

For Sale: \$325,000
2385 S High Street
Columbus OH 43207



PROPERTY FEATURES:

- Large C-4 zoned, paved lot, well suited for automotive use
 - High visibility just south of SR 104 on US 23 at a traffic light
 - Two story building offers 10' and 12' drive-in doors with 13' clear height
 - Potential for office or apartments on the second floor
 - Billboard lease in place paying \$4,000/year
 - Property will have a deed restriction to prevent any future gas stations on the property
-



BEST CORPORATE REAL ESTATE
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Customer Full**Commercial-Automotive**

List Number: 218023583
Status: Active
Listing Service:
Original List Price: \$325,000
List Price: \$325,000
Showing Start Date: 06/28/2018
List Price Sqft: \$99.45
VT:
Parcel #: 010-012178
Use Code:
For Sale: Yes
Occupancy Rate:
Gross Income: 0
Total Op Expenses: 0
NOI: 0
Tax Abatement: No
Taxes (Yrly): 5,184
Assessment:
Tax District: 010
For Lease: No
Assoc/Condo Fee:
Addl Acc Cond: None Known
Abatement End Date:
Tax Year: 2017
Previous Use:
Zoning: C-4
Exchange: No
Mortgage Balance:
Tax Incentive: No
Possession:

General Information

Address: 2385 S High Street
Between Street: SR 104 & Dering Ave
Complex:
Dist To Interchange: 0.25
Building Information
Total SqFt Available: 3,268
Bldg Sq Ft: 3,268
Floors Above Ground: 2
of Docks: 0
Year Built: 1940
Traffic CountPerDay:
Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis: No
Zip Code: 43207
Corp Limit: Columbus
Township: None
Near Interchange: SR 104 + SR 23
Tax District: 010

Building Information

Minimum Sqft Avail: 3,268
Acreage: 0.98
Units: 1
Drive-In Doors: 2
Year Remodeled:
Ceiling Height Ft:
Max Cont Sqft Avail: 3,268
Lot Size:
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

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Sold Info

Sold Date: DOM: 1 SP:
Sold Non-MLS: No Sold Non-MLS: No
SlrCns: SlrAst:

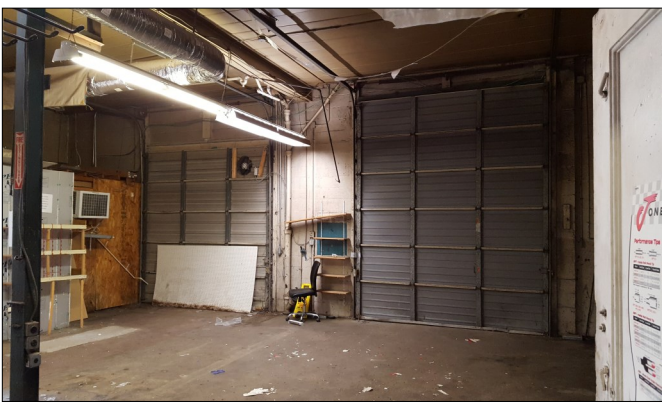
Sold Non-MLS: No

June 28, 2018

Prepared by: Randy J Best

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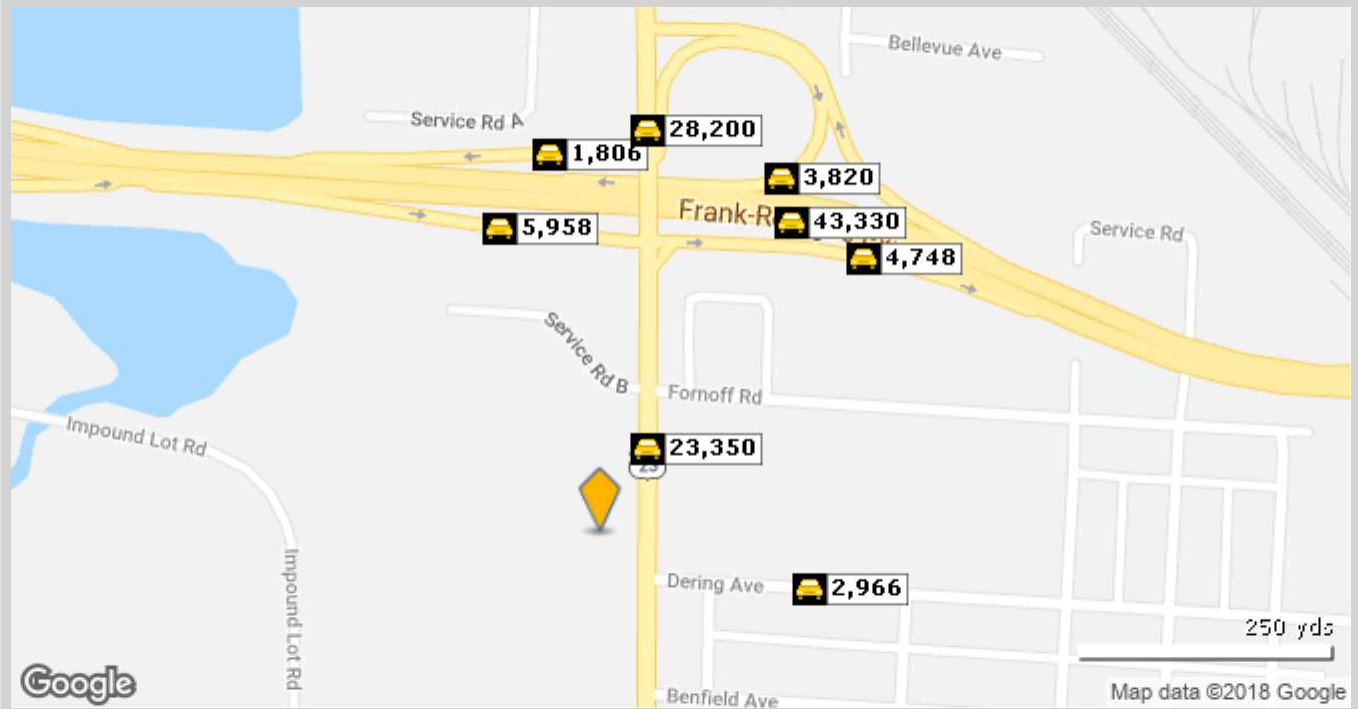
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Traffic Count Report

Certified Oil Company

2385 S High St, Columbus, OH 43207

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **3,268 SF**
 Year Built: **1940**
 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	S High St	Svc Rd B	0.03 N	2017	23,350	MPSI	.06
2	Dering Ave	S 4th St	0.06 E	2014	2,966	AADT	.12
3	Frank Rd	S High St	0.09 E	2014	5,958	AADT	.18
4	Frank Rd	S High St	0.08 W	2016	43,330	MPSI	.21
5	Hwy 104 Frank Rd	Frank Rd	0.14 E	2015	41,732	MPSI	.21
6	Frank Rd	S High St	0.08 W	2017	43,330	MPSI	.21
7	Frank Rd	S High St	0.13 W	2014	4,748	AADT	.22
8	Frank Rd	S High St	0.06 SE	2014	1,806	AADT	.22
9	Frank Rd	S High St	0.08 W	2014	3,820	AADT	.23
10	S High St	Frank Rd	0.04 S	2017	28,200	MPSI	.23



Demographic Summary Report

Certified Oil Company 2385 S High St, Columbus, OH 43207

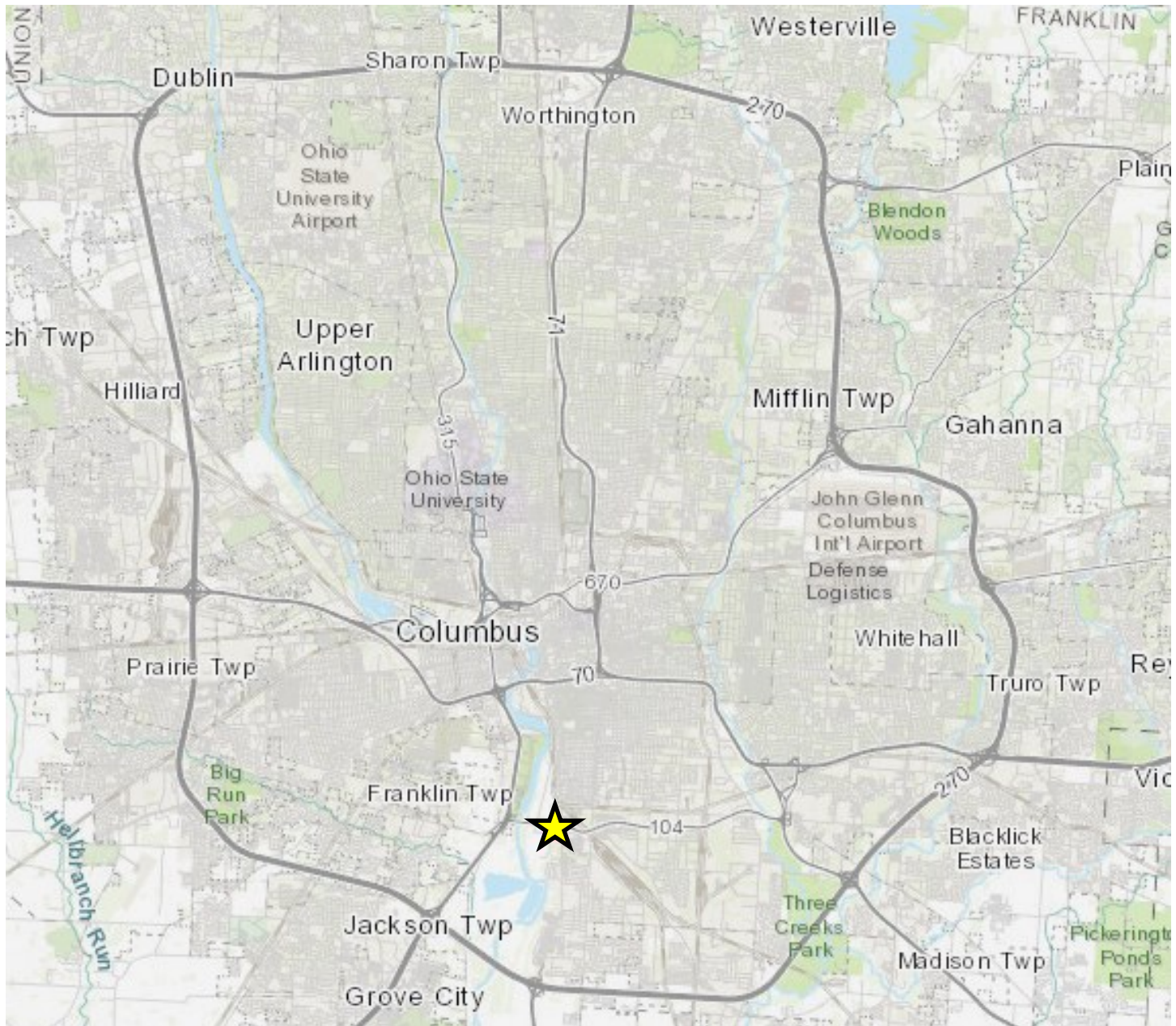
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	5,402		78,400		245,066	
2018 Estimate	5,097		74,128		231,230	
2010 Census	4,599		67,316		208,154	
Growth 2018 - 2023	5.98%		5.76%		5.98%	
Growth 2010 - 2018	10.83%		10.12%		11.09%	
2018 Population by Hispanic Origin						
	133		2,554		8,877	
2018 Population						
White	4,328	84.91%	45,122	60.87%	145,069	62.74%
Black	560	10.99%	24,738	33.37%	72,085	31.17%
Am. Indian & Alaskan	25	0.49%	330	0.45%	951	0.41%
Asian	41	0.80%	1,385	1.87%	4,785	2.07%
Hawaiian & Pacific Island	0	0.00%	19	0.03%	195	0.08%
Other	143	2.81%	2,534	3.42%	8,145	3.52%
U.S. Armed Forces	0		22		89	
Households						
2023 Projection	2,149		31,392		100,982	
2018 Estimate	2,031		29,674		95,255	
2010 Census	1,848		27,074		85,748	
Growth 2018 - 2023	5.81%		5.79%		6.01%	
Growth 2010 - 2018	9.90%		9.60%		11.09%	
Owner Occupied	1,143	56.28%	15,984	53.87%	47,423	49.79%
Renter Occupied	887	43.67%	13,690	46.13%	47,832	50.21%
2018 Households by HH Income						
Income: <\$25,000	738	36.34%	8,675	29.23%	27,483	28.85%
Income: \$25,000 - \$50,000	531	26.14%	7,808	26.31%	23,976	25.17%
Income: \$50,000 - \$75,000	489	24.08%	5,962	20.09%	18,126	19.03%
Income: \$75,000 - \$100,000	154	7.58%	3,268	11.01%	9,833	10.32%
Income: \$100,000 - \$125,000	24	1.18%	1,537	5.18%	6,704	7.04%
Income: \$125,000 - \$150,000	77	3.79%	762	2.57%	3,201	3.36%
Income: \$150,000 - \$200,000	18	0.89%	766	2.58%	2,814	2.95%
Income: \$200,000+	0	0.00%	898	3.03%	3,116	3.27%
2018 Avg Household Income						
	\$44,363		\$58,852		\$61,598	
2018 Med Household Income						
	\$36,271		\$44,372		\$45,549	



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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!

Source: Columbus Chamber of Commerce

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