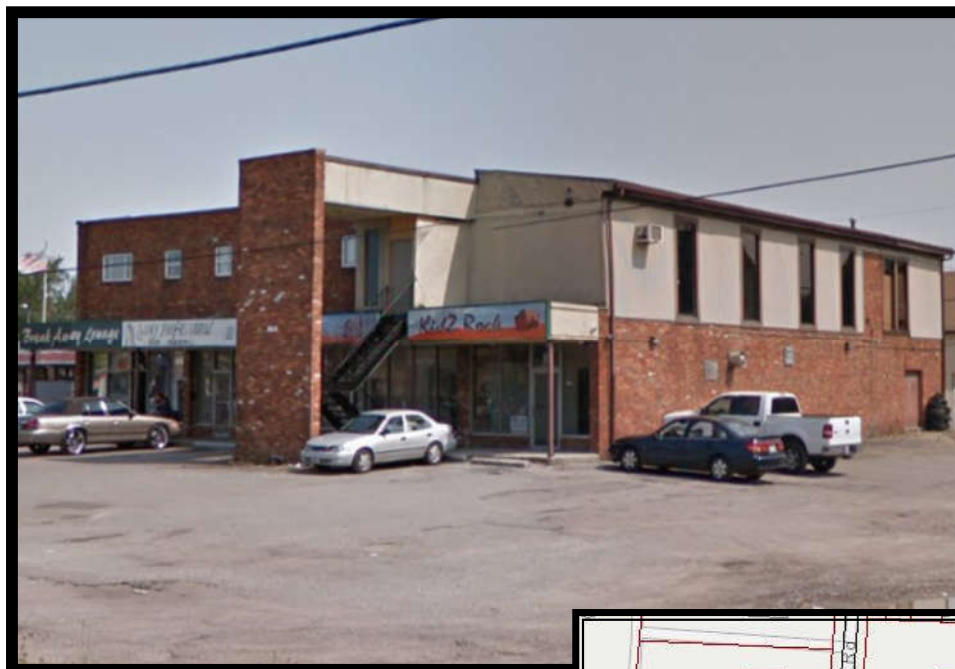




1064 COUNTRY CLUB ROAD, COLUMBUS, OHIO 43227

FOR LEASE: \$10.00 PER SQ FT MODIFIED GROSS



Property Features:

- The entire second floor is available for lease
- Approximately 6,000 sq ft total with 1,278 sq ft ready for occupancy now
- 5 units are on second floor (no elevator)
- Located at the corner of Main Street and Country Club Road



BEST CORPORATE REAL ESTATE
VALERIE TIVIN
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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

Office-Office



List Number: 219041420

Status: Active

List Price: \$10

Original List Price: \$10

Showing Start Date: 11/01/2019
VT:

Parcel #: 000371

Previous Use:

Use Code:

Tax District: 010

Zoning:

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate: 0

Mortgage Balance:

Gross Income:

Assoc/Condo Fee:

Total Op Expenses:

NOI:

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly):

Tax Year:

Possession:

Assessment:

Addl Acceptance Cond: None Known

General Information

Address: 1064 Country Club Drive Suite E

Between Street: Main Street & Justin Road

Complex:

Dist To Intersxn:

Unit/Suite #: Suite E

Zip Code: 43227

City: Columbus

Corp Limit: Columbus

County: Franklin

Township: None

Mult Parcels/Sch Dis:

Near Interchange:

Building Information

Total Available Sqft: 6,000

Minimum Sqft Avail: 1,278

Max Cont Sqft Avail: 6,000

Building Sqft: 13,122

Acreage:

Lot Size:

of Floors Above Gr: 2

of Elevators: 0

Parking Ratio:

of Docks: 0

Drive-In Doors: 0

Total Parking:

Year Built: 1964

Year Remodeled:

Basement:

Common Area Factor:

Ceiling Height Ft:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 10

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 0

T Contracts Directly: Utilities

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:

Building Type:

Construction:

Miscellaneous:

Alternate Uses:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

This is second floor office space that is available. Total of 6,000 sq ft and 1,278 is finished and ready to go. Property offers plenty of parking and is situated right behind the speedway along the busy Main St.

Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

November 01, 2019

Prepared by: Randy J Best

Information is deemed to be reliable, but is not guaranteed. © 2019 [MLS](#) and [FBS](#). Prepared by Randy J Best on Friday, November 01, 2019 2:55 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Auditor



IMG_2178



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★ 1066 Country Club Road, Columbus, Ohio 43227

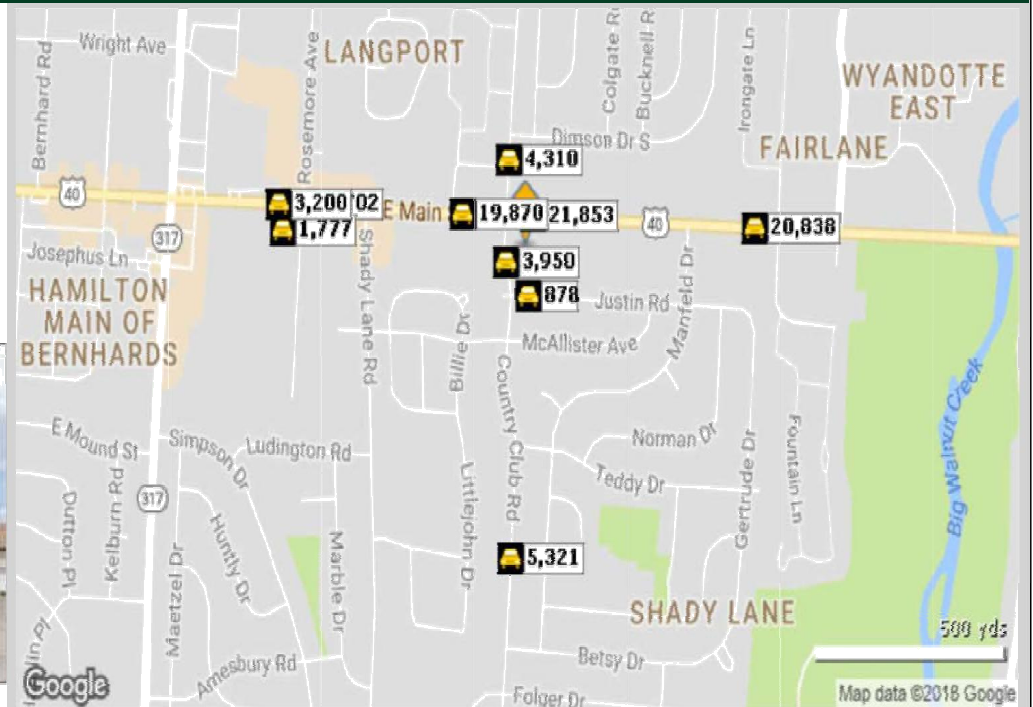
Area Map



Traffic Count Report

1066-1068 COUNTRY CLUB ROAD, COLUMBUS, OHIO 43227

Building Type: General Retail
Secondary: Storefront Retail/Office
GLA: 16,500 SF
Year Built: 1963
Total Available: 3,500 SF
% Leased: 100%
Rent/SF/Yr: \$12.00



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Country Club Rd	Justin Rd	0.04 S	2011	3,950	AADT	.03
2	E Main St	Country Club Rd	0.04 W	2016	21,853	MPSI	.04
3	Justin Rd	Country Club Rd	0.03 W	2016	878	MPSI	.05
4	E Main St	Heritage Dr W	0.00 W	2016	19,870	MPSI	.10
5	Country Club Rd	Dimson Dr S	0.03 N	2016	4,310	MPSI	.11
6	E Main St	Rosemore Ave	0.01 E	2011	19,702	AADT	.35
7	E Main St	Fountain Ln	0.03 E	2016	20,838	MPSI	.35
8	Country Club Rd	Betsy Dr	0.10 S	2016	5,321	AADT	.35
9	E Main St	Rosemore Ave	0.04 NE	2011	1,777	AADT	.37
10	E Main St	Rosemore Ave	0.04 E	2011	3,200	AADT	.38



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6/6/2018

Demographic Summary Report

1066-1068 COUNTRY CLUB ROAD, COLUMBUS, OHIO 43227

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 Secondary: **Storefront Retail/Office**
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Total Available: **3,500 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$12.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	15,406		117,960		261,153	
2018 Estimate	14,517		111,187		247,091	
2010 Census	12,984		99,661		225,766	
Growth 2018 - 2023	6.12%		6.09%		5.69%	
Growth 2010 - 2018	11.81%		11.57%		9.45%	
2018 Population by Hispanic Origin	1,156		7,625		13,927	
2018 Population	14,517		111,187		247,091	
White	6,781	46.71%	48,207	43.36%	125,619	50.84%
Black	6,770	46.63%	55,905	50.28%	105,695	42.78%
Am. Indian & Alaskan	70	0.48%	433	0.39%	875	0.35%
Asian	275	1.89%	2,382	2.14%	5,570	2.25%
Hawaiian & Pacific Island	3	0.02%	72	0.06%	150	0.06%
Other	618	4.26%	4,188	3.77%	9,183	3.72%
U.S. Armed Forces	0		19		75	
Households						
2023 Projection	6,498		50,181		108,495	
2018 Estimate	6,130		47,346		102,658	
2010 Census	5,522		42,679		93,853	
Growth 2018 - 2023	6.00%		5.99%		5.69%	
Growth 2010 - 2018	11.01%		10.94%		9.38%	
Owner Occupied	3,028	49.40%	21,680	45.79%	52,742	51.38%
Renter Occupied	3,102	50.60%	25,666	54.21%	49,915	48.62%
2018 Households by HH Income	6,132		47,346		102,659	
Income: <\$25,000	1,406	22.93%	14,105	29.79%	25,102	24.45%
Income: \$25,000 - \$50,000	2,161	35.24%	14,686	31.02%	28,463	27.73%
Income: \$50,000 - \$75,000	1,403	22.88%	9,246	19.53%	20,867	20.33%
Income: \$75,000 - \$100,000	542	8.84%	4,455	9.41%	11,829	11.52%
Income: \$100,000 - \$125,000	342	5.58%	2,580	5.45%	7,174	6.99%
Income: \$125,000 - \$150,000	160	2.61%	1,075	2.27%	3,566	3.47%
Income: \$150,000 - \$200,000	83	1.35%	779	1.65%	2,984	2.91%
Income: \$200,000+	35	0.57%	420	0.89%	2,674	2.60%
2018 Avg Household Income	\$52,273		\$50,653		\$62,021	
2018 Med Household Income	\$43,857		\$39,975		\$47,466	



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