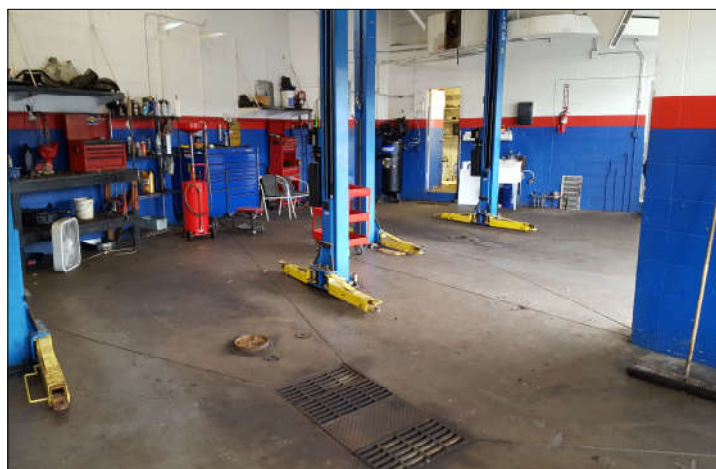


- For Sale: \$220,000
- 4257 E Main Street
- Whitehall, OH 43213



PROPERTY FEATURES:

- FORMER SERVICE STATION
- 2620 SQUARE FEET
- 2 SERVICE BAYS
- TWO LIFTS, AIR COMPRESSOR AND MANY TOOLS ARE INCLUDED IN THE SALE
- PROPERTY LOCATED IN THE GERNAL COMMERCE DISTRICT TO ALLOW FOR MOST COMMERCIAL USES
- LOCATED ON THE CORNER OF E MAIN STREET AND ELAINE ROAD IN WHITEHALL

BEST CORPORATE REAL ESTATE
 JAMES MANGAS, CCIM
 2121 RIVERSIDE DRIVE
 UPPER ARLINGTON, OH 43221
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350 EXT. 15
 FAX: 614-559-3390
 EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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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-Automotive****List Number:** 218024249
Status: Active
Listing Service:
Original List Price: \$250,000

List Price: \$220,000
Showing Start Date: 07/03/2018
List Price Sqft: \$83.97
VT:
Parcel #: 090-000310**Use Code:****Tax District:** 090
Previous Use:
Zoning:
For Sale: Yes**For Lease:** No**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):** 4,449**Tax Year:** 2017**Possession:****Assessment:****General Information****Address:** 4257 E Main Street**Between Street:** Elaine Road & Erickson Avenue**Complex:****Dist To Interchange:****Building Information****Total SqFt Available:** 2,620**Bldg Sq Ft:** 2,620**# Floors AboveGround:** 1**# of Docks:** 0**Year Built:** 1963**Traffic CountPerDay:****Unit/Suite #:****City:** Columbus**County:** Franklin**Mult Parcels/Sch Dis:****Zip Code:** 43213**Corp Limit:** Whitehall**Township:** None**Near Interchange:****Tax District:** 090

	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:****Services Available:****Construction:****Sprinkler:****Mult Use:****New Financing:**
Electric:
Misc Int & Ext Info:
MLS Primary PhotoSrc: Realtor Provided**Property Description**

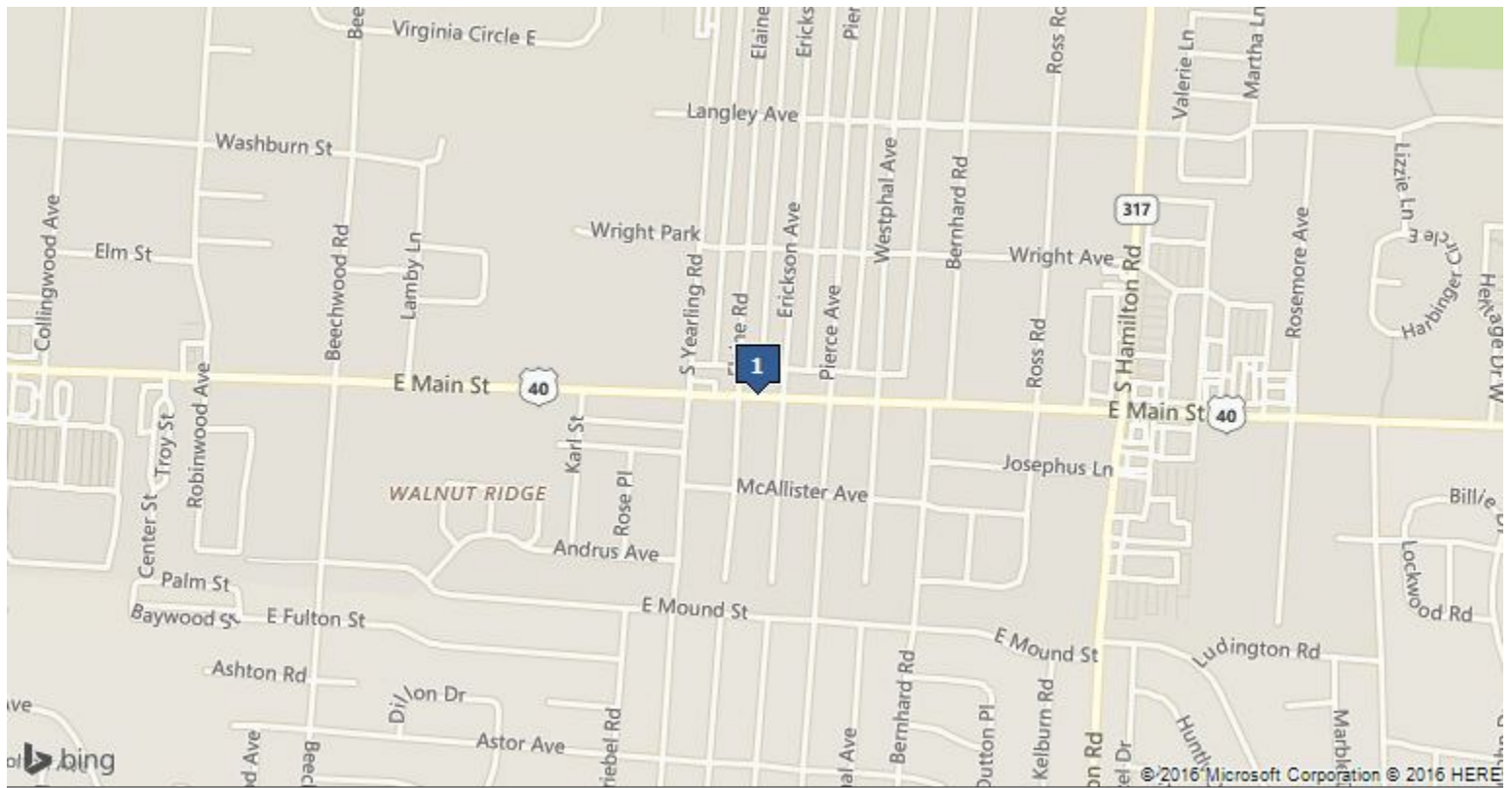
Former service station available for sale at the corner of E Main Street and Elaine Road in Whitehall. The property is 2620 SF with 2 service bays located on a .4537 acre lot. The property is located in the General Commerce District to allow for most commercial uses. Included in the sale are two lifts, air compressor, and many tools.

Sold Info**Sold Date:****DOM:** 91**SP:****SlrCns:****Sold Non-MLS:** No**SlrAst:**

Sold Non-MLS: No
October 01, 2018

Prepared by: Randy J Best

*Information is deemed to be reliable, but is not guaranteed. © 2018 **MLS** and **FBS**. Prepared by Randy J Best on Monday, October 01, 2018 1:09 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

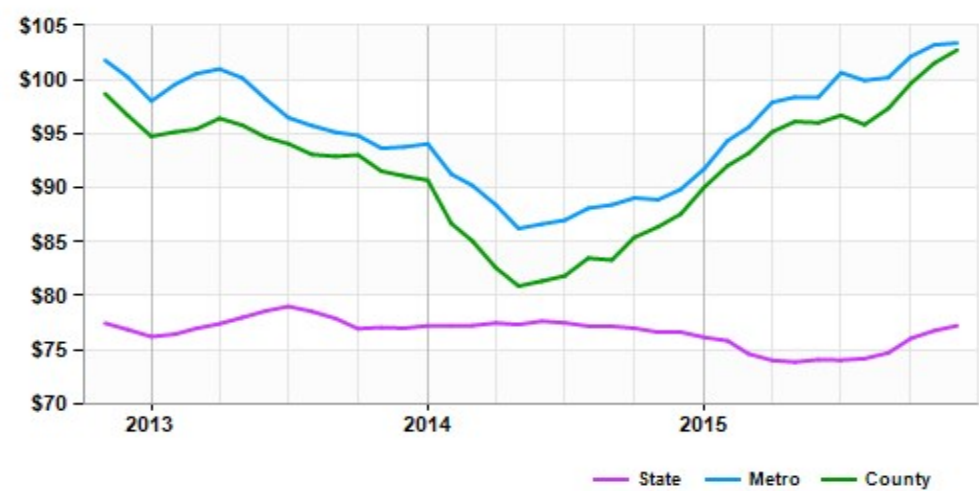


4257 E. Main St., Whitehall, OH 43213

On Main Street between Elaine Rd and Erickson Ave

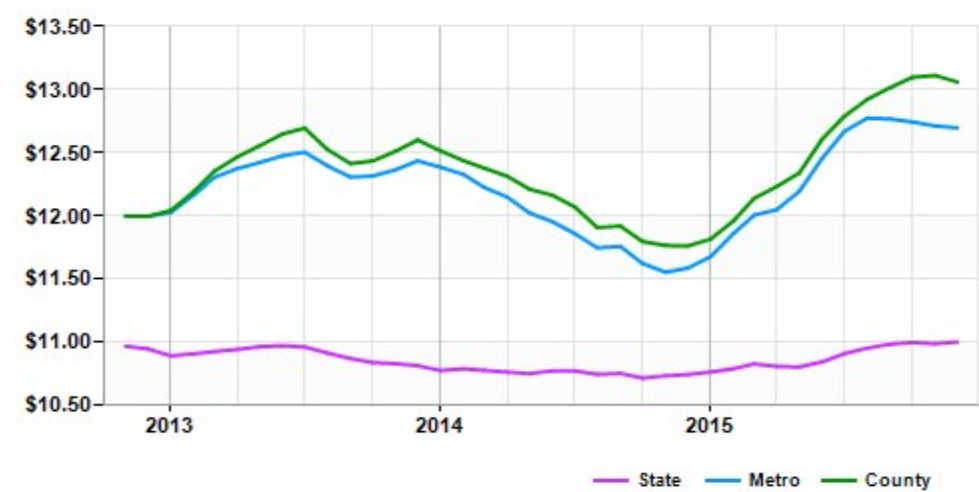
Market Trends

Asking Prices Retail for Sale Whitehall, OH (\$/SF)



	Dec 15	vs. 3 mo. prior	Y-O-Y
State	\$77	+3.4%	+0.8%
Metro	\$103	+3.2%	+15.1%
County	\$103	+5.6%	+17.3%

Asking Rent Retail for Lease Whitehall, OH (\$/SF/Year)



	Dec 15	vs. 3 mo. prior	Y-O-Y
State	\$11.00	+0.2%	+2.4%
Metro	\$12.70	-0.6%	+9.6%
County	\$13.06	+0.3%	+11.0%

Demographic Summary Report

4257 E Main St, Columbus, OH 43213

Building Type: **General Retail**
 Secondary: **Auto Repair**
 GLA: **2,620 SF**
 Year Built: **1963**

Total Available: **2,620 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



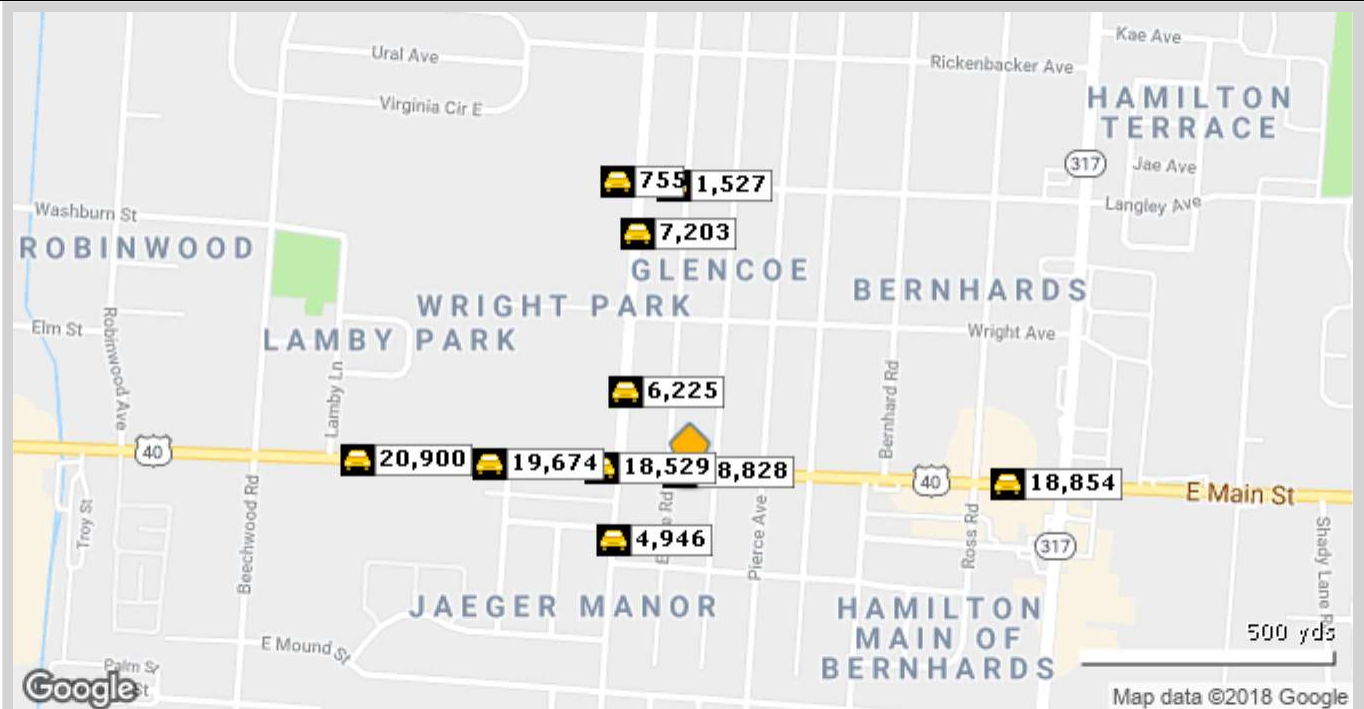
Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	18,151		119,859		279,090	
2018 Estimate	17,111		112,982		263,634	
2010 Census	15,352		101,301		239,185	
Growth 2018 - 2023	6.08%		6.09%		5.86%	
Growth 2010 - 2018	11.46%		11.53%		10.22%	
2018 Population by Hispanic Origin	1,483		8,196		14,510	
2018 Population	17,111		112,982		263,634	
White	9,037	52.81%	50,542	44.73%	120,375	45.66%
Black	6,895	40.30%	55,434	49.06%	126,602	48.02%
Am. Indian & Alaskan	118	0.69%	455	0.40%	1,019	0.39%
Asian	401	2.34%	2,380	2.11%	5,520	2.09%
Hawaiian & Pacific Island	5	0.03%	68	0.06%	159	0.06%
Other	654	3.82%	4,102	3.63%	9,958	3.78%
U.S. Armed Forces	0		14		65	
Households						
2023 Projection	7,376		50,990		115,851	
2018 Estimate	6,957		48,109		109,468	
2010 Census	6,255		43,367		99,503	
Growth 2018 - 2023	6.02%		5.99%		5.83%	
Growth 2010 - 2018	11.22%		10.93%		10.01%	
Owner Occupied	3,938	56.60%	21,830	45.38%	53,895	49.23%
Renter Occupied	3,019	43.40%	26,279	54.62%	55,573	50.77%
2018 Households by HH Income	6,957		48,107		109,468	
Income: <\$25,000	1,964	28.23%	14,540	30.22%	29,652	27.09%
Income: \$25,000 - \$50,000	2,334	33.55%	14,526	30.20%	31,490	28.77%
Income: \$50,000 - \$75,000	1,570	22.57%	8,653	17.99%	21,610	19.74%
Income: \$75,000 - \$100,000	460	6.61%	3,879	8.06%	11,409	10.42%
Income: \$100,000 - \$125,000	373	5.36%	2,786	5.79%	6,901	6.30%
Income: \$125,000 - \$150,000	178	2.56%	1,354	2.81%	3,265	2.98%
Income: \$150,000 - \$200,000	46	0.66%	1,104	2.29%	2,637	2.41%
Income: \$200,000+	32	0.46%	1,265	2.63%	2,504	2.29%
2018 Avg Household Income	\$48,445		\$55,930		\$58,010	
2018 Med Household Income	\$41,374		\$40,164		\$43,753	



Traffic Count Report

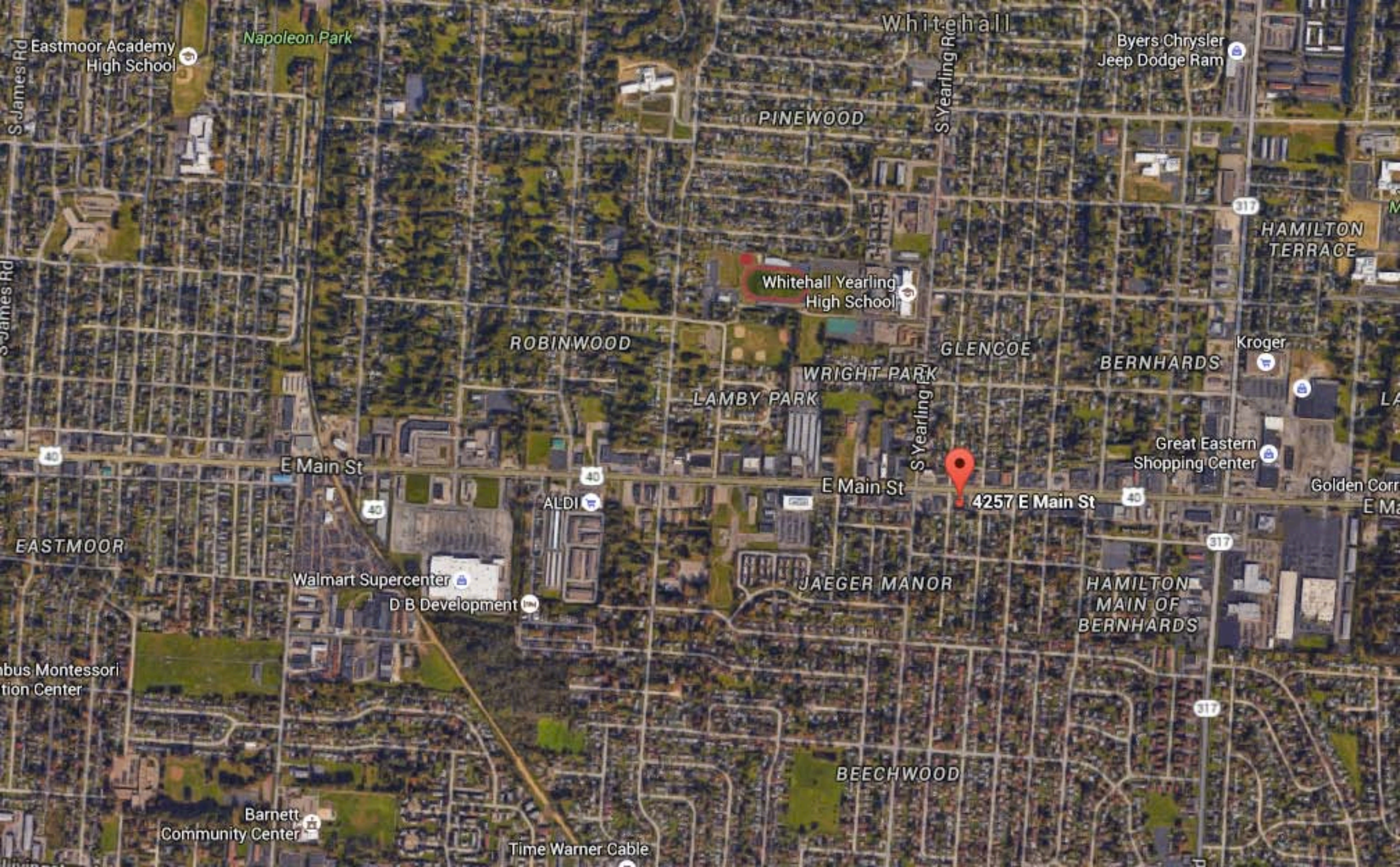
4257 E Main St, Columbus, OH 43213

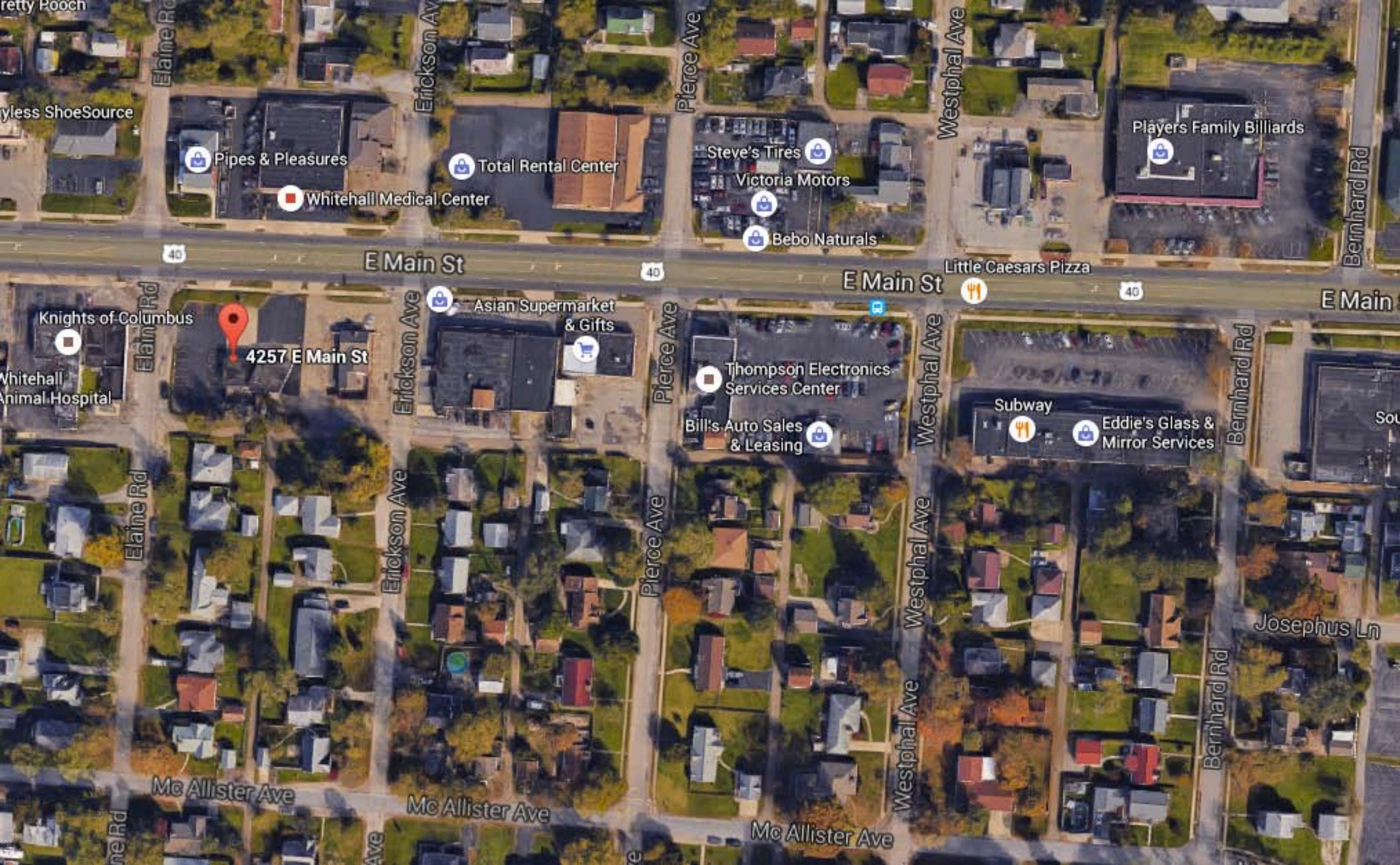
Building Type: **General Retail**
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 Year Built: **1963**
 Total Available: **2,620 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Main St	Elaine Rd	0.01 W	2017	18,828	MPSI	.03
2	S Yearling Rd	Mc Allister Ave	0.01 N	2017	4,946	MPSI	.10
3	E Main St	S Yearling Rd	0.02 E	2011	18,529	AADT	.10
4	S Yearling Rd	Wright Ave	0.09 N	2017	6,225	MPSI	.13
5	E Main St	United States Highway 40	0.21 E	2011	19,674	MPSI	.23
6	S Yearling Rd	Langley Ave	0.06 N	2011	7,203	AADT	.30
7	Langley Ave	Elaine Rd	0.02 E	2011	1,527	AADT	.35
8	S Yearling Rd	Langley Ave	0.03 E	2011	755	AADT	.36
9	E Main St	Ross Rd	0.04 W	2017	18,854	MPSI	.36
10	E Main St	Lamby Ln	0.03 W	2017	20,900	MPSI	.38







City Pooch

yless ShoeSource

Elaine Rd

Pipes & Pleasures

Erickson Ave

Total Rental Center

Whitehall Medical Center

Pierce Ave

Steve's Tires

Victoria Motors

Bebo Naturals

Westphal Ave

Players Family Billiards

Bernhard Rd

40

E Main St

40

E Main St

Little Caesars Pizza

40

E Main

Knights of Columbus

4257 E Main St

Whitehall
Animal Hospital

Erickson Ave

Asian Supermarket
& Gifts

Pierce Ave

Thompson Electronics
Services Center

Bill's Auto Sales
& Leasing

Westphal Ave

Subway

Eddie's Glass &
Mirror Services

Bernhard Rd

Elaine Rd

Erickson Ave

Pierce Ave

Westphal Ave

Bernhard Rd

Mc Allister Ave

Mc Allister Ave

Mc Allister Ave

Josephus Ln



4199

4229

4265

4301



E Main St

E MAIN ST

S Yearling Rd

Elaine Rd

ERICKSON AVE

Pierce Ave

ARLING RD

941

901

901

901

901

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