

\$3.86/SF NNN

For Lease

177 Neville Street

Circleville, OH 43113

Industrial Office/Warehouse Space

- +/- 14,000 sq ft Available with approximately 10,000 Warehouse and 4,000 sq ft of Office.
- Former Tire & Truck Facility with +/- 3.3 Acres of paved parking, located on high traffic Route 23. Total of 5 Acres.
- Lease rate includes an extra 5,000 sq ft metal pole building with two overhead doors for storage only (243 Neville Street).
- Three 14' overhead doors, approx. 16' ceiling height at beam.
- Radiant heat in warehouse; insulated ceiling & walls; office with bathrooms and kitchenette.
- Excellent location for auto/truck service and repair.
- NNN is \$1.00/Sq Ft

BEST CORPORATE REAL ESTATE
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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

Industrial-Office/Warehouse



List Number: 220043320

 Status: Active
 Original List Price: \$3.86

 List Price: \$3.86
 Showing Start Date: 12/16/2020
 List Price Sqft: \$0
 VT:

Parcel #: J24-0-001-00-089-00

Use Code:

Tax District: J24

 Previous Use: Truck
 Zoning: Industrial

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate: 0

Mortgage Balance:

0 Gross Rental Income:

Assoc/Condo Fee:

Total Op Expenses: 0

NOI: 0

Taxes (Yrly): 5,903

Tax Year: 2019

Tax Incentive:

Assessment:

Addl Acc Cond: None Known

Possession:

General Information

 Address: 177 Neville Street
 Between Street: Route 23 corner & Neville Street
 Subdiv/Cmplx/Comm:
 Dist to Interchange:
 Building Information

 Unit/Suite #:
 City: Circleville
 County: [Pickaway](#)
 Mult Parcels/Sch Dis: Yes

 Zip Code: 43113
 Corp Limit: None
 Township: Pickaway
 Near Interchange:

 Sq Ft ATFLS: 12,500
 Bldg Sq Ft: 14,000
 # Floors Above Grnd: 1
 # of Docks: 0
 Year Built: 1991
 Ceiling Height Ft:

 Minimum Sqft Avail: 14,000
 Acreage: 5
 # Units: 1
 # Drive-In Doors: 3
 Year Remodeled:
 Max Ceiling Ht Feet:

 Max Cont Sqft Avail: 14,000
 Lot Size:
 Parking Ratio/1000:
 Total Parking: 100
 Bay Size: x
 Office Sq Ft: 4,000
 Tax Abatement: No
 Abatement End Date:

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

Financials

 Lease Rate \$/Sq Ft: 3.86
 Expenses Paid by L:
 T Reimburses L: Curr Yr Est \$/SF TRL: 1
 T Contracts Directly:
 Curr Yr Est \$/SF TRL: 1
 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:
 Construction:
 Sprinkler:
 Miscellaneous:
 Alternate Uses:
 New Financing:
 MLS Primary PhotoSrc: Realtor Provided

Property Description

+/- 14,000 sq ft Available with approximately 10,000 Warehouse and 4,000 sq ft of Office. Former Tire & Truck Facility with +/- 3.3 Acres of paved parking, located on high traffic Route 23. Total of 5 acres. Lease rate includes an extra 5,000 sq ft metal pole building with two overhead doors for storage only (243 Neville Street). Three 14' overhead doors, approx. 16' ceiling height at beam. NNN is \$1.00 Sq Ft. Radiant heat in warehouse, insulated ceiling & walls. Office with bathrooms and kitchenette. Excellent location for auto/truck service and repair.

Sold Info

 Sold Date: DOM: 2 SP:
 Sold Non-MLS: No
 SlrCns: SlrAst:

Sold Non-MLS: No

December 17, 2020

Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Randy J Best on Thursday, December 17, 2020 12:30 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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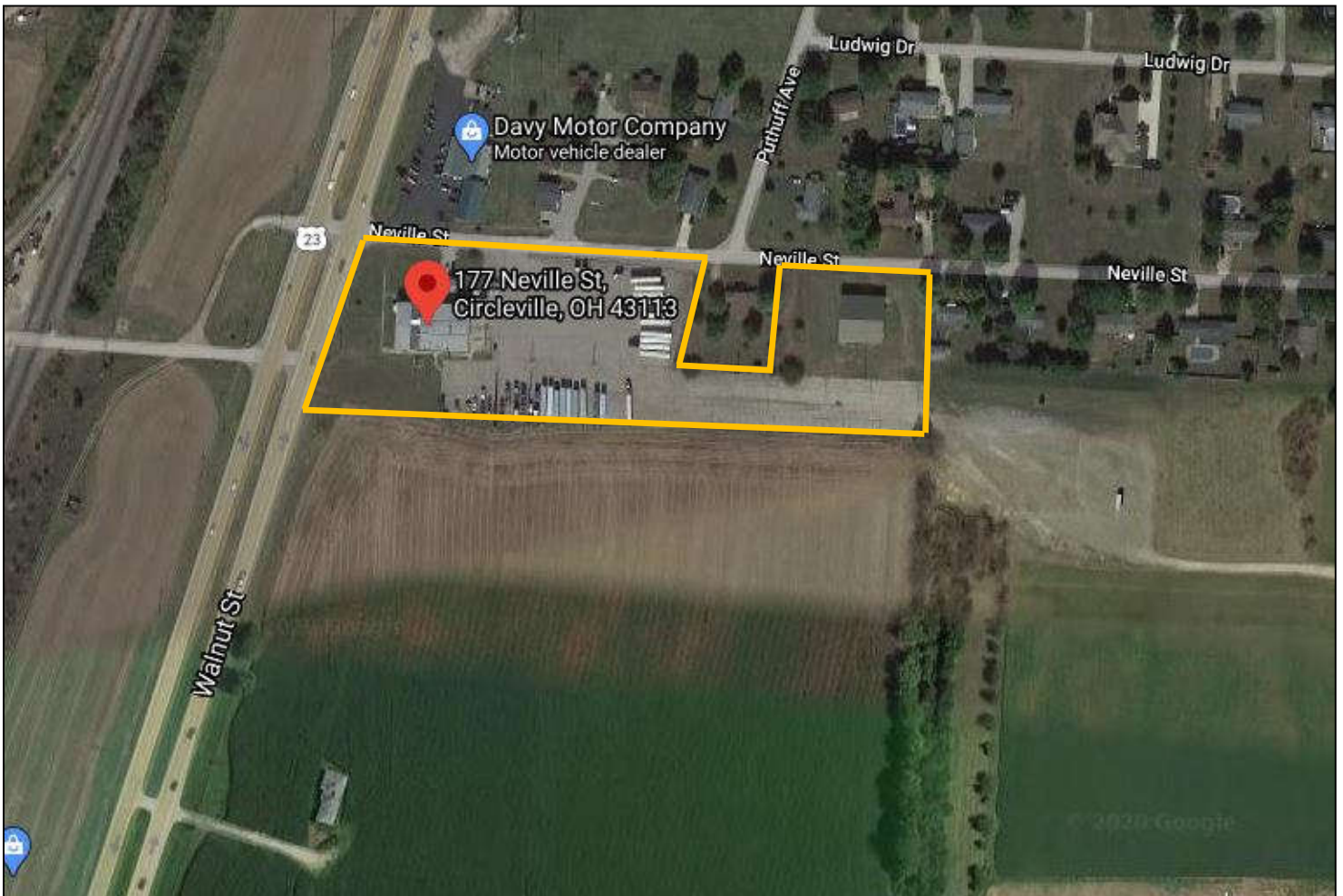
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For Lease:

177 Neville Street

Circleville, Ohio 43113

Aerial



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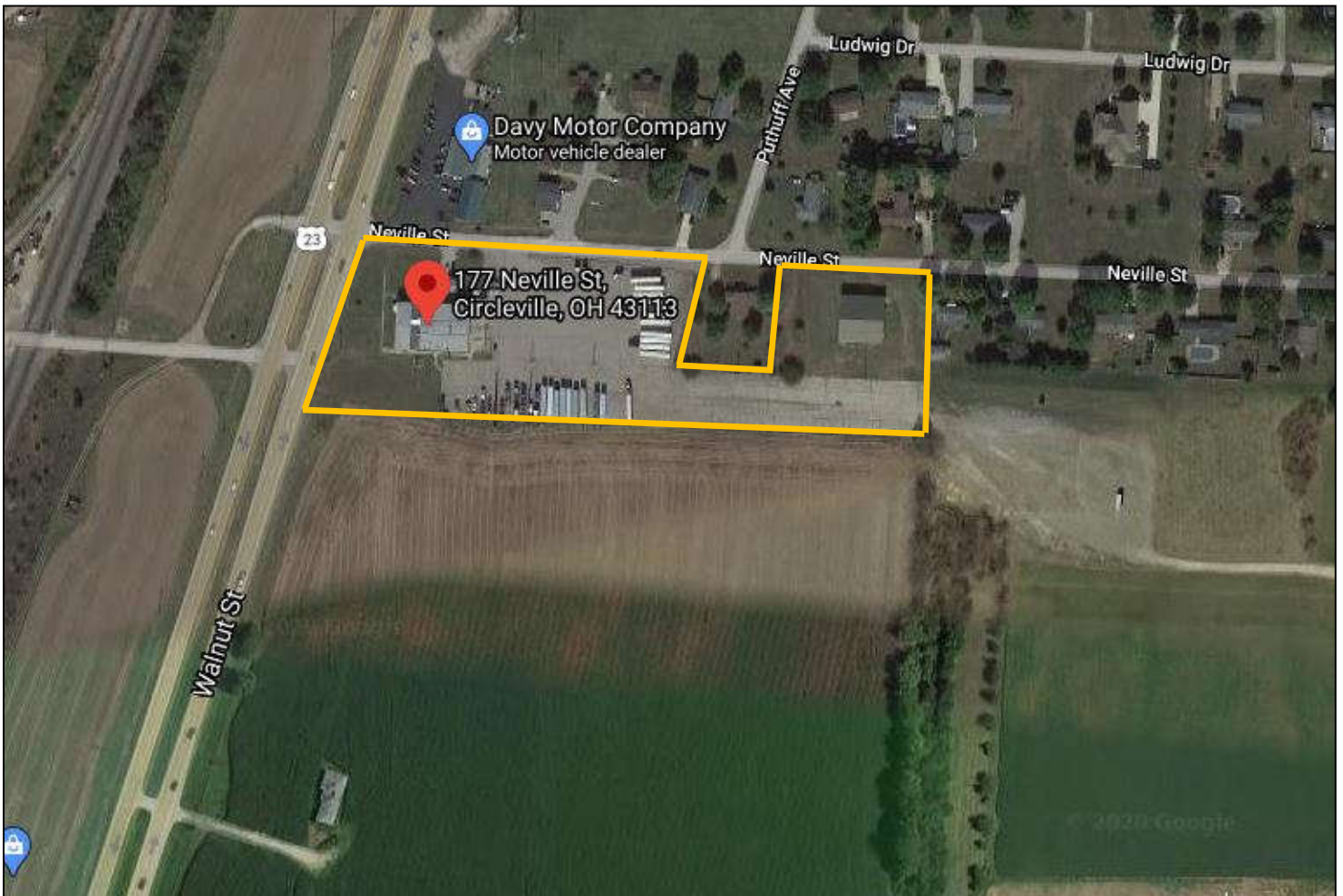


For Lease:

177 Neville Street

Chillicothe, Ohio 43113

Aerial



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Demographic Summary Report

243 Neville St, Circleville, OH 43113

Building Type: **Industrial**

Warehse Avail: -

RBA: **6,080 SF**

Office Avail: -

Land Area: -

% Leased: **100%**

Total Available: **0 SF**

Rent/SF/Yr: -



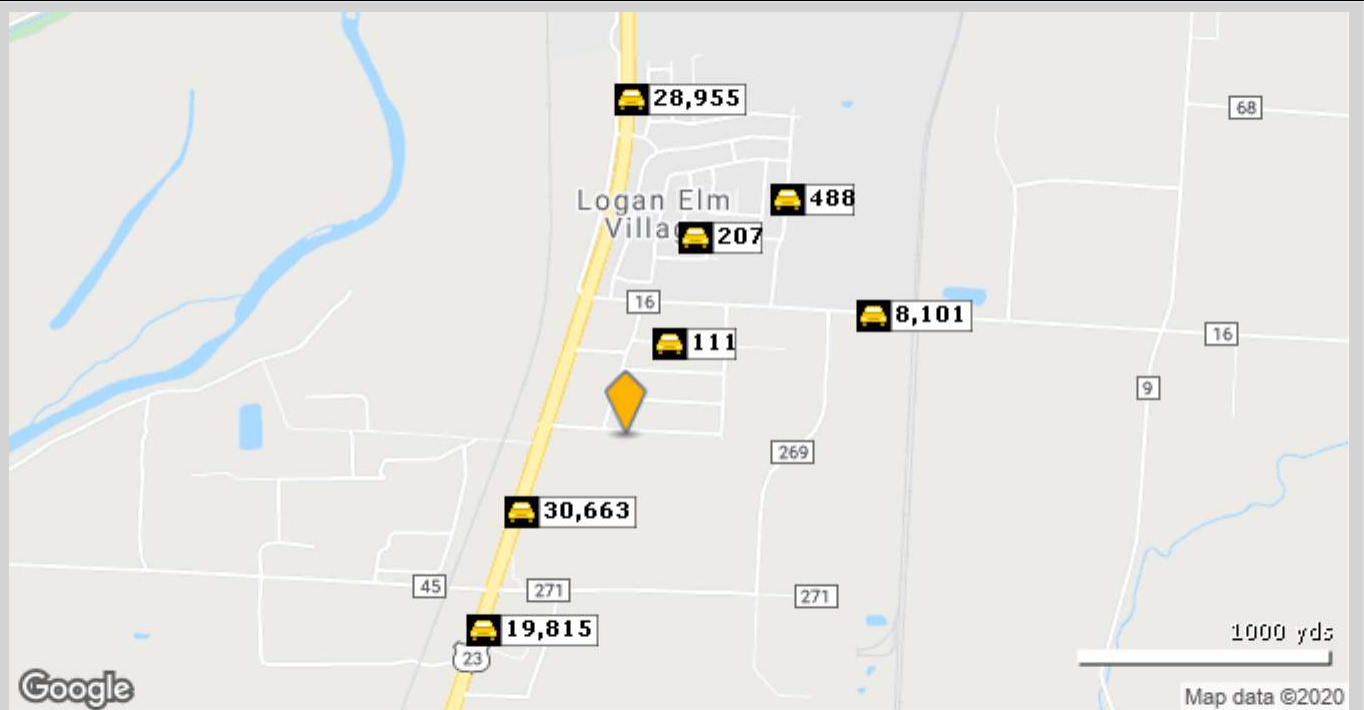
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	1,732		9,910		20,554	
2020 Estimate	1,661		9,631		19,979	
2010 Census	1,415		8,934		18,563	
Growth 2020 - 2025	4.27%		2.90%		2.88%	
Growth 2010 - 2020	17.39%		7.80%		7.63%	
2020 Population by Hispanic Origin	25		140		252	
2020 Population	1,661		9,631		19,979	
White	1,620	97.53%	9,205	95.58%	19,087	95.54%
Black	14	0.84%	155	1.61%	348	1.74%
Am. Indian & Alaskan	4	0.24%	25	0.26%	51	0.26%
Asian	7	0.42%	36	0.37%	102	0.51%
Hawaiian & Pacific Island	0	0.00%	3	0.03%	8	0.04%
Other	16	0.96%	206	2.14%	384	1.92%
U.S. Armed Forces	0		0		0	
Households						
2025 Projection	675		3,901		8,154	
2020 Estimate	645		3,792		7,929	
2010 Census	542		3,528		7,388	
Growth 2020 - 2025	4.65%		2.87%		2.84%	
Growth 2010 - 2020	19.00%		7.48%		7.32%	
Owner Occupied	426	66.05%	2,082	54.91%	5,024	63.36%
Renter Occupied	219	33.95%	1,710	45.09%	2,905	36.64%
2020 Households by HH Income						
Income: <\$25,000	229	35.50%	1,257	33.16%	2,036	25.68%
Income: \$25,000 - \$50,000	143	22.17%	1,095	28.88%	2,248	28.36%
Income: \$50,000 - \$75,000	117	18.14%	705	18.60%	1,265	15.96%
Income: \$75,000 - \$100,000	68	10.54%	336	8.86%	921	11.62%
Income: \$100,000 - \$125,000	29	4.50%	167	4.41%	728	9.18%
Income: \$125,000 - \$150,000	39	6.05%	110	2.90%	304	3.83%
Income: \$150,000 - \$200,000	8	1.24%	53	1.40%	299	3.77%
Income: \$200,000+	12	1.86%	68	1.79%	127	1.60%
2020 Avg Household Income	\$55,456		\$51,842		\$61,836	
2020 Med Household Income	\$39,437		\$40,424		\$47,163	



Traffic Count Report

243 Neville St, Circleville, OH 43113

Building Type: **Industrial**
 RBA: **6,080 SF**
 Land Area: -
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Monticello Rd	Puthuff Ave	0.08 W	2018	102	MPSI	.24
2	Monticello Street	Puthuff Ave	0.08 W	2020	111	MPSI	.24
3	Walnut St	Pittsburgh Rd	0.19 S	2020	30,663	MPSI	.28
4	Arapaho Dr	Ute Dr	0.03 E	2018	99	MPSI	.49
5	Arapaho Drive	Ute Dr	0.03 E	2020	207	MPSI	.49
6	Walnut St	Pittsburgh Rd	0.09 N	2018	19,815	MPSI	.54
7	Tarlton Road	Owens Rd	0.10 W	2020	8,101	MPSI	.64
8	Chickasaw Dr	Sioux Dr	0.08 N	2018	447	MPSI	.66
9	Chickasaw Drive	Sioux Dr	0.08 N	2020	488	MPSI	.66
10	Walnut St	Logan Elm Rd	0.08 S	2018	28,955	MPSI	.78



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12/16/2020

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!

Source: Columbus Chamber of Commerce

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