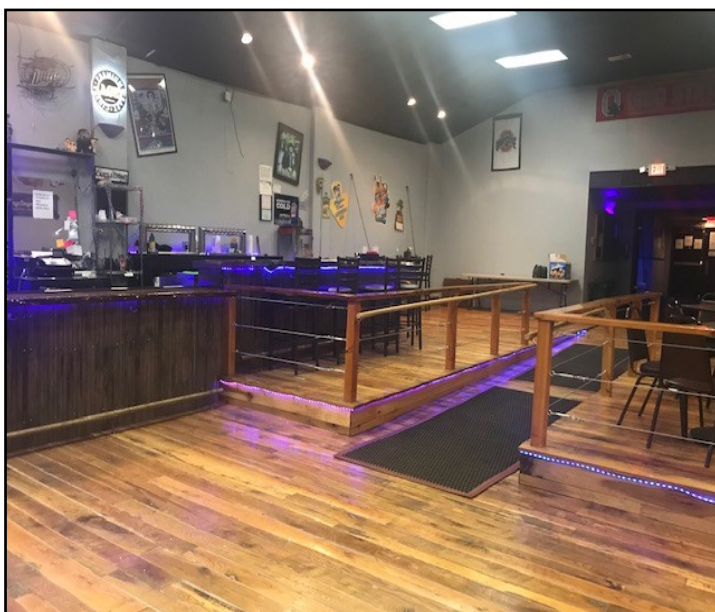


For Sale: \$335,000

For Lease: \$5.95 per SF NNN

1570 S. High Street

Columbus OH 43207



For Sale or Lease:

- Currently a night club known as Club Voodoos
- Completely remodeled in 2016
- Beautiful hardwood floors
- 5,973 +/- Sq. Ft. (Auditor shows 4827 Sq. Ft.)
- Between Welch Avenue and Morrill Avenue
- Immediate Possession, Commercial zoning
- Kitchen in back with eating area and two bathrooms
- Foyer has two additional bathrooms
- Large front stage area, completely remodeled
- Private offices and conference room upstairs
- Business is also for sale
- By appointment only

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.

Customer Full**Commercial-Entertainment**

List Number: 218044612

 Status: Active
 Listing Service:
 Original List Price: \$345,000

 List Price: \$335,000
 Showing Start Date: 12/13/2018
 List Price Sqft: \$56.09
 VT:

Parcel #: 010-030009

Previous Use: Night Club

Use Code: 434 - SUPPER CLUB/NIGHT CLUB

Tax District: 010 Zoning:

For Sale: Yes

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): 6,162

Tax Year: 2017

Possession:

Assessment:

General Information
 Address: 1570 S High Street
 Between Street: Welch Avenue & Morrill Avenue
 Complex:
 Dist To Interchange:
Building Information

 Unit/Suite #:
 City: Columbus
 County: Franklin
 Mult Parcels/Sch Dis:

 Zip Code: 43207
 Corp Limit: Columbus
 Township: None
 Near Interchange:

Tax District: 010

 Total SqFt Available: 5,973
 Bldg Sq Ft: 5,973
 # Floors AboveGround: 2
 # of Docks: 0
 Year Built: 1923
 Traffic CountPerDay:

 Minimum Sqft Avail: 5,973
 Acreage: 0.18
 # Units:
 # Drive-In Doors: 0
 Year Remodeled:
 Ceiling Height Ft:

 Max Cont Sqft Avail: 5,973
 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: 5.95
 Expenses Paid by L:
 T Reimburses L: Curr Yr Est \$/SF TRL: 1.95
 T Contracts Directly:
 Curr Yr Est \$/SF TRL: 1.95
 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

For sale or lease (NNN), night club known as Club Voodoos. Immediate possession, zoned commercial. Between Welch Avenue and Morrill Avenue. Large front stage area, completely remodeled. Kitchen in back with eating area and 2 bathrooms. Foyers also has 2 bathrooms. private offices and conference room upstairs. Lease rate is \$5.95 NNN. Estimated \$1.95 per SF NNN charges.

Sold Info
 Sold Date: DOM: 8 SP:
 Sold Non-MLS: No
 SlrCns: SlrAst:

Sold Non-MLS: No

December 20, 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 Thursday, December 20, 2018 4:43 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Full Photo Tour

1570 S High Street, Columbus, OH 43207
This listing is Active Listed for \$345,000 MLS # 218044612

IMG_9929



IMG_9938



IMG_9891



IMG_9889



IMG_9916



IMG_9915



IMG_9901

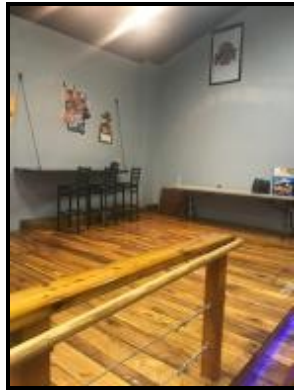


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IMG_9903



IMG_9924



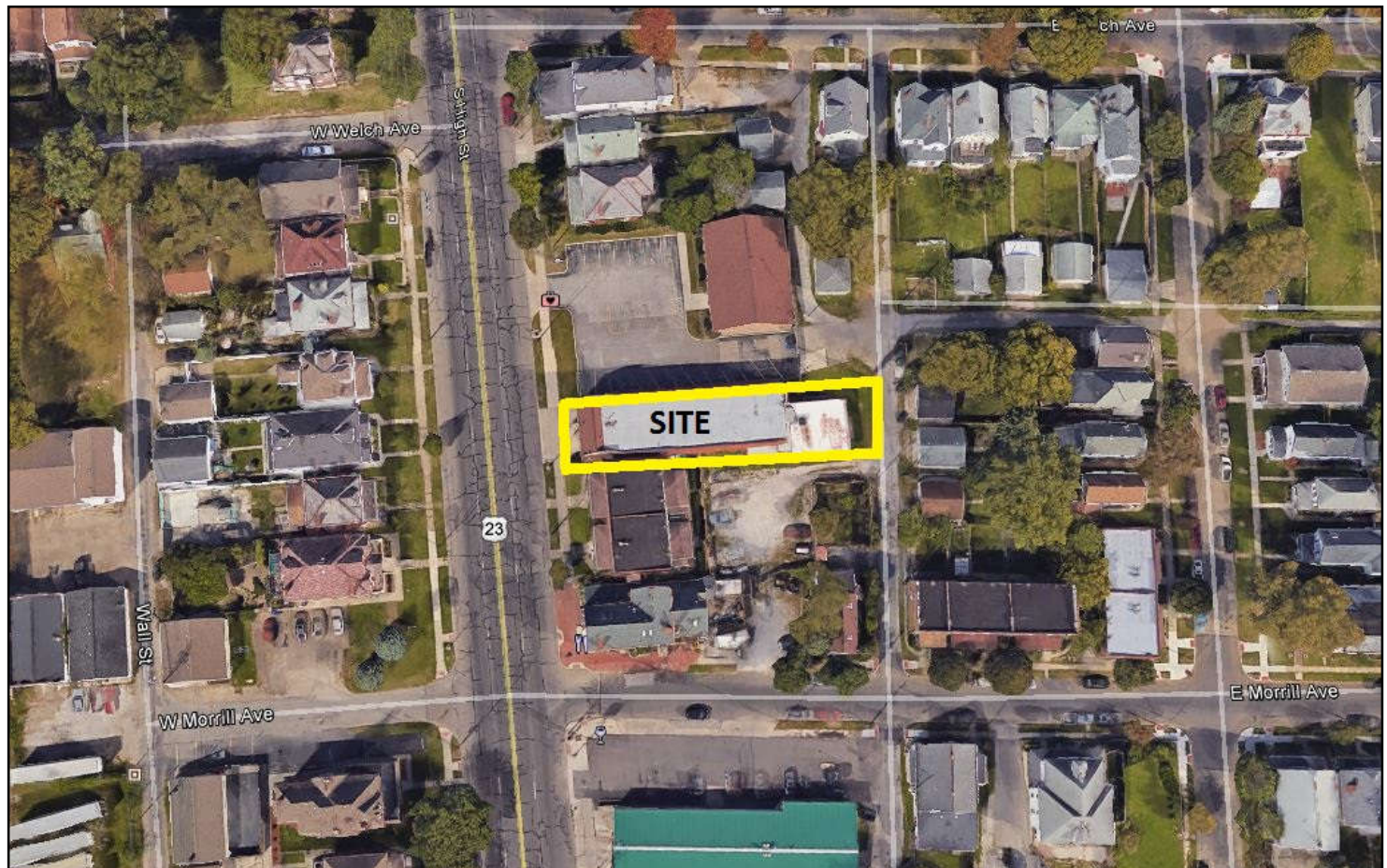
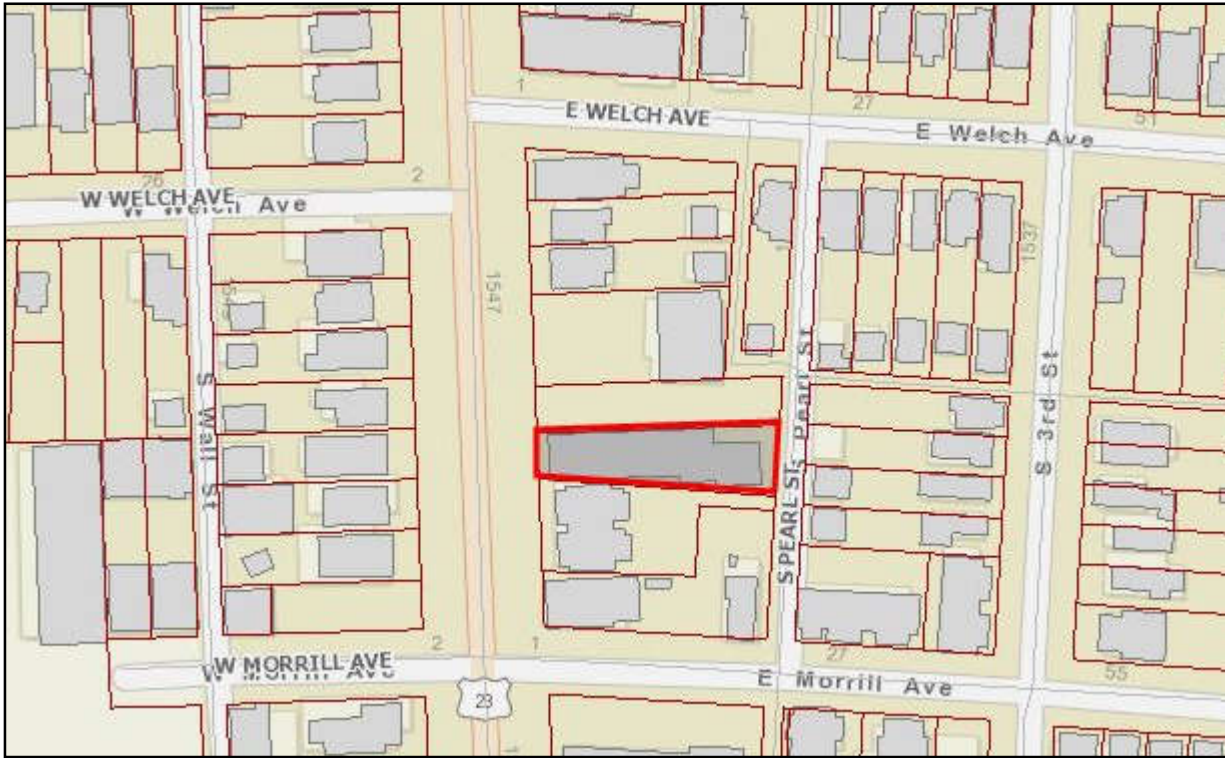
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IMG_9927



For Sale or For Lease
1570 S. High Street
Columbus OH 43207



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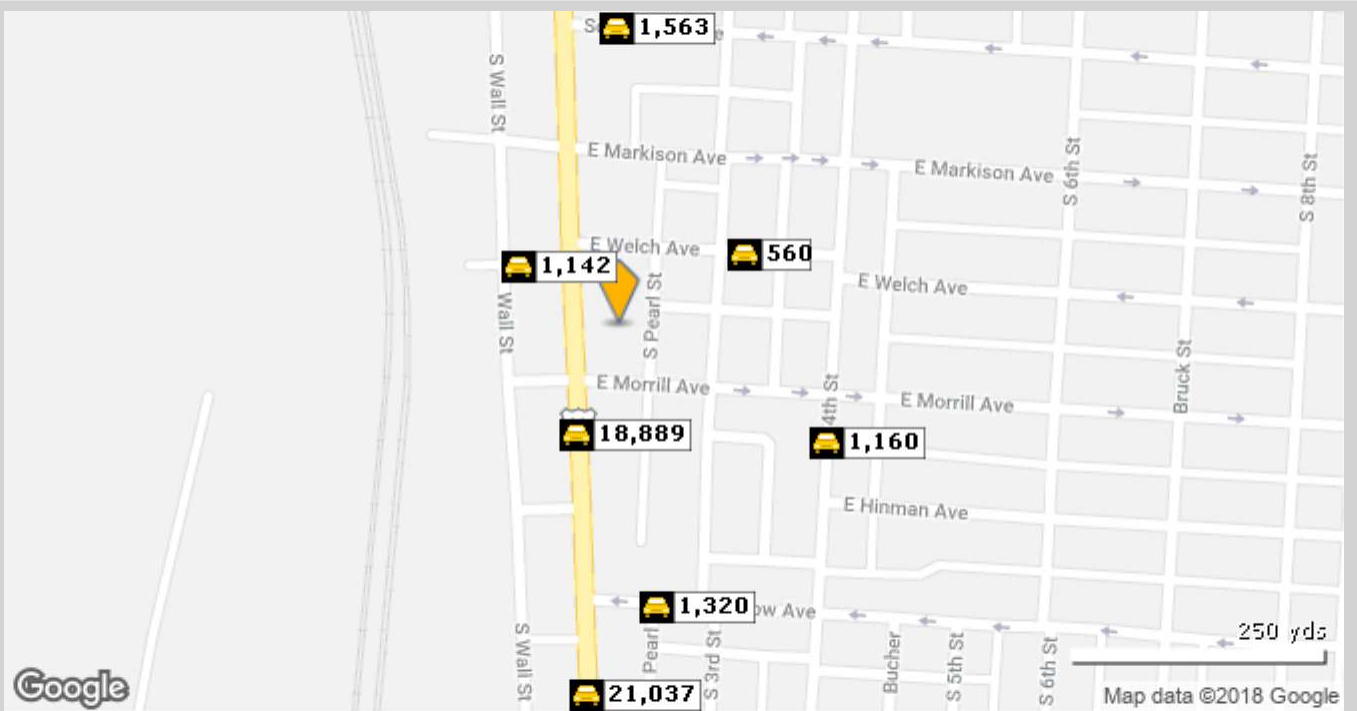


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Traffic Count Report

1570 S High St, Columbus, OH 43207

Building Type: General Retail
 Secondary: Storefront
 GLA: 5,973 SF
 Year Built: 1923
 Total Available: 0 SF
 Leased: 100
 Rent/SF/Yr: -



	Street	Cross Street	Cross Street Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S High St	W Morrill Ave	0.03 N	2017	21,060	MPSI	.06
2	S High St	E Morrill Ave	0.03 N	2015	18,889	MPSI	.06
3	W Welch Ave	Wall St	0.01 W	2017	432	MPSI	.07
4	W Welch Ave	S High St	0.03 E	2015	1,142	MPSI	.07
5	E Welch Ave	S 3rd St	0.01 W	2017	560	MPSI	.08
6	S 4th St	E Morrill Ave	0.03 N	2014	1,160	AA/T	.14
7	E Woodrow Ave	S Pearl St	0.01 E	2016	1,320	MPSI	.16
8	E Woodrow Ave	S Pearl St	0.01 E	2017	1,320	MPSI	.16
9	Southwood Ave	S High St	0.03 W	2017	1,563	MPSI	.17
10	S High St	E Innis Ave	0.04 S	2014	21,037	MPSI	.21



Demographic Summary Report

1570 S High St, Columbus, OH 43207

Building Type: General Retail
Secondary: Storefront
GLA: 5,973 SF
Year Built: 1923

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	11,597	98,968	300,285
2018 Estimate	11,060	93,387	283,727
2010 Census	10,677	83,805	256,098
Growth 2018 - 2023	4.86%	5.98%	5.84%
Growth 2010 - 2018	3.59%	11.43%	10.79%
2018 Population by Hispanic Origin			
2018 Population	11,060	93,387	283,727
White	8,496 76.82%	50,449 54.02%	177,689 62.63%
Black	1,967 17.78%	37,328 39.97%	87,126 30.71%
Am. Indian & Alaskan	53 0.48%	437 0.47%	1,120 0.39%
Asian	129 1.17%	1,751 1.87%	8,036 2.83%
Hawaiian & Pacific Island	1 0.01%	24 0.03%	208 0.07%
Other	415 3.75%	3,398 3.64%	9,548 3.37%
U.S. Armed Forces	4	21	109
Households			
2023 Projection	5,105	42,047	122,372
2018 Estimate	4,878	39,603	115,473
2010 Census	4,767	35,299	104,195
Growth 2018 - 2023	4.65%	6.17%	5.97%
Growth 2010 - 2018	2.33%	12.19%	10.82%
Owner Occupied	2,129 43.64%	17,011 42.95%	53,526 46.35%
Renter Occupied	2,749 56.36%	22,592 57.05%	61,947 53.65%
2018 Households by HH Income			
Income: < \$25,000	1,343 27.53%	13,587 34.31%	35,244 30.52%
Income: \$25,000 - \$50,000	1,147 23.51%	10,140 25.60%	28,373 24.57%
Income: \$50,000 - \$75,000	1,038 21.27%	7,010 17.70%	21,062 18.24%
Income: \$75,000 - \$100,000	451 9.24%	3,410 8.61%	11,245 9.74%
Income: \$100,000 - \$125,000	290 5.94%	1,963 4.96%	7,896 6.84%
Income: \$125,000 - \$150,000	221 4.53%	972 2.45%	3,689 3.19%
Income: \$150,000 - \$200,000	215 4.41%	1,095 2.76%	3,723 3.22%
Income: \$200,000+	174 3.57%	1,427 3.60%	4,241 3.67%
2018 Avg Household Income	\$65,378	\$57,064	\$61,779
2018 Med Household Income	\$49,137	\$39,458	\$44,144



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.

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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.

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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.

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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.