

\$8.00/SF NNN/\$559,000



For Lease/Sale

2910 Scioto Darby Executive Ct.
Hilliard, OH

Office Warehouse

- Free Standing Office Warehouse available for sale or lease.
- Approximately 1,000 Sq Ft of office with two bathrooms and a kitchenette.
- Warehouse offers three phase power and a 14' drive-in door with the ability to add a second for drive thru capability.
- \$8/sf NNN lease rate; O.E. estimated at \$2.50/sf



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
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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

Commercial-Multiple Use



List Number: 221003335

Status: Active

Listing Service:

Original List Price: \$559,000

List Price: \$559,000

Showing Start Date: 02/04/2021

List Price Sqft: \$118.94

VT:

Parcel #: 560-239363

Use Code:

Tax District: 560

Previous Use:

Zoning: M-2

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: No

Taxes (Yrly): 8,769.96

Tax Year: 2020

Possession: closing

Assessment:

General Information

Address: 2910 Scioto Darby Executive Court

Between Street: Roberts Road & I-270

Complex:

Dist To Interchange:

Building Information

Unit/Suite #:

City: Hilliard

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43026

Corp Limit: Columbus

Township: None

Near Interchange:

Tax District: 560

Total SqFt Available: 4,700

Bldg Sq Ft: 4,700

Floors AboveGround: 1

of Docks: 0

Year Built: 1998

Traffic CountPerDay:

Minimum Sqft Avail: 4,700

Acreage: 1.02

Units: 1

Drive-In Doors: 1

Year Remodeled: 2018

Ceiling Height Ft:

Max Cont Sqft Avail: 4,700

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: 8

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 2.5

T Contracts Directly:

Curr Yr Est \$/SF TRL: 2.5

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:

Mult Use:

New Financing:

Electric:

Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Free standing office warehouse available for sale or lease. Approximately +/- 1,000 Sq Ft of office with two bathrooms and kitchenette. The warehouse offers three phase power and a 14' drive-in door with the ability to add a second for drive-thru capability.

Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

February 04, 2021

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. © 2021 [MLS](#) and [FBS](#). Prepared by Randy J Best on Thursday, February 04, 2021 3:14 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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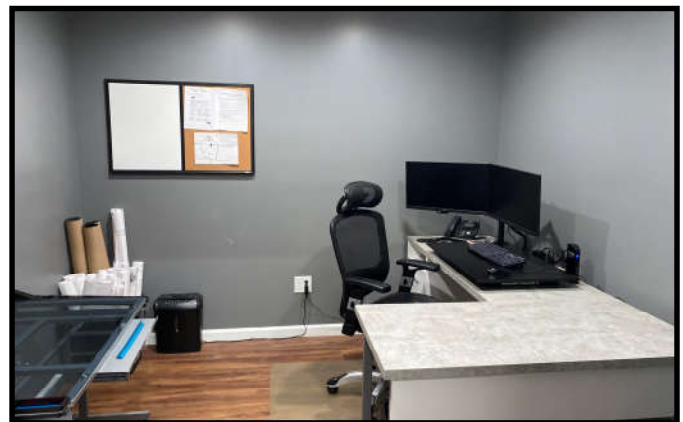
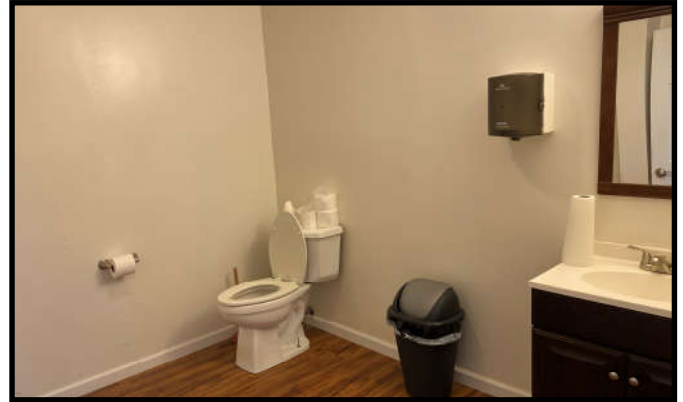
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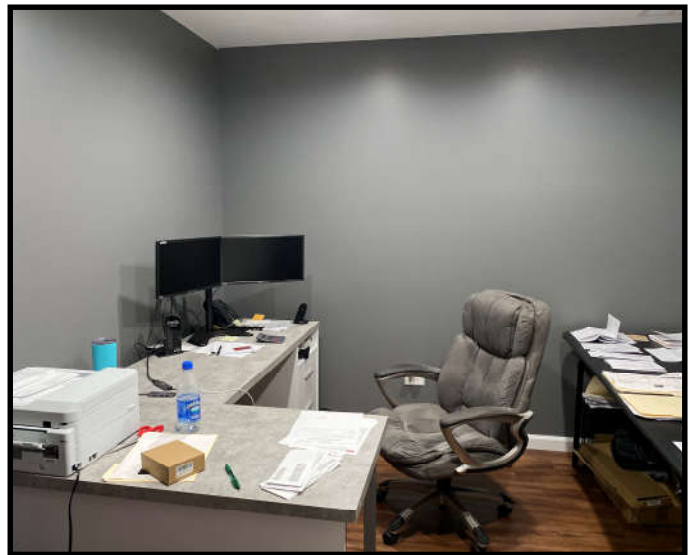
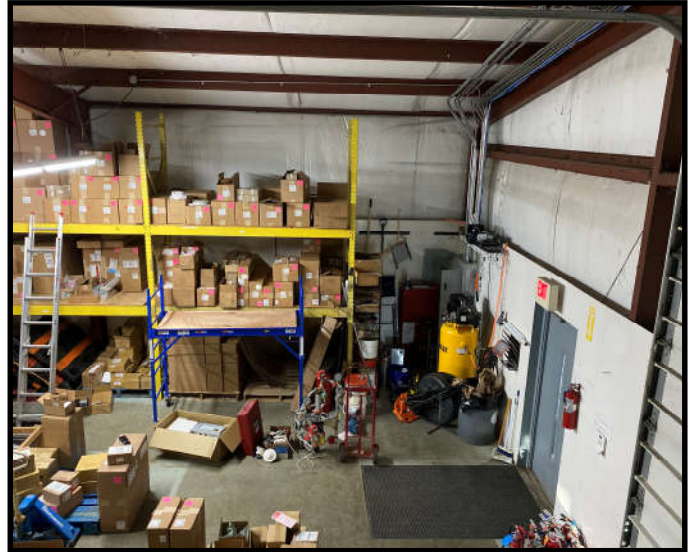
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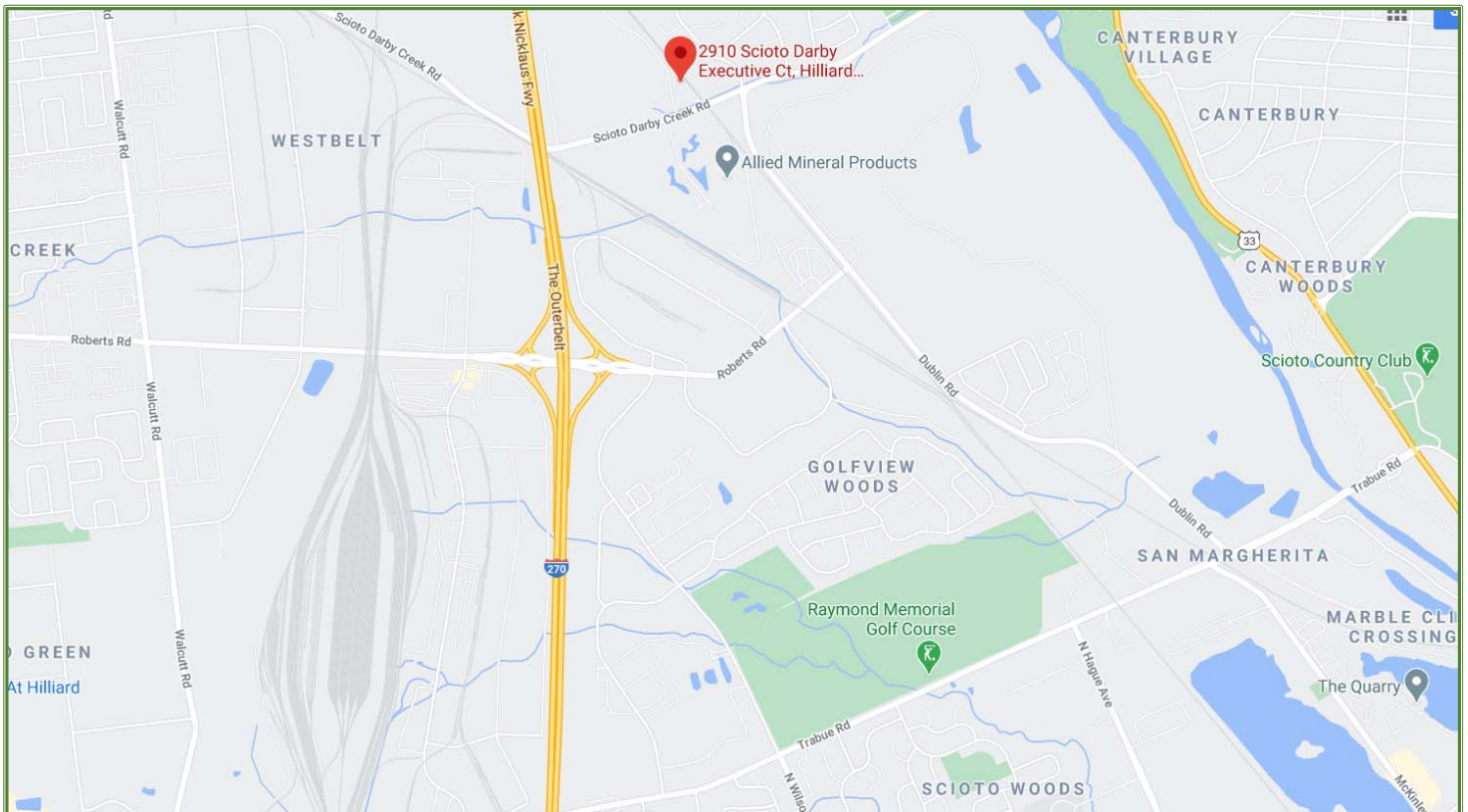
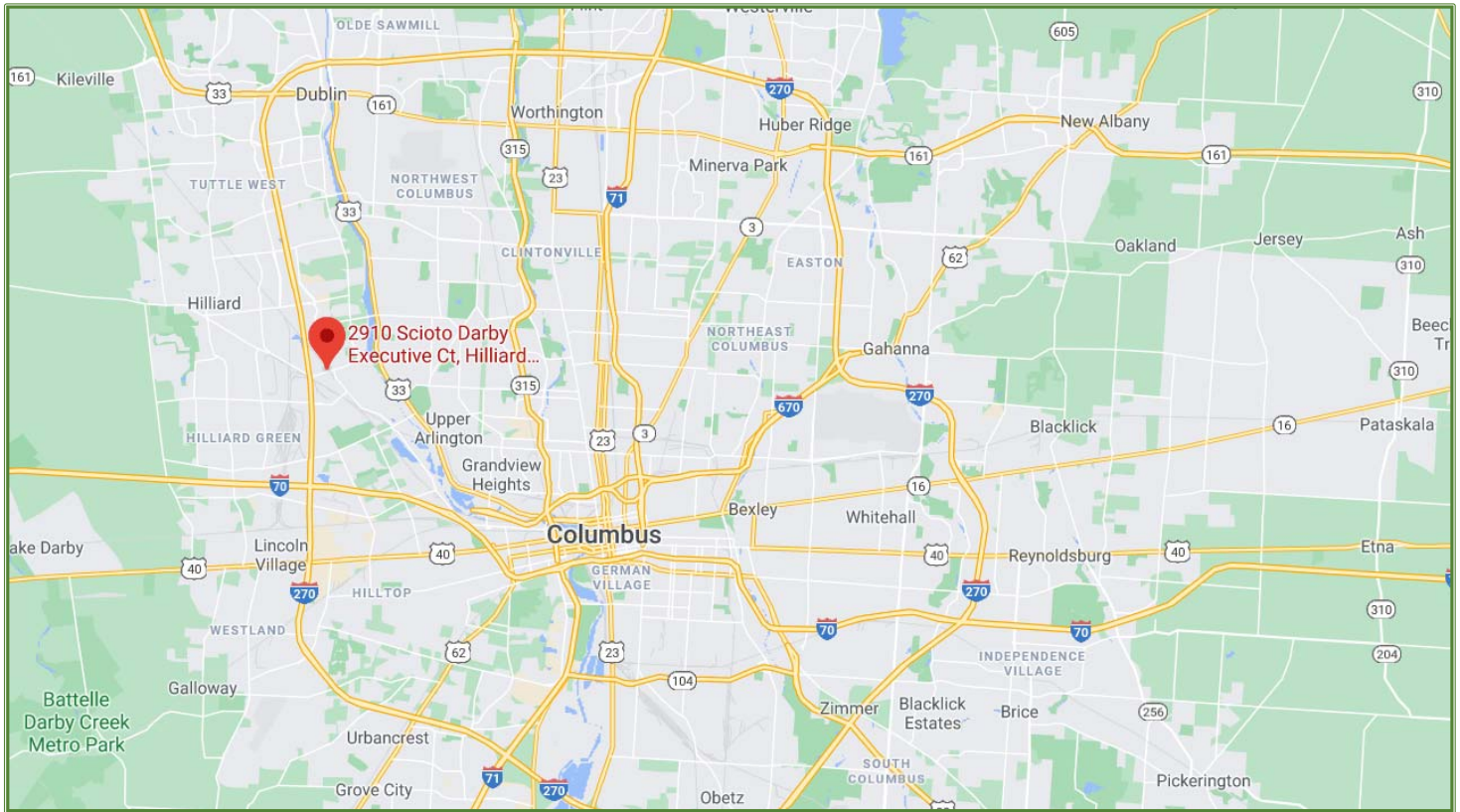
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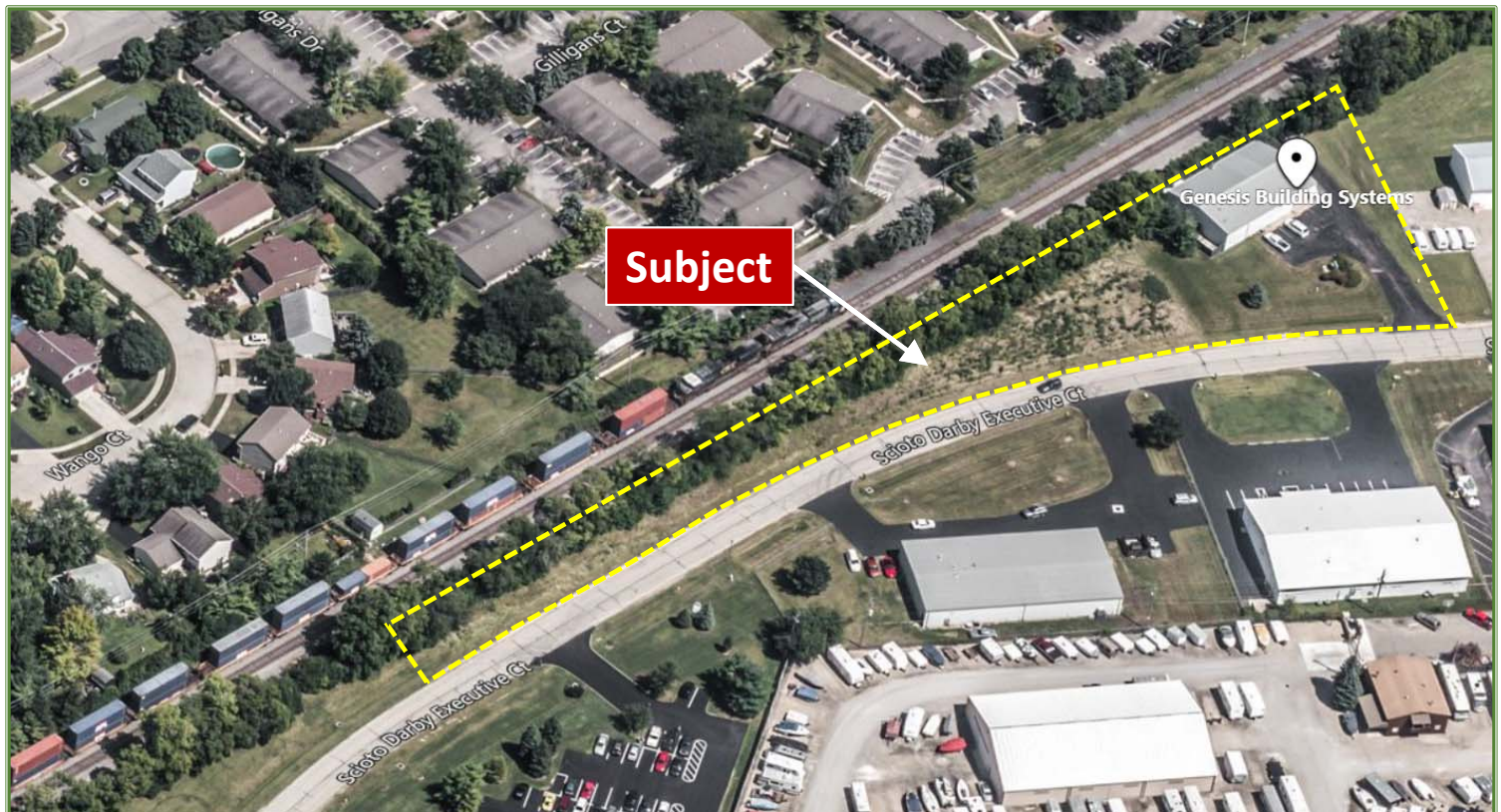
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Demographic Summary Report

2910 Scioto Darby Executive Ct, Hilliard, OH 43026

Building Type: **Industrial**
 RBA: **4,000 SF**
 Land Area: **1 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



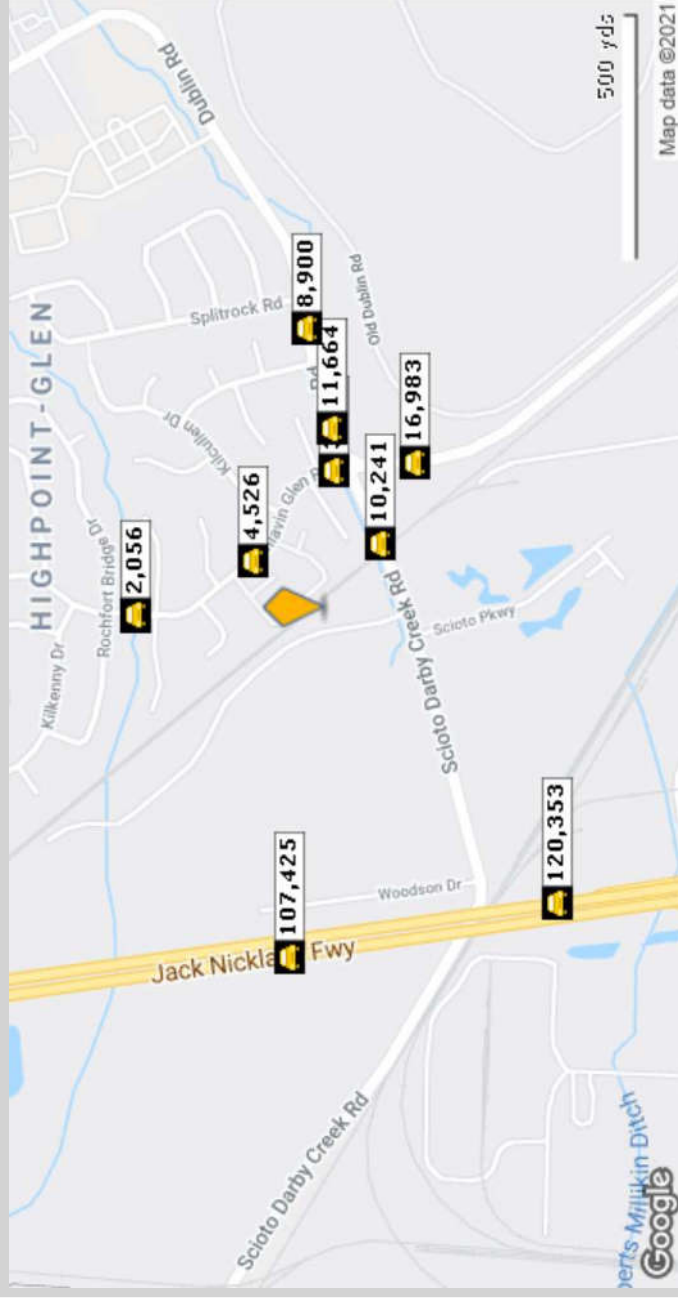
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	4,749	89,205	266,232
2020 Estimate	4,498	84,743	252,450
2010 Census	3,921	75,323	221,518
Growth 2020 - 2025	5.58%	5.27%	5.46%
Growth 2010 - 2020	14.72%	12.51%	13.96%
2020 Population by Hispanic Origin	153	4,126	15,831
2020 Population	4,498	84,743	252,450
White	4,058 90.22%	72,250 85.26%	202,999 80.41%
Black	105 2.33%	4,018 4.74%	16,425 6.51%
Am. Indian & Alaskan	17 0.38%	154 0.18%	767 0.30%
Asian	208 4.62%	6,204 7.32%	24,804 9.83%
Hawaiian & Pacific Island	0 0.00%	46 0.05%	118 0.05%
Other	110 2.45%	2,070 2.44%	7,338 2.91%
U.S. Armed Forces	22	77	203
Households			
2025 Projection	2,235	36,302	113,743
2020 Estimate	2,120	34,496	107,912
2010 Census	1,859	30,721	95,070
Growth 2020 - 2025	5.42%	5.24%	5.40%
Growth 2010 - 2020	14.04%	12.29%	13.51%
Owner Occupied	1,528 72.08%	24,139 69.98%	60,670 56.22%
Renter Occupied	592 27.92%	10,357 30.02%	47,242 43.78%
2020 Households by HH Income	2,121	34,495	107,911
Income: <\$25,000	252 11.88%	3,038 8.81%	14,616 13.54%
Income: \$25,000 - \$50,000	490 23.10%	5,403 15.66%	21,788 20.19%
Income: \$50,000 - \$75,000	307 14.47%	5,659 16.41%	18,748 17.37%
Income: \$75,000 - \$100,000	487 22.96%	5,138 14.89%	14,687 13.61%
Income: \$100,000 - \$125,000	284 13.39%	4,601 13.34%	11,857 10.99%
Income: \$125,000 - \$150,000	174 8.20%	3,260 9.45%	8,666 8.03%
Income: \$150,000 - \$200,000	82 3.87%	3,438 9.97%	8,456 7.84%
Income: \$200,000+	45 2.12%	3,958 11.47%	9,093 8.43%
2020 Avg Household Income	\$78,859	\$111,405	\$95,391
2020 Med Household Income	\$75,590	\$90,314	\$73,379



Traffic Count Report

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Building Type: Industrial
 RBA: 4,000 SF
 Land Area: 1 AC
 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 Scioto Darby Creek Rd	Scioto Darby Executive Ct	0.09 SW	2020	10,241	MPSI	.10
2 Dunlavin Glen Rd	Gilligans Dr	0.03 NW	2020	4,526	MPSI	.11
3 Dunlavin Glen Road	Alfred Ct	0.02 N	2020	3,167	MPSI	.16
4 Dublin Rd	Scioto Darby Creek Rd	0.08 N	2020	16,983	MPSI	.20
5 Scioto Darby Creek Rd	Dublin Rd	0.05 SW	2020	11,664	MPSI	.22
6 Dunlavin Glen Rd	Dunford Ct	0.02 N	2018	1,961	MPSI	.23
7 Dunlavin Glen Road	Dunford Ct	0.02 N	2020	2,056	MPSI	.23
8 Scioto Darby Creek Rd	Splitrock Rd	0.04 E	2018	8,900	MPSI	.33
9 I- 270	Scioto Darby Creek Rd	0.21 S	2018	107,425	MPSI	.41
10 I- 270	Scioto Darby Creek Rd	0.10 N	2018	120,353	MPSI	.44



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2/4/2021

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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