

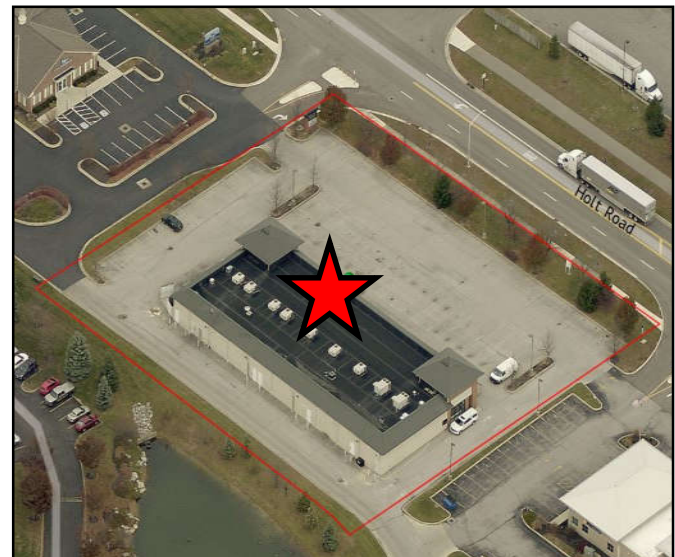
For Lease
\$14 SF/NNN

1677 Holt Rd
Columbus, Ohio 43228



Neighborhood Retail Center for Lease

- 1 Unit Available with 1,440 +/- SF
- High traffic Georgesville Road Retail Corridor
- Across from Kroger and Lowe's Hardware Store
- Operating expenses are estimated at \$4.98/SF
- Current tenants in the center include Santino's Pizza, Eat Greek Express, Saturdays Hair Salon, Chiropractor and WIC office



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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.

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Traffic Count Report

Holt Run Retail Center 1675-1693 Holt Rd, Columbus, OH 43228

Building Type: **General Retail**

Secondary: -

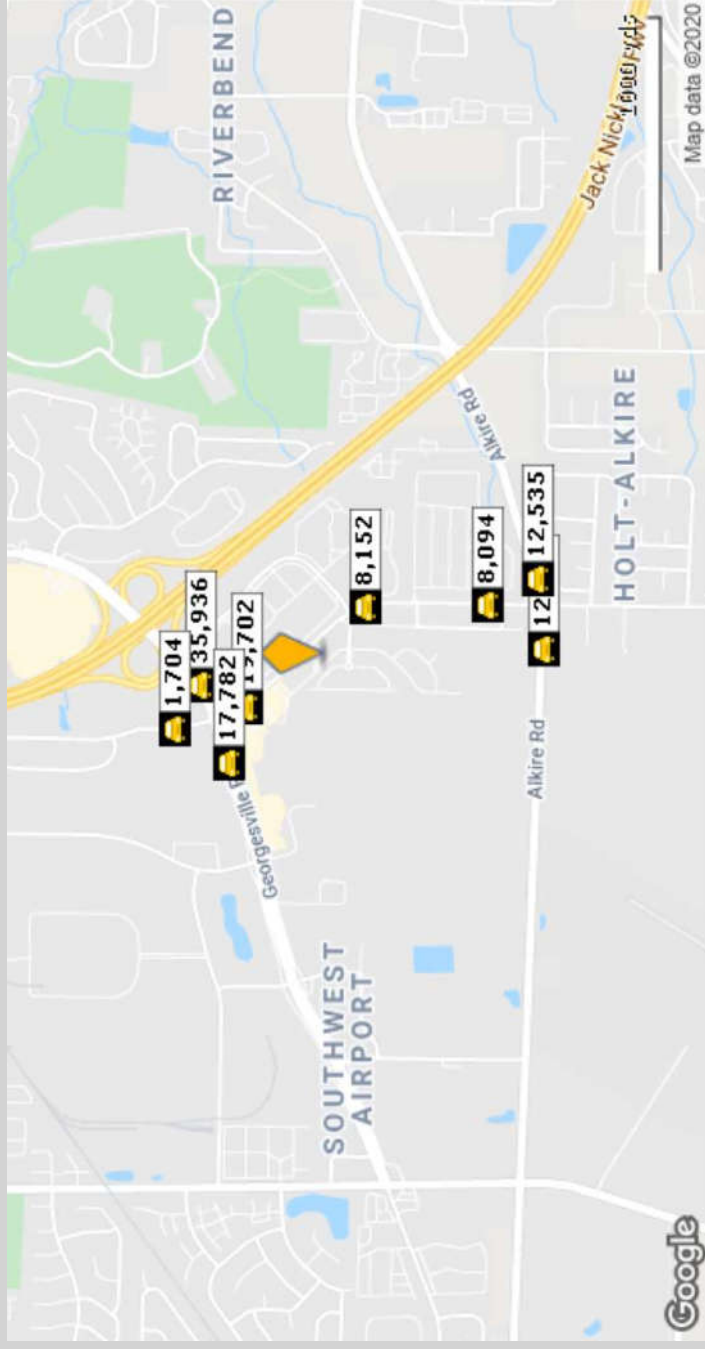
GLA: **12,240 SF**

Year Built: **2005**

Total Available: **1,440 SF**

% Leased: **100%**

Rent/SF/Yr: **\$14.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Holt Rd	Georgesville Sq	0.04 NW	2018	8,152	MPSI	.13
2 Holt Rd	Autopista Mall	0.02 NW	2018	19,702	MPSI	.22
3 Georgesville Rd	Co 26	0.09 SW	2015	34,458	MPSI	.30
4 Georgesville Rd	I- 270	0.18 NE	2018	35,936	MPSI	.30
5 Georgesville Rd	Co 26	0.10 E	2015	9,038	MPSI	.34
6 Georgesville Rd	Bolton Field St	0.24 W	2018	17,782	MPSI	.34
7 Holt Rd	Alkire Park Blvd	0.03 N	2018	8,094	MPSI	.38
8 Autopista Mall	Co 26	0.10 S	2018	1,704	MPSI	.39
9 Alkire Rd	Holt Rd	0.10 E	2018	12,607	MPSI	.49
10 Alkire Rd	Juneau Way	0.03 E	2018	12,535	MPSI	.50



Demographic Summary Report

Holt Run Retail Center

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Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	7,948	96,303	202,486
2019 Estimate	7,601	91,300	191,421
2010 Census	7,433	84,458	173,761
Growth 2019 - 2024	4.57%	5.48%	5.78%
Growth 2010 - 2019	2.26%	8.10%	10.16%
2019 Population by Hispanic Origin	749	11,617	18,407
2019 Population	7,601	91,300	191,421
White	5,508 72.46%	69,905 76.57%	151,333 79.06%
Black	1,526 20.08%	14,461 15.84%	25,789 13.47%
Am. Indian & Alaskan	49 0.64%	612 0.67%	1,014 0.53%
Asian	219 2.88%	2,687 2.94%	6,057 3.16%
Hawaiian & Pacific Island	5 0.07%	170 0.19%	246 0.13%
Other	294 3.87%	3,466 3.80%	6,981 3.65%
U.S. Armed Forces	0	7	62
Households			
2024 Projection	3,024	36,278	77,097
2019 Estimate	2,906	34,465	72,984
2010 Census	2,925	32,337	66,926
Growth 2019 - 2024	4.06%	5.26%	5.64%
Growth 2010 - 2019	-0.65%	6.58%	9.05%
Owner Occupied	1,610 55.40%	18,612 54.00%	41,258 56.53%
Renter Occupied	1,296 44.60%	15,852 45.99%	31,725 43.47%
2019 Households by HH Income	2,907	34,466	72,984
Income: <\$25,000	678 23.32%	8,230 23.88%	17,139 23.48%
Income: \$25,000 - \$50,000	597 20.54%	9,910 28.75%	19,542 26.78%
Income: \$50,000 - \$75,000	596 20.50%	7,058 20.48%	14,951 20.49%
Income: \$75,000 - \$100,000	504 17.34%	4,544 13.18%	9,842 13.49%
Income: \$100,000 - \$125,000	244 8.39%	2,433 7.06%	5,447 7.46%
Income: \$125,000 - \$150,000	138 4.75%	1,004 2.91%	2,665 3.65%
Income: \$150,000 - \$200,000	112 3.85%	833 2.42%	2,303 3.16%
Income: \$200,000+	38 1.31%	454 1.32%	1,095 1.50%
2019 Avg Household Income	\$66,079	\$58,734	\$61,364
2019 Med Household Income	\$57,285	\$47,383	\$49,721



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 14th largest city in the United States and the 2nd 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 7th 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!

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