



\$11.00/SF MG

For Lease

8200 Business Way

Plain City, Ohio 43064

Office/Warehouse Condo Units

- Unit B: 1,500 +/- Sq Ft W/Approx. 1,000 Sq Ft with 2 offices, 1 bathroom.
- Unit C: 3,000 +/- Sq Ft with no office, 2 bathrooms.
- 2 Drive in Doors—12”
- 20” ceilings, fully insulated.
- Units are contiguous and can be divided.
- Total 3 bathrooms, Unit B has a small shower.



[Click here for Video](#)

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Office-Office****List Number:** 221006635**Status:** Active**List Price:** \$11**Original List Price:** \$11**VT:****Parcel #:** 15-0028001-5980**Use Code:****Tax District:** 15**Previous Use:** Service**Zoning:** OFC/WH**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):** 4,272**Tax Year:** 2019**Possession:** immediate**Assessment:****Addl Acceptance Cond:** None Known**General Information****Address:** 8200 Business Way C**Between Street:** Industrial Parkway & Corporate Blvd**Complex:****Dist To Intersxn:****Unit/Suite #:** C**City:** Plain City**Zip Code:** 43064**County:** Union**Corp Limit:** None**Mult Parcels/Sch Dis:** Yes**Township:** Jerome**Near Interchange:****Building Information****Total Available Sqft:** 4,500**Minimum Sqft Avail:** 1,500**Max Cont Sqft Avail:** 4,500**Building Sqft:** 4,500**Acreage:** 2.45**Lot Size:****# of Floors Above Gr:** 1**# of Elevators:** 0**Parking Ratio:****# of Docks:** 0**# Drive-In Doors:** 2**Total Parking:****Year Built:** 2003**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:** 11**Expenses Paid by L:****T Reimburses L:** Curr Yr Est \$/SF TRL: 11**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 11**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**

Unit B: 1,500 +/- Sq Ft W/Approx. 1,000 Sq Ft with 2 offices, 1 bathroom. Unit C: 3,000 +/- Sq Ft with no office, 2 bathrooms. 2 Drive in Doors—12" 18" ceilings, fully insulated. Units are contiguous and can be divided. Total 3 bathrooms, Unit B has a small shower.

Sold Info**Sold Date:****DOM:** 4**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**March 12, 2021****Prepared by:** Randy J Best

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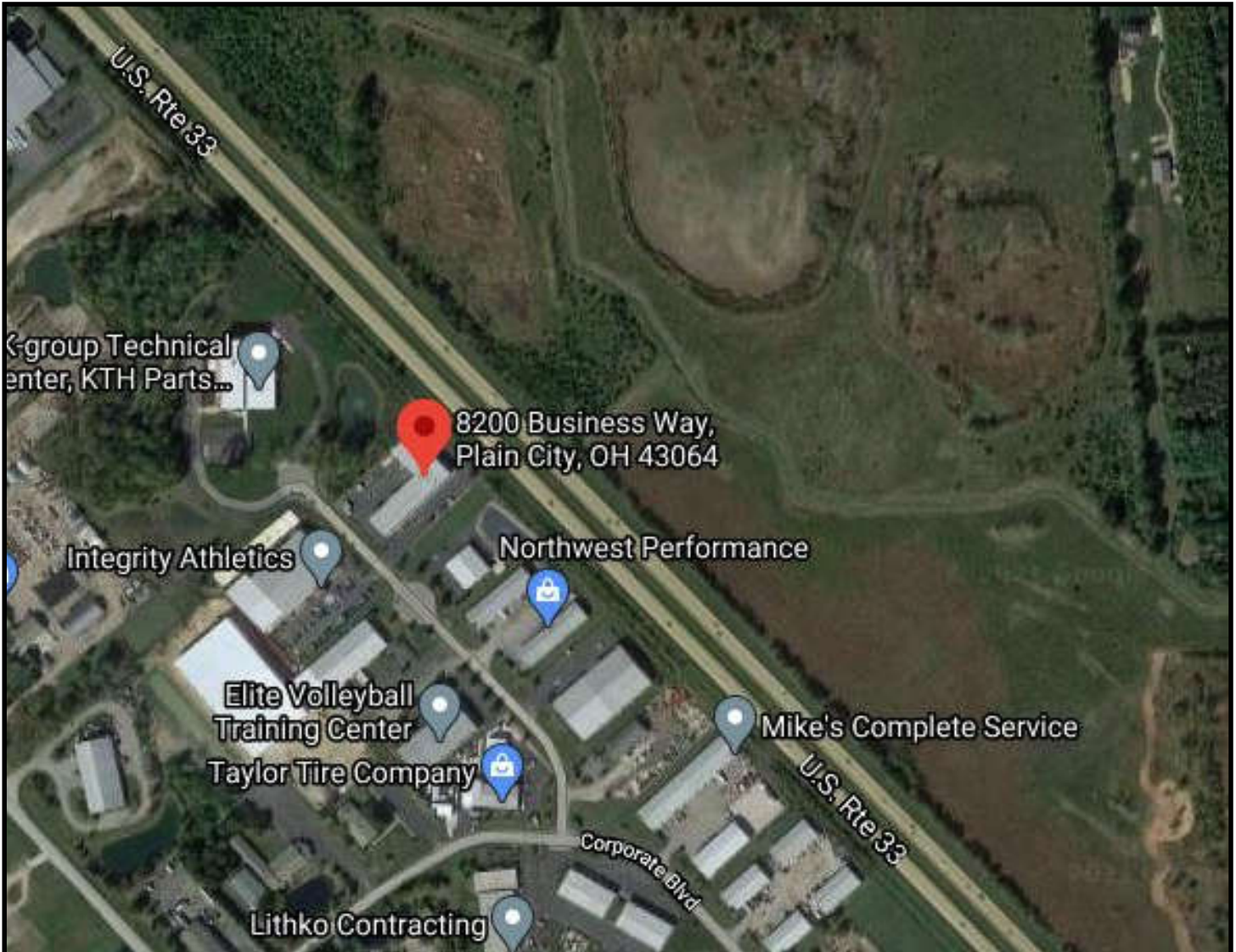
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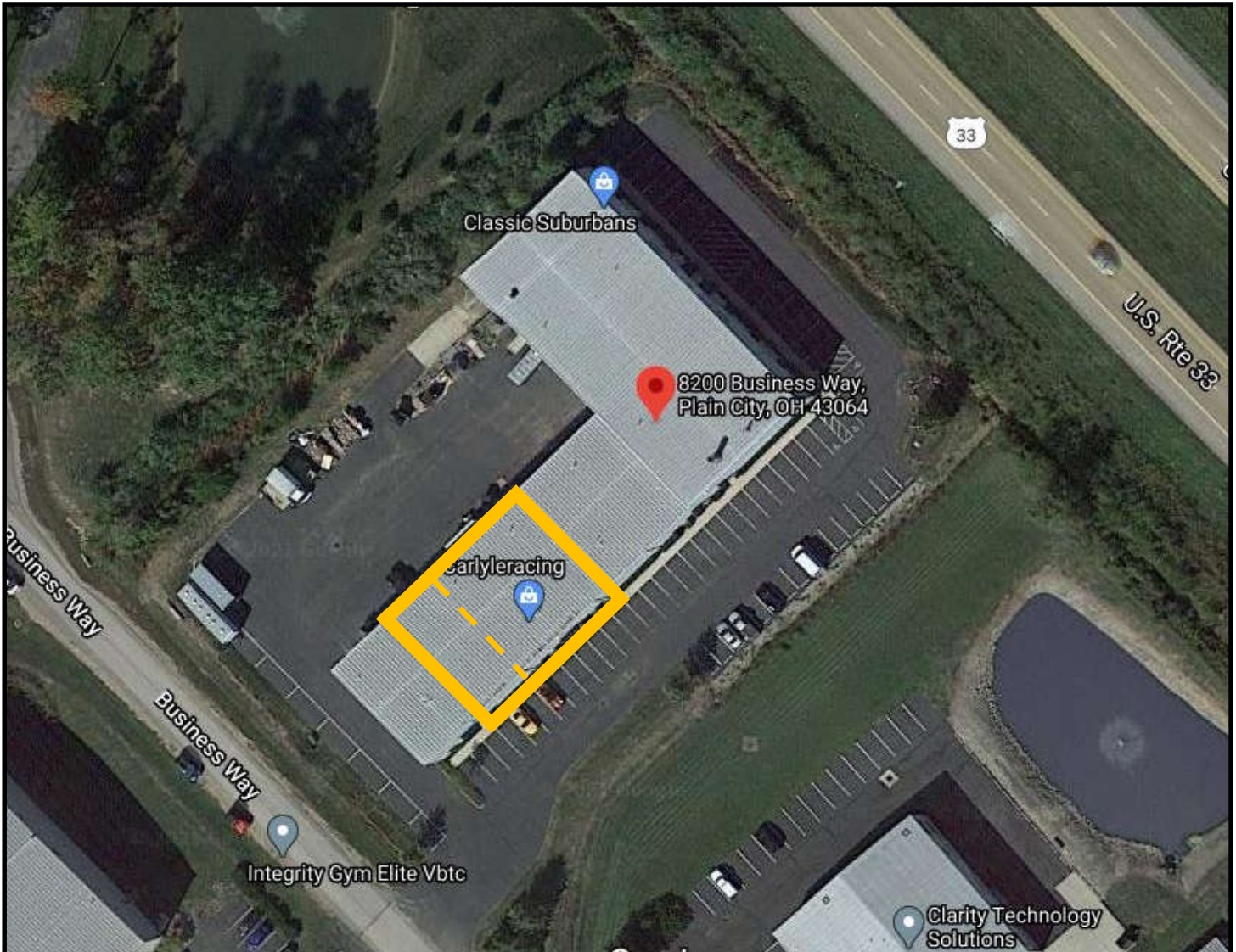
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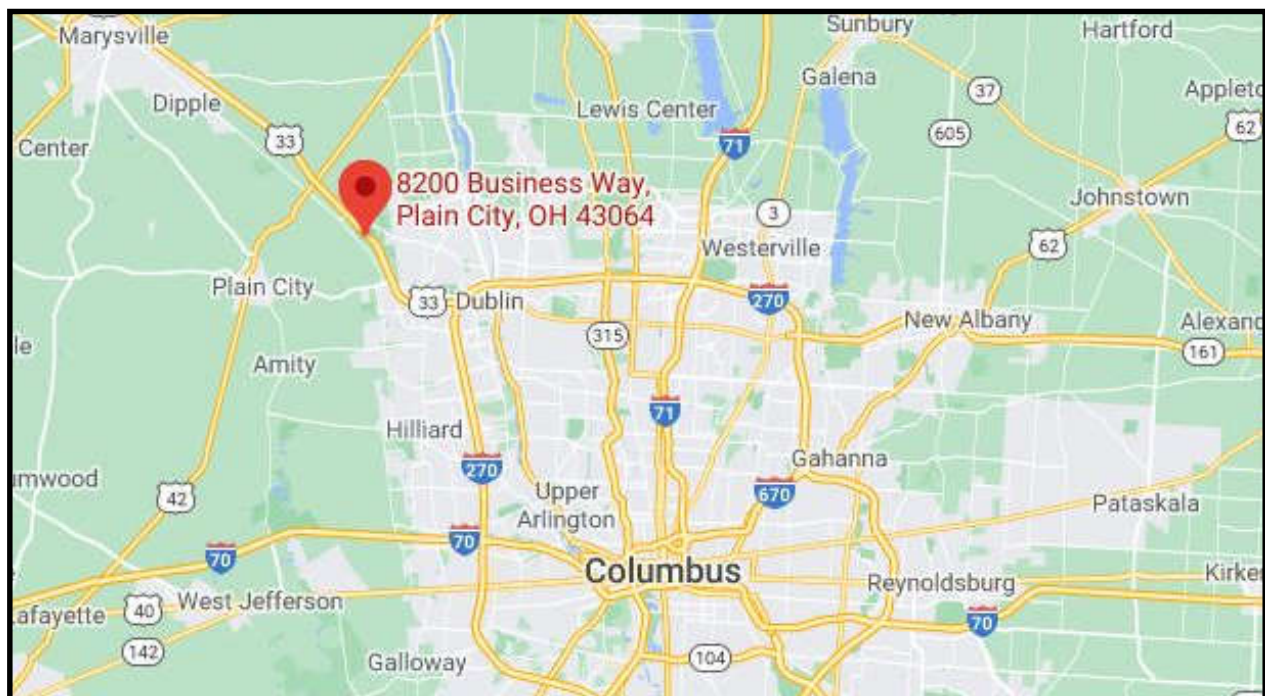
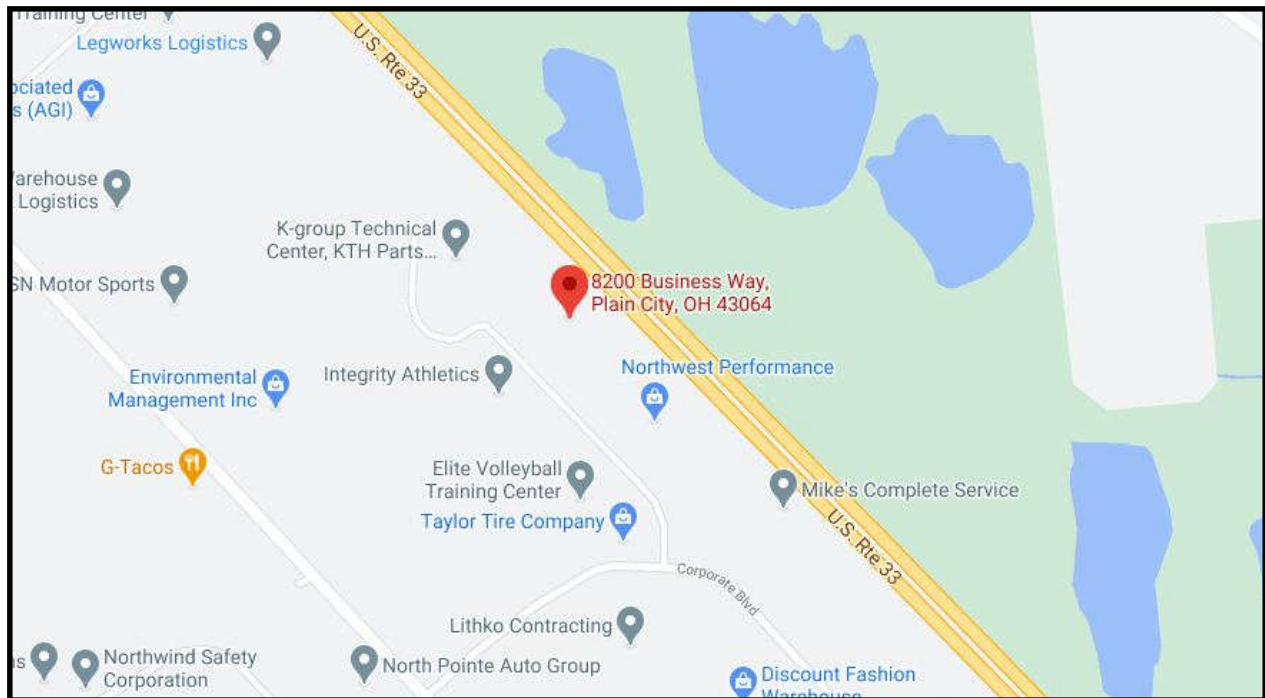
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Demographic Summary Report

8200 Business Way, Plain City, OH 43064

Building Type: **Flex**
 RBA: **37,320 SF**
 Typical Floor: **37,320 SF**
 Total Available: **0 SF**

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



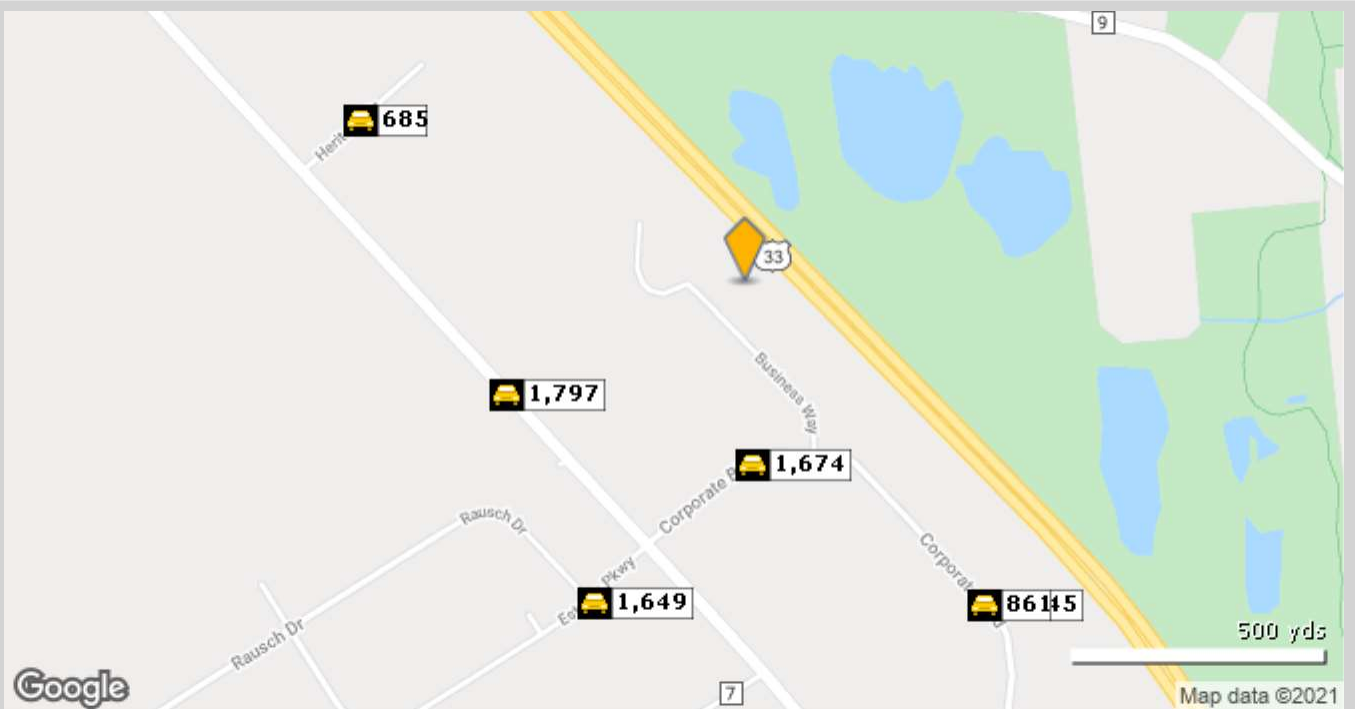
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	773		25,378		68,450	
2020 Estimate	651		23,443		63,766	
2010 Census	208		18,795		52,191	
Growth 2020 - 2025	18.74%		8.25%		7.35%	
Growth 2010 - 2020	212.98%		24.73%		22.18%	
2020 Population by Hispanic Origin	10		510		1,503	
2020 Population	651		23,443		63,766	
White	622	95.55%	18,378	78.39%	50,491	79.18%
Black	12	1.84%	394	1.68%	1,402	2.20%
Am. Indian & Alaskan	1	0.15%	29	0.12%	97	0.15%
Asian	10	1.54%	4,249	18.12%	10,589	16.61%
Hawaiian & Pacific Island	0	0.00%	13	0.06%	18	0.03%
Other	6	0.92%	380	1.62%	1,168	1.83%
U.S. Armed Forces	0		0		14	
Households						
2025 Projection	288		8,770		25,154	
2020 Estimate	242		8,081		23,389	
2010 Census	78		6,334		18,780	
Growth 2020 - 2025	19.01%		8.53%		7.55%	
Growth 2010 - 2020	210.26%		27.58%		24.54%	
Owner Occupied	203	83.88%	6,834	84.57%	18,758	80.20%
Renter Occupied	39	16.12%	1,247	15.43%	4,631	19.80%
2020 Households by HH Income	241		8,082		23,387	
Income: <\$25,000	10	4.15%	293	3.63%	1,087	4.65%
Income: \$25,000 - \$50,000	21	8.71%	514	6.36%	1,948	8.33%
Income: \$50,000 - \$75,000	47	19.50%	836	10.34%	3,081	13.17%
Income: \$75,000 - \$100,000	8	3.32%	813	10.06%	2,786	11.91%
Income: \$100,000 - \$125,000	31	12.86%	960	11.88%	2,744	11.73%
Income: \$125,000 - \$150,000	12	4.98%	832	10.29%	2,574	11.01%
Income: \$150,000 - \$200,000	44	18.26%	1,151	14.24%	3,234	13.83%
Income: \$200,000+	68	28.22%	2,683	33.20%	5,933	25.37%
2020 Avg Household Income	\$160,207		\$173,710		\$153,960	
2020 Med Household Income	\$132,291		\$143,779		\$125,461	



Traffic Count Report

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Building Type: **Flex**
 RBA: **37,320 SF**
 Typical Floor: **37,320 SF**
 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	Corporate Blvd	Business Way	0.07 E	2018	2,300	MPSI	.20
2	Corporate Blvd	Business Way	0.07 E	2013	1,674	ADT	.20
3	Industrial Parkway	Corporate Blvd	0.23 SE	2020	6,893	MPSI	.29
4	Industrial Pkwy	Corporate Blvd	0.23 SE	2018	1,797	MPSI	.29
5	Estates Parkway	Rausch Dr	0.04 SW	2020	1,027	MPSI	.40
6	Estates Pkwy	Rausch Dr	0.04 SW	2018	1,649	MPSI	.40
7	Corporate Blvd	Business Way	0.26 NW	2018	1,145	MPSI	.45
8	Corporate Boulevard	Business Way	0.26 NW	2020	861	MPSI	.45
9	Heritage Drive	Industrial Pkwy	0.09 SW	2020	723	MPSI	.47
10	Heritage Dr	Industrial Pkwy	0.09 SW	2018	685	MPSI	.47



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3/9/2021

COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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