

FOR LEASE



1935-1937 S Parsons Ave Columbus, Ohio 43207

- Commercial Retail space available
- 2 units available (1935 & 1937)
- Each unit offers 930 SF, includes a bathroom
- Unique flexible spaces for multiple uses
- Busy corner of Parsons and Marion



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 17
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



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-Retail****List Number:** 221037185
Status: Active
Listing Service:
Original List Price: \$1,000

List Price: \$1,000
List Price Sqft: \$1.08
VT:
Parcel #: 035967**Use Code:****Tax District:** 0/0**Previous Use:****Zoning:** Commercial**For Sale:** No**For Lease:** Yes**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:****Assoc/Condo Fee:****Total Op Expenses:****Addl Acc Cond:** None Known**NOI:****Tax Abatement:** No**Abatement End Date:****Tax Incentive:** No**Taxes (Yrly):** 2,969**Tax Year:** 2020**Possession:****Assessment:****General Information**
Address: 1935-1937 S Parsons Avenue
Between Street: Marion Rd & Hinkle Ave
Complex:
Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis: No

Zip Code: 43207
Corp Limit: Columbus
Township: None
Near Interchange:
Tax District: 0/0**Dist To Interchange:****Building Information****Total SqFt Available:** 930**Minimum Sqft Avail:** 930**Max Cont Sqft Avail:** 930**Bldg Sq Ft:** 3,720**Acreage:****Lot Size:****# Floors AboveGround:** 2**# Units:** 2**Parking Ratio/1000:****# of Docks:** 0**# Drive-In Doors:** 0**Total Parking:** 4**Year Built:** 1920**Year Remodeled:****Bay Size:****Traffic CountPerDay:****Ceiling Height Ft:**

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

Financials**Lease Rate \$/Sq Ft:** 12.9**Expenses Paid by L:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:****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:****Sewer:****Heat Type:****Electric:****Electric:****Misc Int & Ext Info:****Services Available:****Construction:****Sprinkler:****Mult Use:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description****Sold Info****Sold Date:****DOM:** 1**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**September 20, 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 Monday, September 20, 2021 12:56 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

1935-1937 S Parsons Ave, Columbus, OH 43207

Aerial View



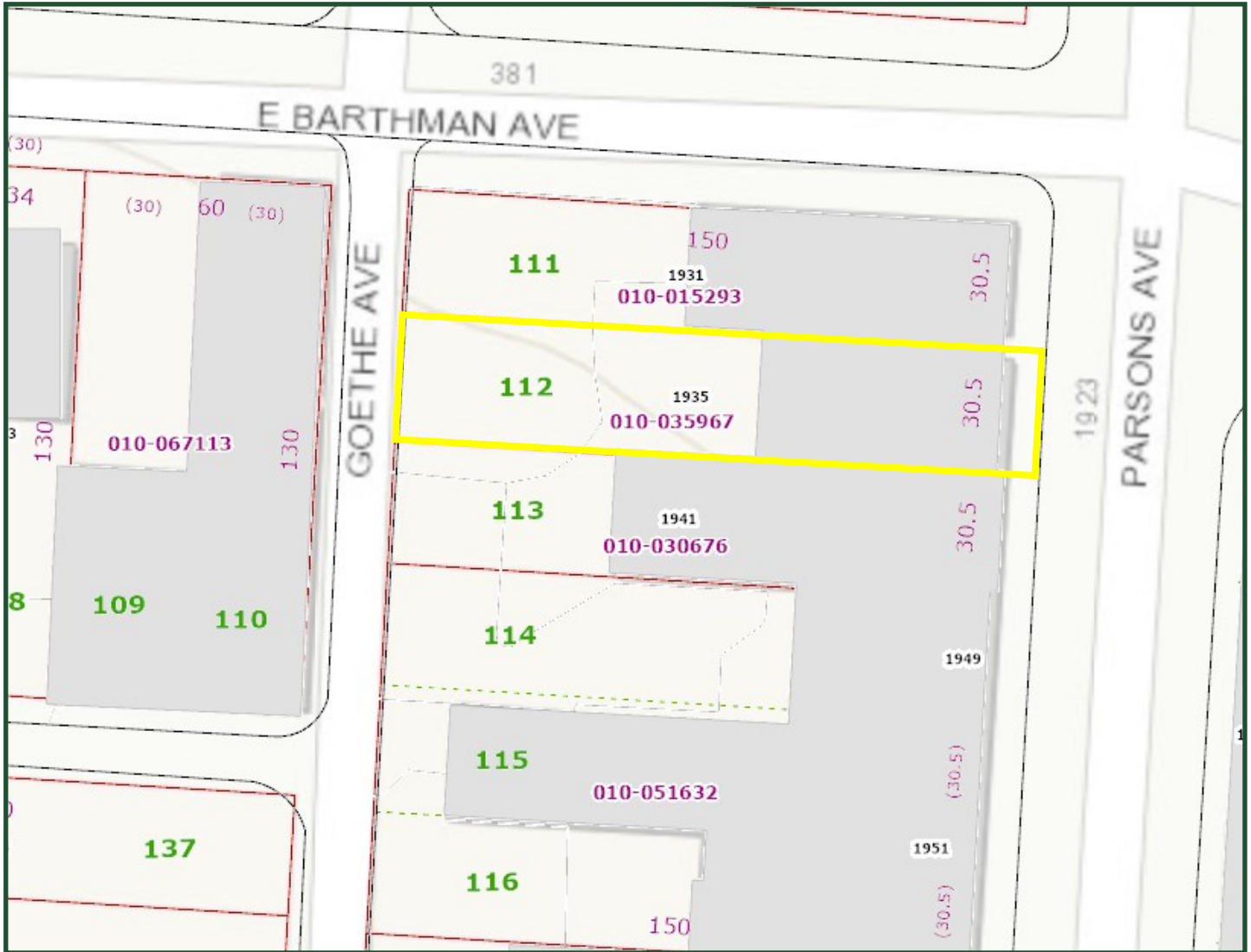
BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 17
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



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.

1935-1937 S Parsons Ave, Columbus, Ohio

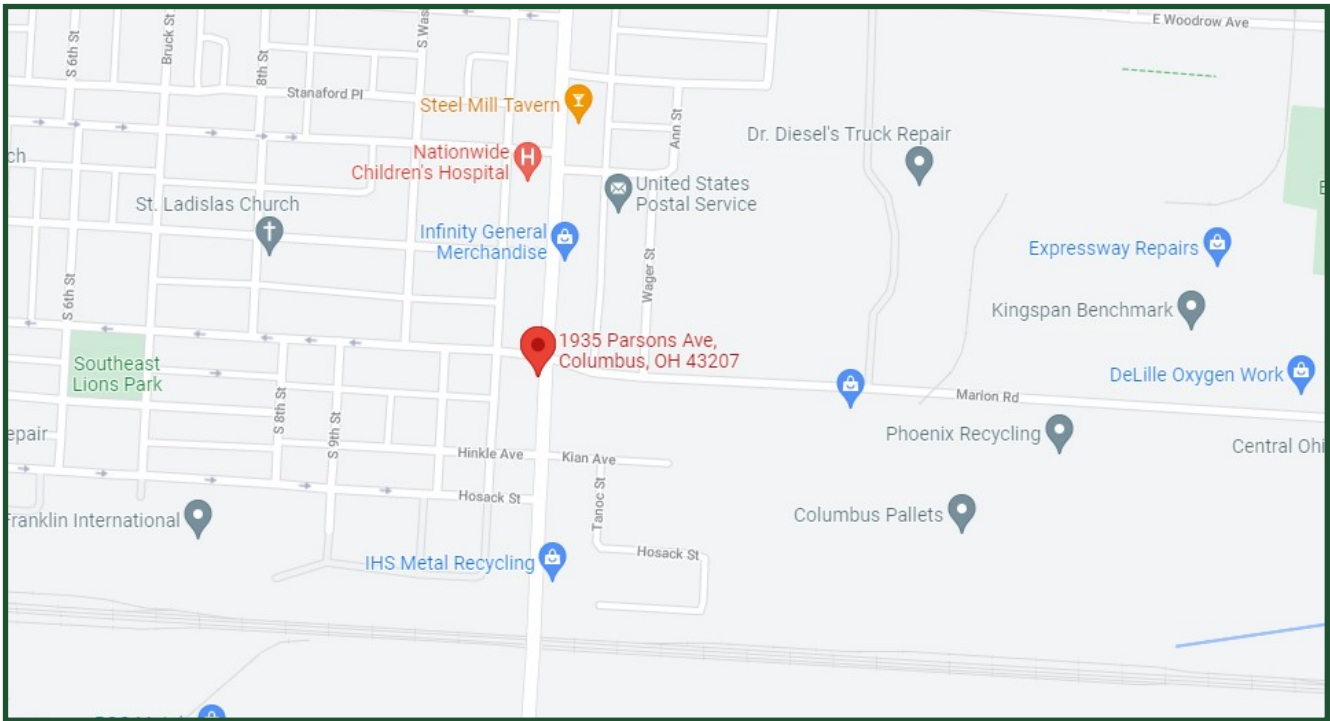
Parcel



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 17
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM

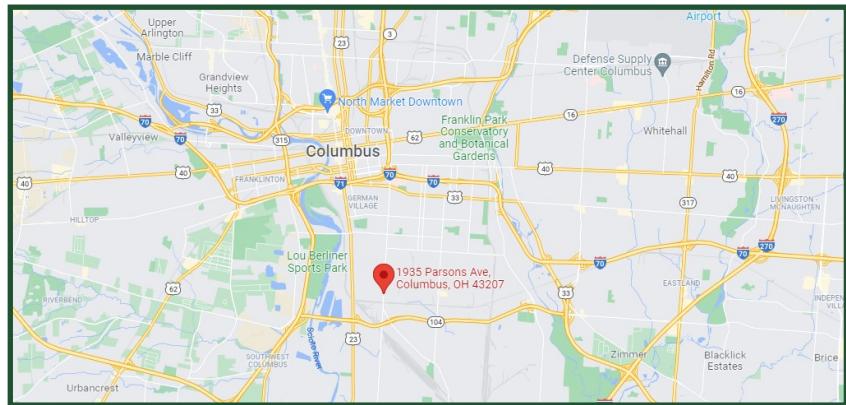


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.





TRAFFIC COUNT

| Street | Avg Daily Volume |
|-------------|------------------|
| PARSONS AVE | 12,935 |
| E INNIS AVE | 1,717 |
| MARION RD | 4,897 |



DEMOGRAPHICS

| | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|---|---------------|----------------|----------------|
| Population (year)  | 12,526 | 91,776 | 271,502 |
| Households (year)  | 5,006 | 39,602 | 113,618 |
| Avg Household Income (year)  | \$58,748 | \$67,039 | \$71,966 |

BEST CORPORATE REAL ESTATE
 NOAH KAHKONEN
 2121 RIVERSIDE DRIVE
 UPPER ARLINGTON, OH 43221
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350 EX 17
 EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



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.



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



Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.