

For Sale \$1,475,000 or For Lease \$16/SF Gross

106 Stover Drive

Delaware OH 43015



PROPERTY FEATURES:

- Free Standing 12,000 SF office available for sale or lease.
- Located in the City of Delaware, just off US 42 & US 23
- Provides higher end finishes, multiple kitchens/breakrooms & entrances.
- Fully finished suites available from 3,300 +/- SF to 8,230 +/- SF
- Fiber optic installed in the building
- Located on a bus line.



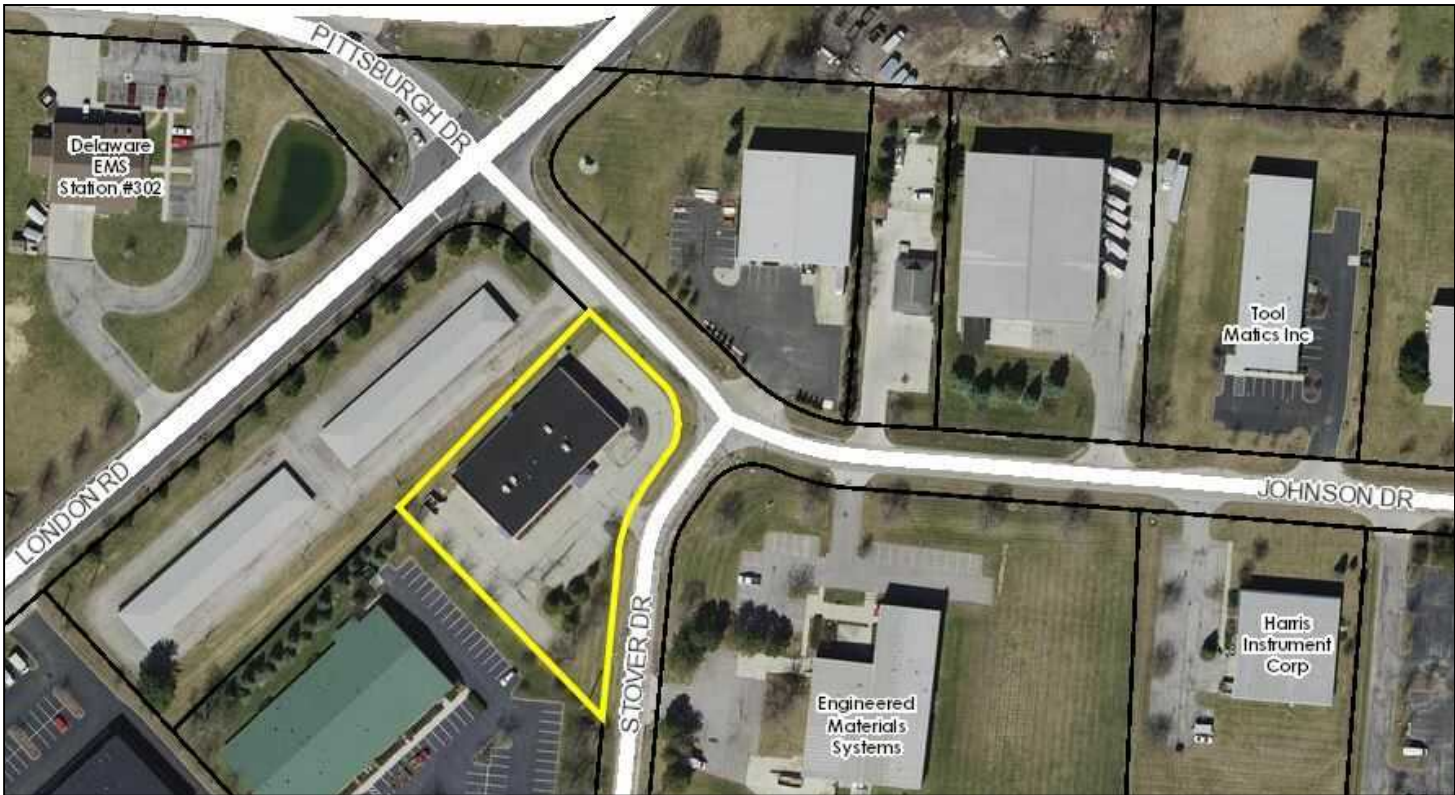
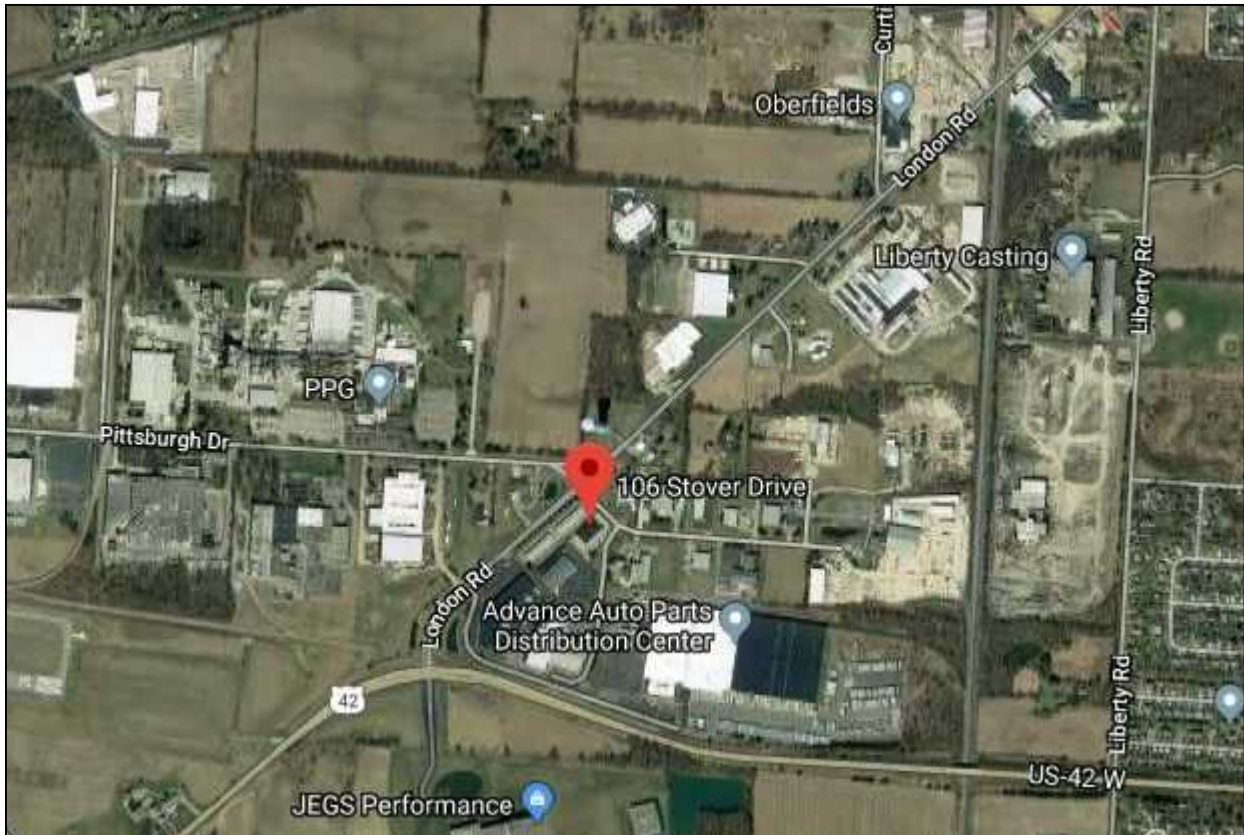
[Click Here for Video](#)

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For Sale or Lease: 12,000 SF
106 Stover Drive
Delaware OH 43015



Customer Full**Office-Office****List Number:** 218041366**Status:** Active**List Price:** \$1,475,000
VT:**Original List Price:** \$15**Parcel #:** 419-210-01-009-000**Previous Use:** office**Use Code:****Tax District:** 14**Zoning:** M-2**For Sale:** Yes**For Lease:** Yes**Exchange:** No**Occupancy Rate:** 20**Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**NOI:** 0**Tax Abatement:** No**Abatement End Date:****Tax Incentive:** No**Taxes (Yrly):** 28,964.36**Tax Year:** 2017**Possession:** 30 days**Assessment:****Addl Acceptance Cond:** None Known**General Information****Address:** 106 Stover Drive
Between Street: London & Johnson
Complex:
Dist To Intersxn: 1**Unit/Suite #:**
City: Delaware
County: Delaware
Mult Parcels/Sch Dis:**Zip Code:** 43015
Corp Limit: Delaware
Township: None
Near Interchange: US 42 & US 23**Building Information****Total Available Sqft:** 8,230**Minimum Sqft Avail:** 3,000**Max Cont Sqft Avail:** 8,230**Building Sqft:** 12,000**Acreage:** 1.03**Lot Size:****# of Floors Above Gr:** 1**# of Elevators:** 0**Parking Ratio:****# of Docks:** 0**# Drive-In Doors:** 0**Total Parking:****Year Built:** 1994**Year Remodeled:** 2013**Basement:** No**Common Area Factor:****Ceiling Height Ft:**

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:	C	3,600		3:	B+C	8,230	
2:	B	4,630		4:			

Financials**Lease Rate \$/Sq Ft:** 16**Term Desired:** 3-8 years**Expenses Paid by L:****Will LL Remodel:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**Finish Allow/SQFT \$:****T Contracts Directly:****Pass Exp Over BaseYr:****Curr Yr Est \$/SF TRL:** 0**Exp Stop \$:****Curr Yr Est \$/SF LL:****Features****Heat Fuel:** Gas**Heat Type:** Forced Air**Electric:****Services Available:** Electric; Gas; Sanitary Sewer; Storm Sewer**Building Type:****Construction:** Block**Miscellaneous:** Air Condition**Alternate Uses:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

12,000 SF free standing office available for sale or lease in the city of Delaware off of US 42 & US 23. This office building provides higher end finishes, multiple kitchens/break-rooms and entrances. Fully furnished suites available from 3300 +/- SF to 8,230 SF of the Building. Fiber optic installed in the building. Located on bus line.

Sold Info**Sold Date:****DOM:** 1442**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Concession Comments:****Sold Non-MLS:** No**October 17, 2022****Prepared by:** Randy J Best

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Full Photo Tour

106 Stover Drive, Delaware, OH 43015

This listing is Active Listed for \$15 MLS # 218041366

20181006_093903



20181006_093555



20181006_093710



20181006_093650



20181006_093946



20181006_093959



20181006_095242



20181006_102125



20181006_100143

20181006_095601



20181006_100842



20181006_095612



20181006_095733



20181006_095915



20181006_095942



20181006_100056



20181006_100132



20181006_100202



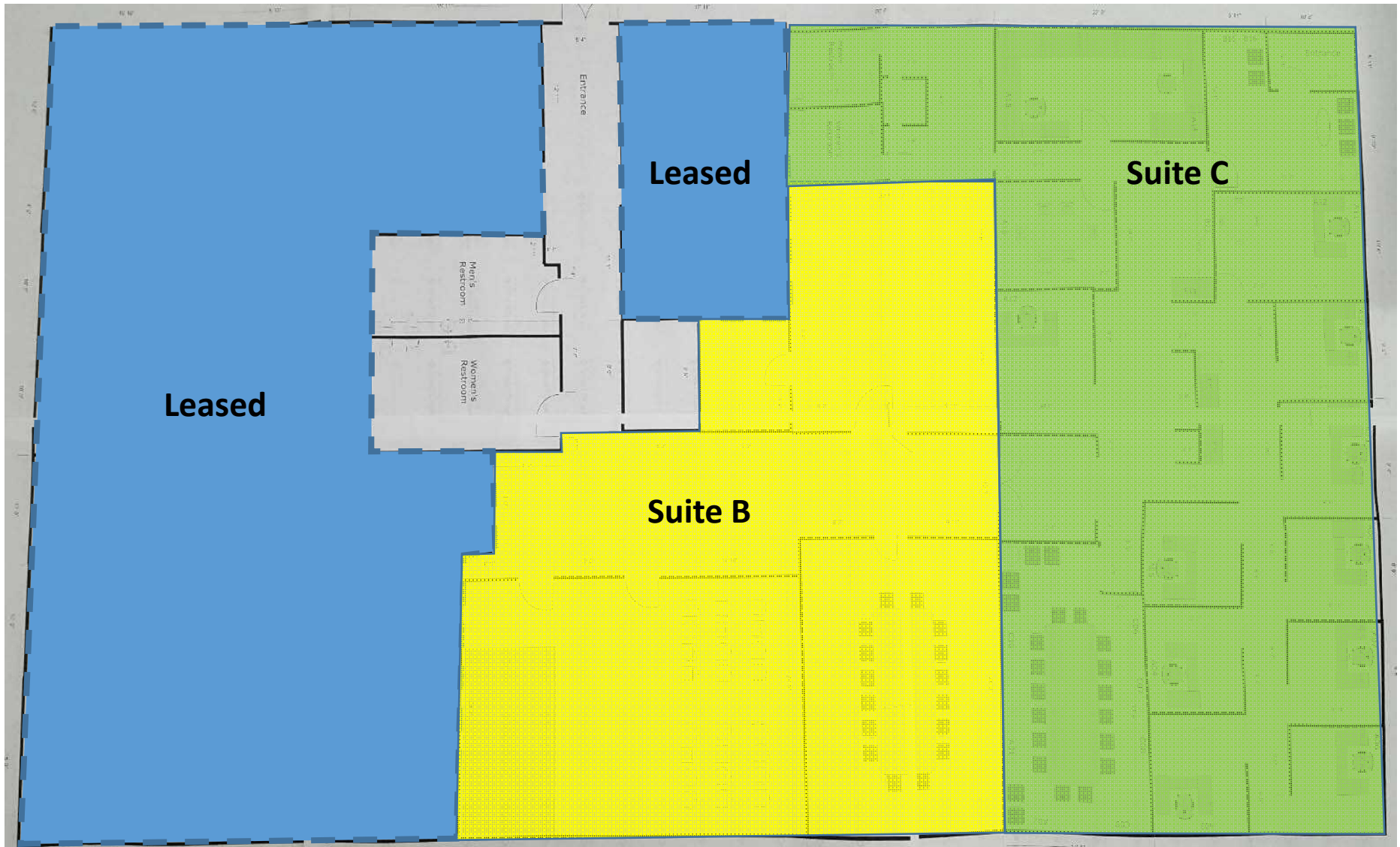
20181006_100218



20181006_100302



106 Stover Drive Delaware, Ohio



Traffic Count Report

Alpha Group

106 Stover Dr, Delaware, DE 19810

Building Type: Class B Office
 Class: B
 RBA: 12,000 SF
 Typical Floor: 12,000 SF
 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	Pittsburgh Dr	London Rd	0.06 SE	2017	10,757	MPS	.10
2	London Rd	McWherter Dr	0.11 NE	2014	3,474	ADT	.21
3	Pittsburgh Dr		0.00	2011	10,627	MPS	.25
4	United States Highway 42	Liberty Rd	0.24 E	2011	11,804	MPS	.45
5	US Hwy 42	Liberty Rd	0.24 E	2015	8,739	MPS	.45
6	US Rte 42	Liberty Rd	0.24 E	2017	9,550	MPS	.45
7	Pittsburgh Dr	Colomet Dr	0.02 W	2017	2,288	MPS	.54
8	United States Highway 42	Liberty Rd	0.08 E	2011	7,573	MPS	.59
9	US Hwy 42	Liberty Rd	0.08 E	2015	8,292	MPS	.59
10	US Rte 42	Liberty Rd	0.08 E	2017	7,910	MPS	.59



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11/7/2018

Demographic Summary Report

Alpha Group

106 Stover Dr, Delaware, DE 19804

Building Type: Class B Office
 Class: B
 RBA: 12,000 SF
 Typical Floor: 12,000 SF

Total Available: 0 SF
 Leased: 100%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	3,644	38,826	53,609
2018 Estimate	3,336	35,766	49,283
2010 Census	2,876	32,268	43,820
Growth 2018 - 2023	9.23%	8.56%	8.78%
Growth 2010 - 2018	15.99%	10.84%	12.47%
2018 Population by Hispanic Origin	111	1,075	1,444
2018 Population	3,336	35,766	49,283
White	2,973 89.12%	32,384 90.54%	44,780 90.86%
Black	204 6.12%	1,645 4.60%	2,031 4.12%
Am. Indian & Alaskan	9 0.27%	112 0.31%	143 0.29%
Asian	34 1.02%	677 1.89%	1,102 2.24%
Hawaiian & Pacific Island	5 0.15%	25 0.07%	39 0.08%
Other	110 3.30%	923 2.58%	1,187 2.41%
U.S. Armed Forces	0	33	49
Households			
2023 Projection	1,381	14,843	20,152
2018 Estimate	1,267	13,696	18,562
2010 Census	1,099	12,399	16,592
Growth 2018 - 2023	9.00%	8.37%	8.57%
Growth 2010 - 2018	15.29%	10.46%	11.87%
Owner Occupied	807 63.69%	8,579 62.64%	12,565 67.69%
Renter Occupied	460 36.31%	5,117 37.36%	5,997 32.31%
2018 Households by Income	1,267	13,698	18,563
Income: <\$25,000	361 28.49%	2,709 19.78%	3,064 16.51%
Income: \$25,000 - \$50,000	292 23.05%	3,415 24.93%	4,115 22.17%
Income: \$50,000 - \$75,000	149 11.76%	2,735 19.97%	3,614 19.47%
Income: \$75,000 - \$100,000	154 12.15%	1,303 9.51%	1,847 9.95%
Income: \$100,000 - \$125,000	135 10.66%	1,309 9.56%	1,865 10.05%
Income: \$125,000 - \$150,000	81 6.39%	990 7.23%	1,576 8.49%
Income: \$150,000 - \$200,000	78 6.16%	753 5.50%	1,216 6.55%
Income: \$200,000+	17 1.34%	484 3.53%	1,266 6.82%
2018 Avg Household Income	\$65,707	\$73,738	\$86,799
2018 Med Household Income	\$46,518	\$55,620	\$63,265



COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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