

# OFFICE INVESTMENT CENTER

For Sale: \$1,200,000

15 Norton Rd

Columbus OH 43228



## PROPERTY FEATURES

- Fully Leased Office Center
- Busy Corner of W. Broad and Norton Rd
- Across from Doctors Hospital West
- Long Term Tenants, mostly medical offices
- High Traffic Location
- Five Units with Total SF 8,531
- Curb Offers Only
- Many Mechanical Upgrades!

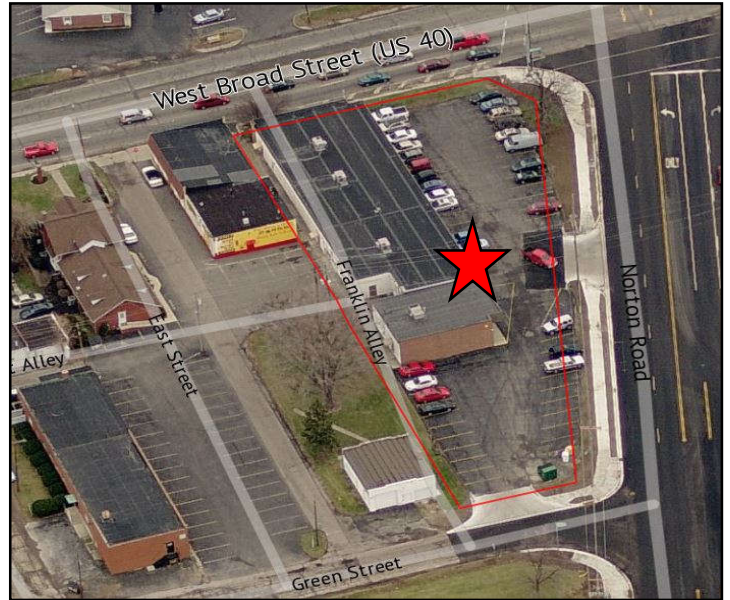
BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALSTATE.COM



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.

# OFFICE INVESTMENT CENTER

15 Norton Rd  
Columbus OH 43228



LOCATION: CORNER OF W BROAD STREET AND NORTON ROAD

COUNTY: FRANKLIN

TAX DISTRICT : 240

BUILDING SF: 8,531

ACREAGE: 0.37

YEAR BUILT: 1974

TAXES: \$25,950

LIST PRICE: \$1,200,000

% LEASED: 100%

NUMBER OF UNITS: FIVE

USE CODE: OFF BLDG 1 STORY

TRAFFIC COUNT : 27,803 AVG DAILY VOLUME

PARCEL: 240-006749

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM





# OFFICE INVESTMENT CENTER

15 Norton Rd  
Columbus OH 43228



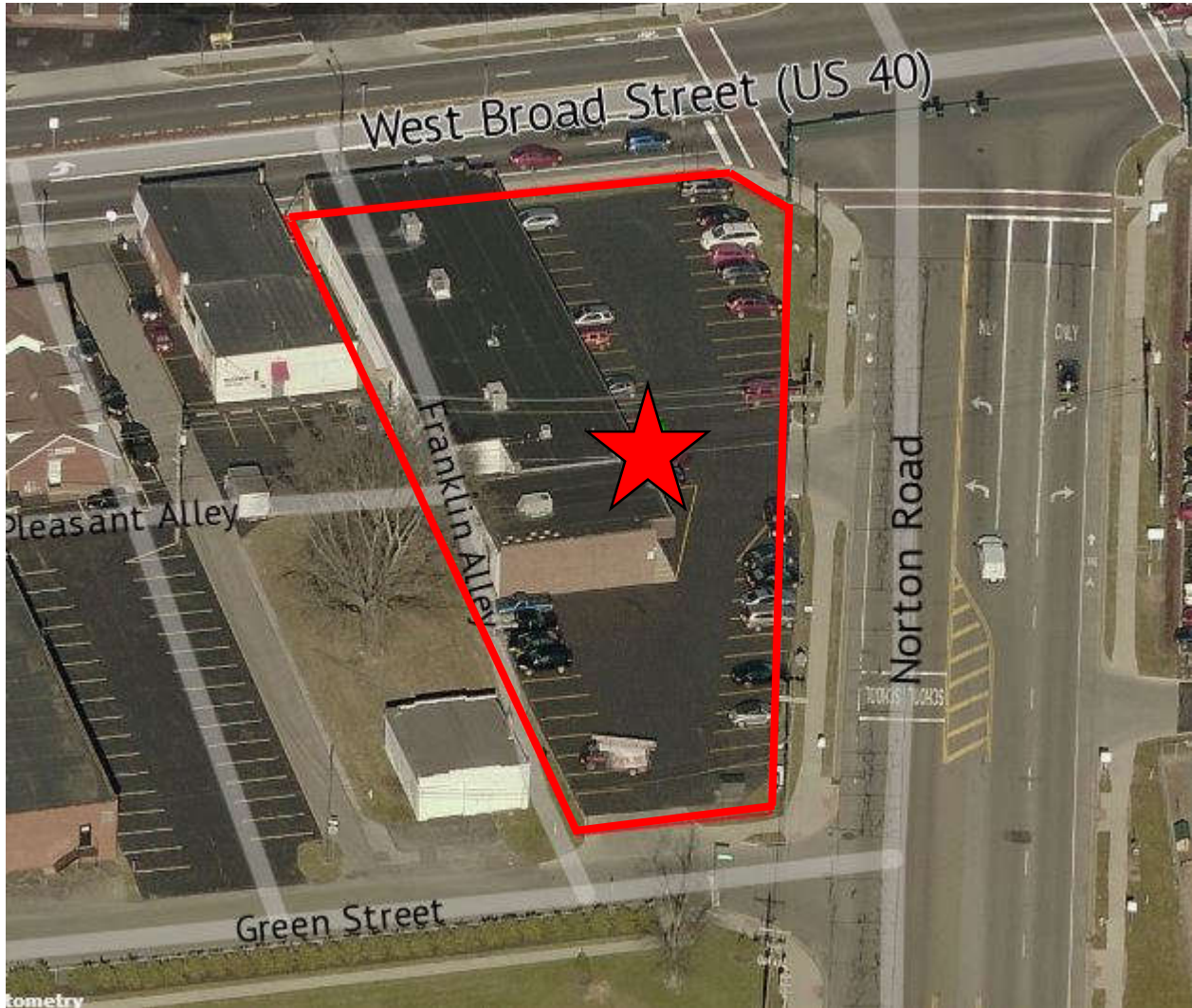
BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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.

# OFFICE INVESTMENT CENTER

15 Norton Rd  
Columbus OH 43228



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALSTATE.COM

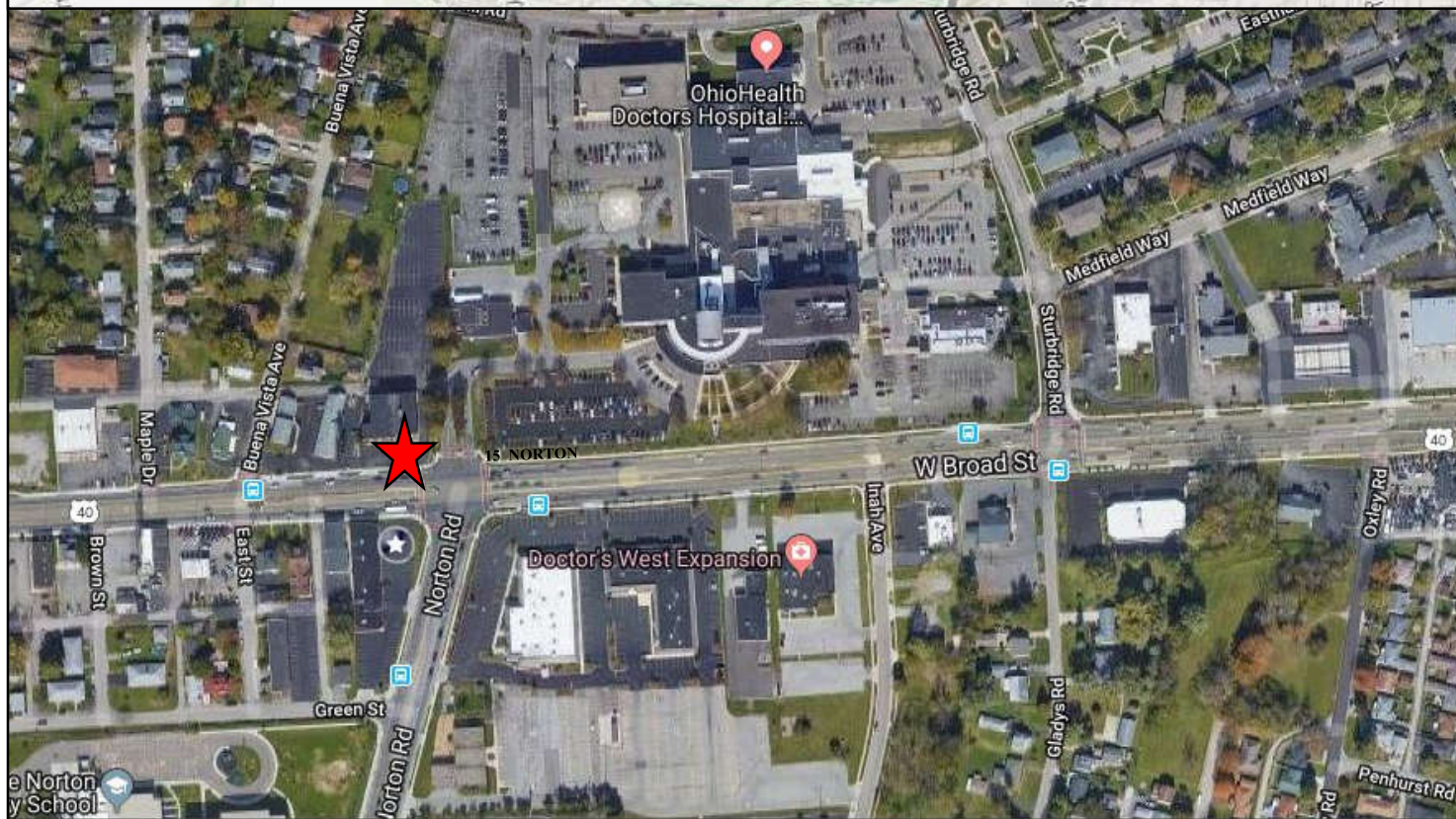
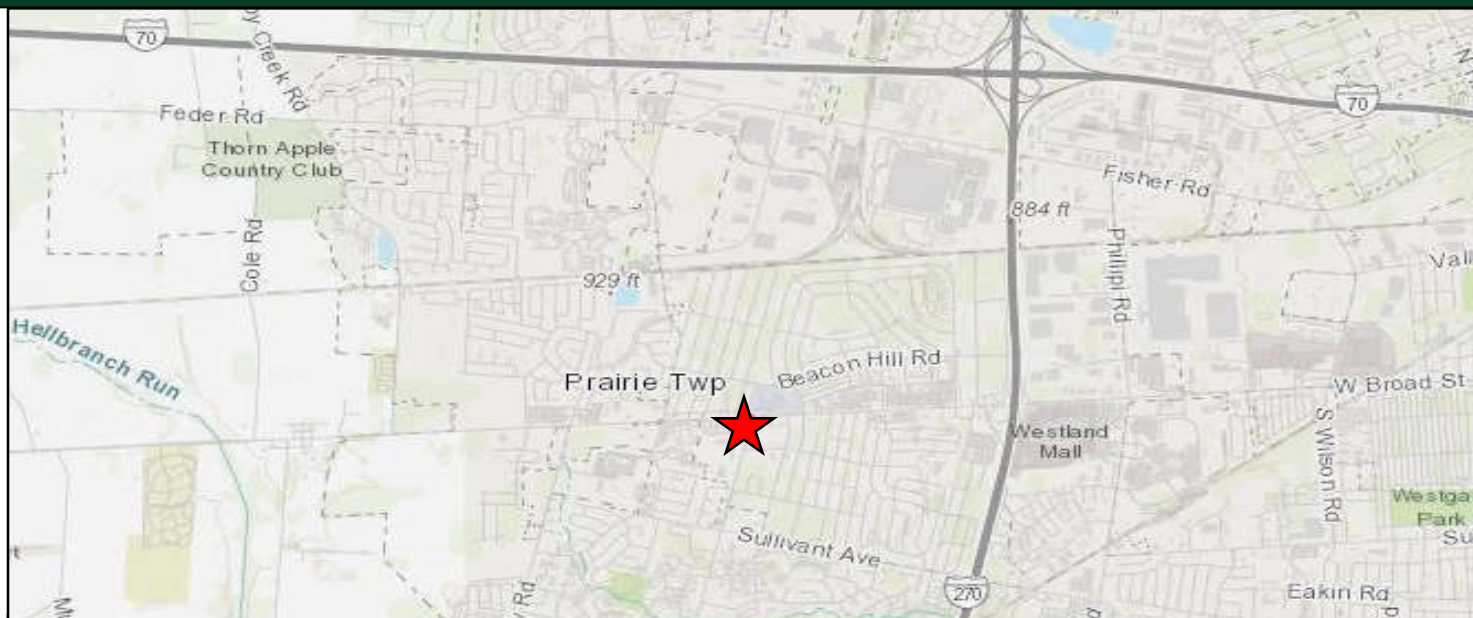


This information has either been given to us by the Owner of the Property or received sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



# OFFICE INVESTMENT CENTER

15 Norton Rd  
Columbus OH 43228



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



## NORTON ROAD CENTER

<b>INCOME:</b>	<b>\$124,188</b>
----------------	------------------

### EXPENSES:

RE TAXES	\$25,950
INSURANCE	\$2500
MOWING/SNOW	\$5900
REPAIRS/MAINT.	\$9,130
UTILITIES ELECTRIC	\$12,034
WATER/SEWER	\$5,692
TRASH	<u>\$897</u>
TOTAL EXPENSES	\$62,103

<b>NOI</b>	<b>\$62,085</b>
------------	-----------------

<b>CAP RATE</b>	<b>5.0%</b>
-----------------	-------------

# OFFICE INVESTMENT CENTER

15 Norton Rd

Columbus OH 43228



WEST BROAD STREET (US 40)

NEW LIFE MEDICAL CENTER

15 NORTON RD

EMPLOYMENT AGENCY

21 NORTON RD

SMILE MAKERS DENTAL CARE

17 NORTON RD

BARBER SHOP

23 NORTON RD

BUCKEYE PHARMACY

27 NORTON RD

PARKING LOT

NORTON ROAD

## Rent Roll 15 Norton Rd

Address	Tenant	Monthly Rent
27 Norton Rd	Buckeye Pharmacy	\$1,800
23 Norton Rd	His & MS.	\$637
21 Norton RD	Safe Staffing	\$1,200
17 Norton Rd	SmileMaker	\$3,075
15 Norton Rd	Paul Harris, DO	\$3,637
Monthly Total Rent		\$10,349



## Traffic Count Report

### Norton Plaza

17-27 Norton Rd, Columbus, OH 43228

Building Type: **General Retail**

Secondary: -

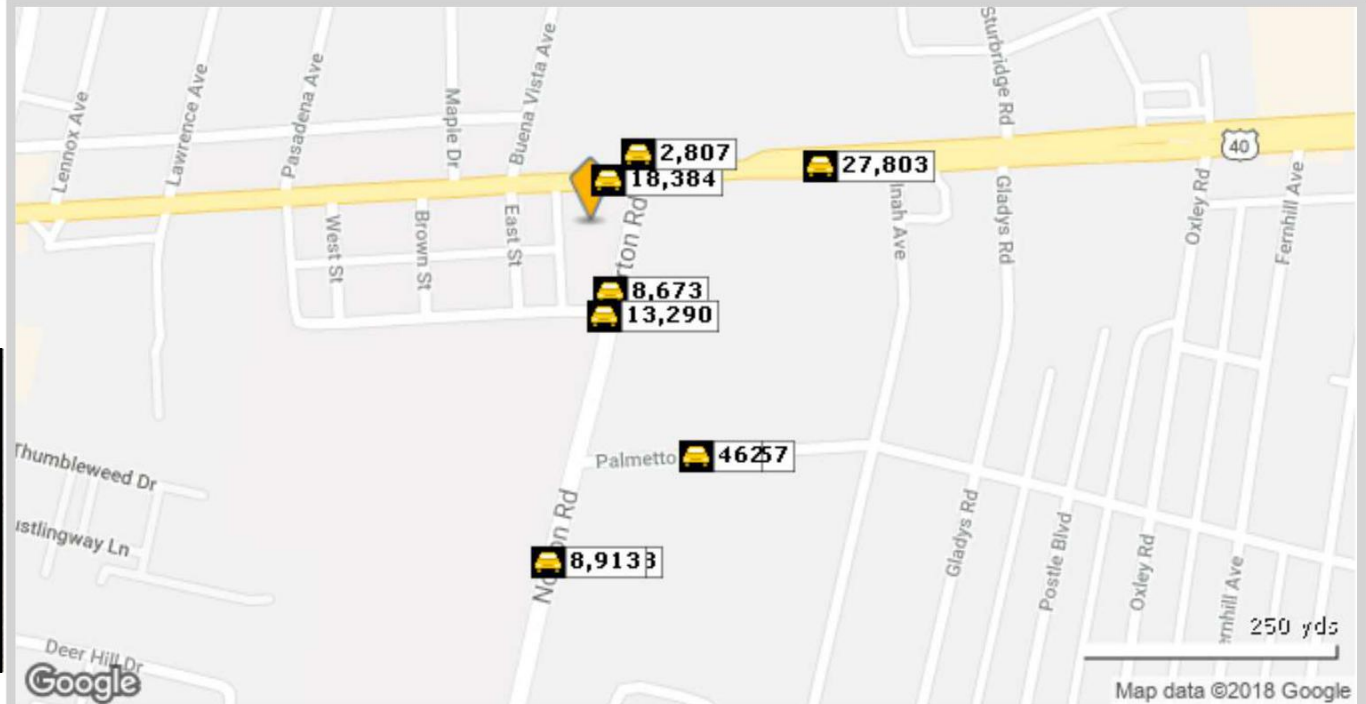
GLA: **9,202 SF**

Year Built: **1974**

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	W Broad St	Franklin Aly	0.02 W	2017	18,384	MPSI	.03
2	Norton Rd	Green St	0.01 S	2017	8,673	MPSI	.04
3	W Broad St	Norton Rd	0.01 S	2017	2,807	MPSI	.05
4	Norton Rd	Green St	0.00 N	2015	16,495	MPSI	.05
5	Norton Rd	W Broad St	0.08 N	2011	13,290	MPSI	.05
6	W Broad St	Inah Ave	0.04 E	2017	27,803	MPSI	.14
7	Palmetto St	Norton Rd	0.07 W	2017	1,157	MPSI	.14
8	Palmetto St	Gladys Rd	0.16 E	2011	462	MPSI	.14
9	Norton Rd	W Broad St	0.22 N	2011	14,168	MPSI	.19
10	Norton Rd	Palmetto St	0.06 N	2017	8,913	MPSI	.19



Copyrighted report licensed to Best Corporate Real Estate - 983818.

7/18/2018

# Demographic Trend Report

1 Mile Radius

## Norton Plaza

17-27 Norton Rd, Columbus, OH 43228

Building Type: **General Retail**

Secondary: -

GLA: **9,202 SF**

Year Built: **1974**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



Description	2010		2018		2023	
<b>Population</b>	<b>16,595</b>		<b>17,726</b>		<b>18,679</b>	
Age 0 - 4	1,500	9.04%	1,364	7.69%	1,350	7.23%
Age 5 - 9	1,207	7.27%	1,321	7.45%	1,360	7.28%
Age 10 - 14	1,041	6.27%	1,216	6.86%	1,312	7.02%
Age 15 - 19	1,019	6.14%	1,130	6.37%	1,230	6.58%
Age 20 - 24	1,287	7.76%	1,148	6.48%	1,179	6.31%
Age 25 - 29	1,498	9.03%	1,479	8.34%	1,276	6.83%
Age 30 - 34	1,418	8.54%	1,529	8.63%	1,429	7.65%
Age 35 - 39	1,243	7.49%	1,381	7.79%	1,464	7.84%
Age 40 - 44	1,008	6.07%	1,206	6.80%	1,366	7.31%
Age 45 - 49	1,034	6.23%	1,069	6.03%	1,216	6.51%
Age 50 - 54	1,090	6.57%	1,022	5.77%	1,091	5.84%
Age 55 - 59	814	4.91%	981	5.53%	1,010	5.41%
Age 60 - 64	772	4.65%	854	4.82%	922	4.94%
Age 65 - 69	556	3.35%	703	3.97%	795	4.26%
Age 70 - 74	426	2.57%	509	2.87%	629	3.37%
Age 75 - 79	305	1.84%	353	1.99%	453	2.43%
Age 80 - 84	213	1.28%	233	1.31%	295	1.58%
Age 85+	164	0.99%	228	1.29%	301	1.61%
<b>Age 15+</b>	<b>12,847</b>	<b>77.41%</b>	<b>13,825</b>	<b>77.99%</b>	<b>14,656</b>	<b>78.46%</b>
<b>Age 20+</b>	<b>11,828</b>	<b>71.27%</b>	<b>12,695</b>	<b>71.62%</b>	<b>13,426</b>	<b>71.88%</b>
<b>Age 65+</b>	<b>1,664</b>	<b>10.03%</b>	<b>2,026</b>	<b>11.43%</b>	<b>2,473</b>	<b>13.24%</b>
<b>Median Age</b>	<b>33</b>		<b>34</b>		<b>36</b>	
<b>Average Age</b>	<b>34.20</b>		<b>35.30</b>		<b>36.40</b>	
<b>Population By Race</b>	<b>16,595</b>		<b>17,726</b>		<b>18,679</b>	
White	13,911	83.83%	14,477	81.67%	15,041	80.52%
Black	1,712	10.32%	2,016	11.37%	2,229	11.93%
Am. Indian & Alaskan	147	0.89%	153	0.86%	151	0.81%
Asian	309	1.86%	468	2.64%	560	3.00%
Hawaiian & Pacific Islander	5	0.03%	5	0.03%	6	0.03%
Other	484	2.92%	607	3.42%	692	3.70%



Copyrighted report licensed to Best Corporate Real Estate - 983818.

7/18/2018

**Norton Plaza**

17-27 Norton Rd, Columbus, OH 43228

Description	2010		2018		2023	
<b>Population by Race (Hispanic)</b>	<b>2,353</b>		<b>2,796</b>		<b>3,131</b>	
White	1,963	83.43%	2,320	82.98%	2,612	83.42%
Black	193	8.20%	252	9.01%	285	9.10%
Am. Indian & Alaskan	99	4.21%	101	3.61%	100	3.19%
Asian	26	1.10%	29	1.04%	28	0.89%
Hawaiian & Pacific Islander	2	0.08%	2	0.07%	2	0.06%
Other	71	3.02%	91	3.25%	105	3.35%
<b>Household by Household Income</b>	<b>6,671</b>		<b>7,075</b>		<b>7,452</b>	
<\$25,000	2,130	31.93%	1,761	24.89%	1,828	24.53%
\$25,000 - \$50,000	1,896	28.42%	2,269	32.07%	2,398	32.18%
\$50,000 - \$75,000	1,487	22.29%	1,357	19.18%	1,384	18.57%
\$75,000 - \$100,000	762	11.42%	778	11.00%	804	10.79%
\$100,000 - \$125,000	203	3.04%	565	7.99%	641	8.60%
\$125,000 - \$150,000	75	1.12%	171	2.42%	195	2.62%
\$150,000 - \$200,000	98	1.47%	103	1.46%	118	1.58%
\$200,000+	20	0.30%	71	1.00%	84	1.13%
<b>Average Household Income</b>	<b>\$47,915</b>		<b>\$55,052</b>		<b>\$55,988</b>	
<b>Median Household Income</b>	<b>\$40,712</b>		<b>\$42,676</b>		<b>\$42,748</b>	





# 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!

Source: Columbus Chamber of Commerce

## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

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.