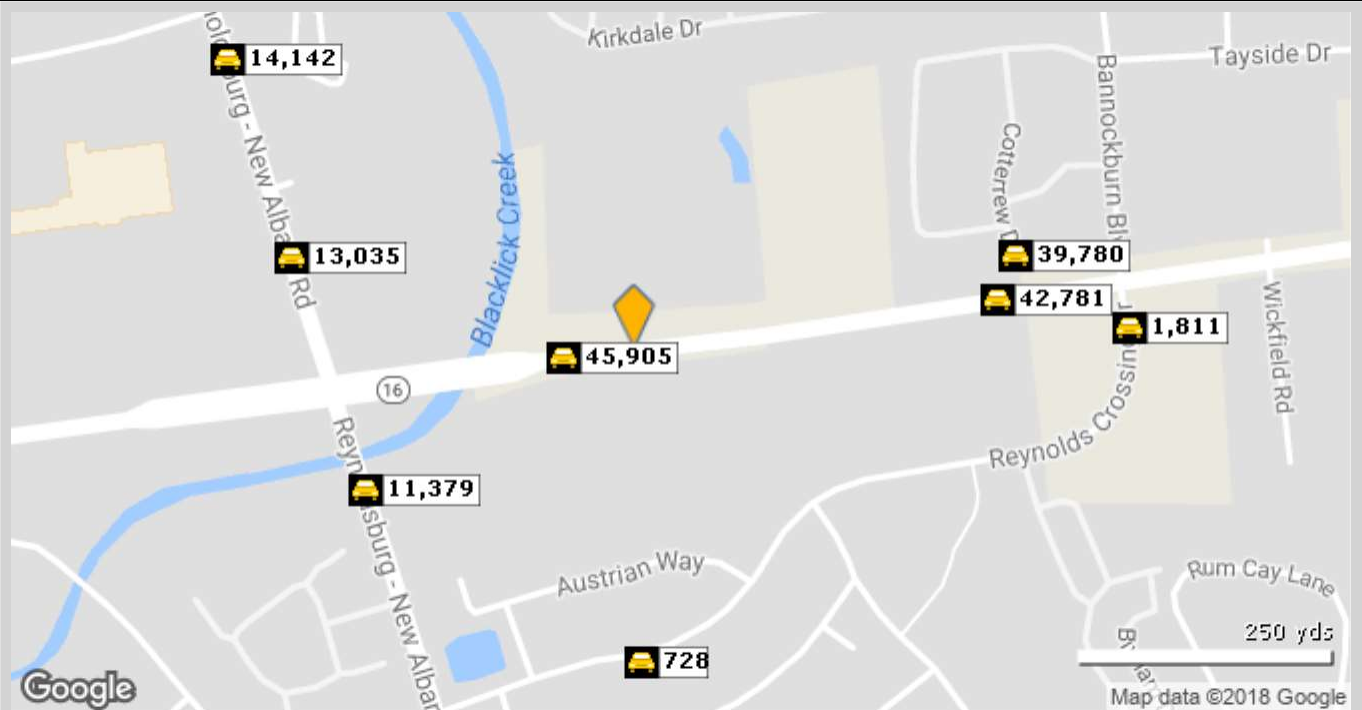
GLA: **17,500 SF**

Year Built: **1993**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Broad St	Reynoldsburg New Alban Rd N	0.13 W	2016	39,996	MPSI	.04
2	E Broad St	Bannockburn Blvd	0.32 E	2011	45,905	MPSI	.04
3	Lancaster Ave	Gardeners Path Way	0.06 S	2016	11,379	MPSI	.17
4	Reynolds Crossing Dr	Vandoea Pl	0.06 W	2016	728	AADT	.18
5	Reynoldsburg New Alban Rd N	Mulberry St	0.69 N	2011	18,470	MPSI	.20
6	Reynoldsburg New Alban Rd N	E Broad St	0.08 S	2015	13,035	AADT	.20
7	E Broad St	Bannockburn Blvd	0.07 E	2016	42,781	MPSI	.21
8	Cotterrew Dr	Arndrae Dr	0.02 N	2010	39,780	ADT	.22
9	Reynolds Crossing Dr	Sandra Dr	0.10 SW	2010	1,811	Converte	.28
10	Reynoldsburg New Alban Rd N	Heatherbridge Ln	0.03 N	2016	14,142	MPSI	.28



7199 East Broad Street, Blacklick, Ohio 43068

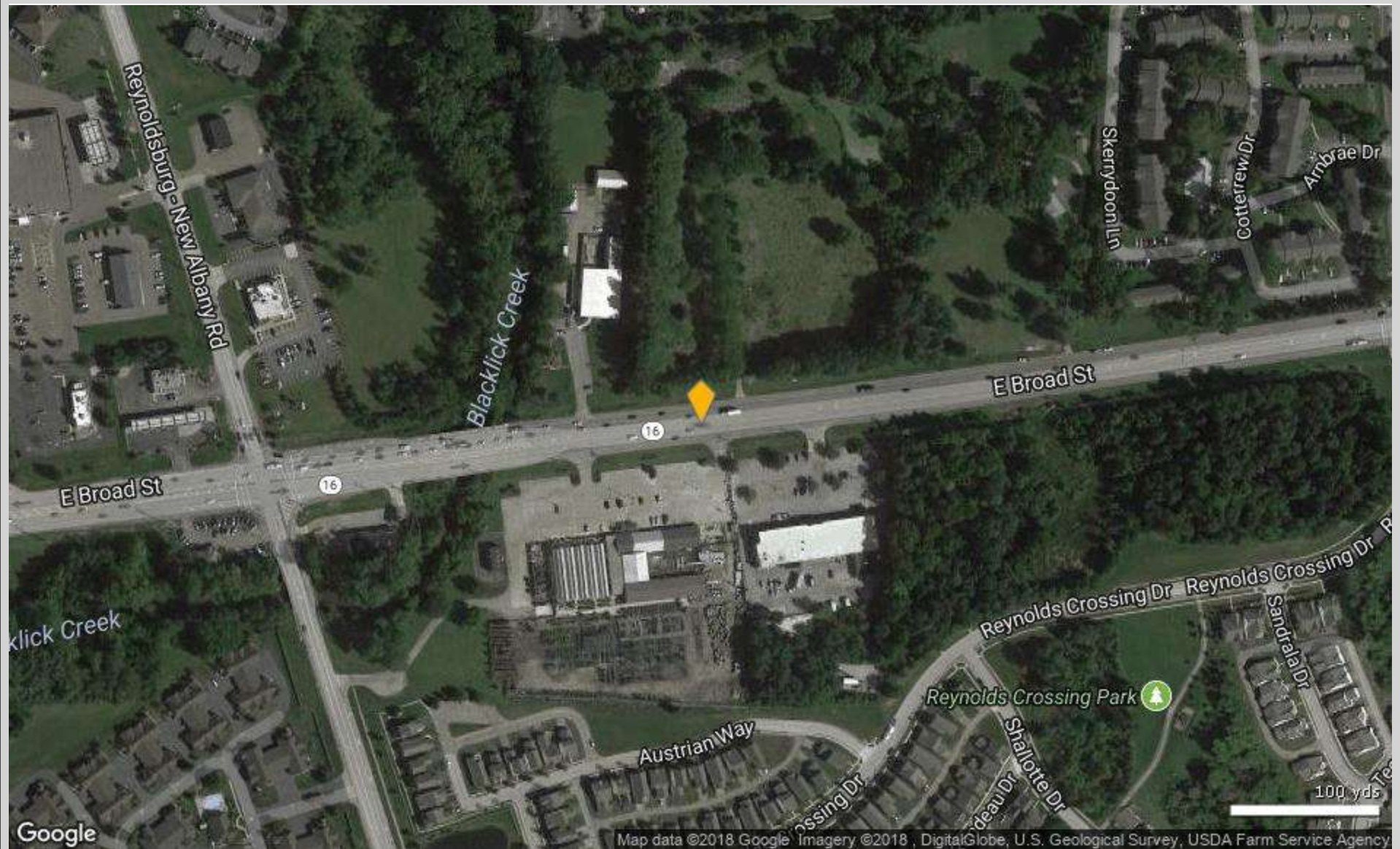
**For lease \$13.00 per sq. ft. NNN**





## Blacklick Square

7159-7203 E Broad St - Blacklick, OH 43004



# 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 14<sup>th</sup> largest city in the United States and the 2<sup>nd</sup> 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 7<sup>th</sup> 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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