

FOR SALE



1940 E Main St, Columbus, OH 43205

- 2 Automatic Bays
- Newer Updated Equipment
- 4 Vacuums
- High traffic corner of Nelson and Main
- Established long term one owner operator retiring
- 1840 SF building on 0.1186 acre lot



Click here for Video

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
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We have no reason to doubt its accuracy, but we do not guarantee it.

Agent Full	Commercial-Other Com
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List Number: 221040938
Status: Active
Listing Agreement Type: Exclusive Right to Sell
Listing Service:
Original List Price: \$1,100,000
List Price: \$989,000
List Price Sqft: \$537.5
VT:

Parcel #: 010-008188
Use Code:
Tax District: 010
Previous Use:
Zoning:
For Sale: Yes
For Lease: No
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:
Taxes (Yrly): 4,516
Tax Year: 2020
Tax Incentive:
Possession:

General Information

Address: 1940 E Main Street
Between Street: E Rich St & McAllister Ave
Complex:
Dist To Interchange:
Building Information
Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:
Zip Code: 43205
Corp Limit: Columbus
Township: None
Near Interchange:
Tax District: 010

Total SqFt Available: 1,840
Bldg Sq Ft: 1,840
Floors Above Ground: 1
of Docks: 0
Year Built: 2003
Traffic Count Per Day:
Minimum Sqft Avail: 1,840
Acreage: 0.12
Units:
Drive-In Doors: 0
Year Remodeled:
Ceiling Height Ft:
Max Cont Sqft Avail: 1,840
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: 0
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:
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing:
Sewer:
Electric:
Misc Int & Ext Info:
MLS Primary PhotoSrc: Realtor Provided

Property Description

2 Bay automatic car wash. High traffic corner. Established long term owner operator retiring. 4 vacuums.

Agent to Agent Remarks

Dir Neg w/Sell Perm: No
Contact Name:
Contact Phone:

Listing Info

Auction/Online Bidding Y/N: No
Sub Property Type: Other Com
Listing Office: 01970
Listing Member: 658002279 Lic #: 311236
Agent EMail: rbest@bestcorporaterealestate.com
Brokerage License #: 390701
Auction Date:
Sub Agency: No
LD: 10/15/2021
SA Amount:
BB/TR Amount: 3 Percent
XD: 10/04/2023
VRC: No
Best Corporate Real Estate
Randy J Best
Randy Best
Showing Phone #: 614-559-3350
614-559-3350
614-397-8380
Ofc Fax: 614-559-3390
Agent Other Phone:
Pref Agt Fax: 614-559-3390
Addl Contact Info:

Sold Info
Under Contract Date:
Selling Office: -
Selling Member: -- Lic#
Selling Brokerage Lic #:
Sold Date:
Sold Terms:
DOM: 295
CDOM: 295
SlrCns:
Concession Comments:
SP:
Sold Non-MLS: No
SlrAst:

Sold Non-MLS: No

August 05, 2022

Prepared by: Randy J Best

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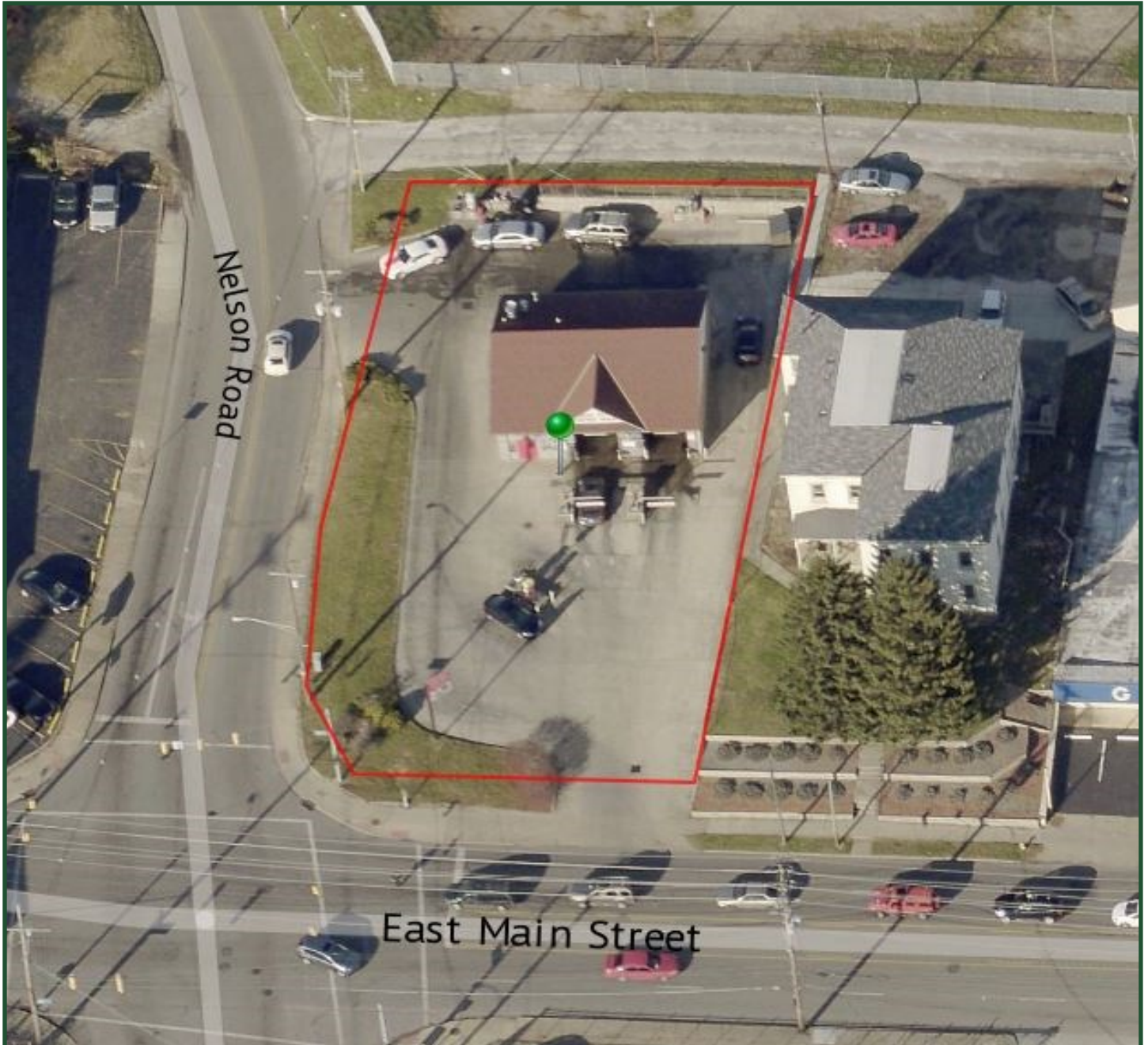
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Aerial View



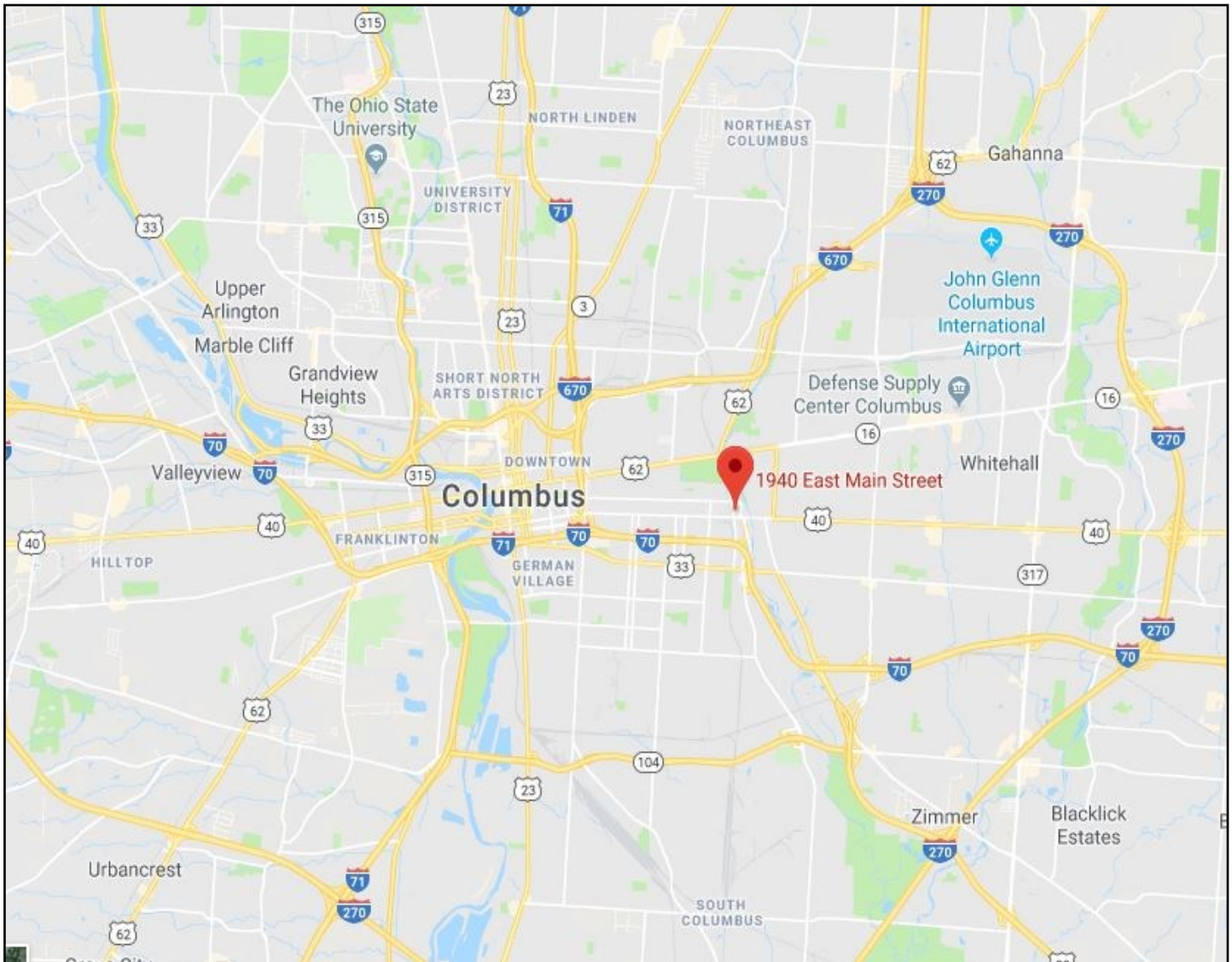
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Map View



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Demographic Summary Report

1940 E Main St, Columbus, OH 43205

Building Type: **Specialty**
 Class: -
 RBA: **1,638 SF**
 Typical Floor: **1,638 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	16,607		135,879		328,098	
2018 Estimate	15,704		127,800		309,692	
2010 Census	14,380		112,882		277,516	
Growth 2018 - 2023	5.75%		6.32%		5.94%	
Growth 2010 - 2018	9.21%		13.22%		11.59%	
2018 Population by Hispanic Origin	332		5,835		15,207	
2018 Population	15,704		127,800		309,692	
White	7,473	47.59%	53,420	41.80%	151,499	48.92%
Black	7,489	47.69%	66,708	52.20%	137,570	44.42%
Am. Indian & Alaskan	48	0.31%	521	0.41%	1,218	0.39%
Asian	189	1.20%	2,371	1.86%	8,571	2.77%
Hawaiian & Pacific Island	2	0.01%	122	0.10%	235	0.08%
Other	502	3.20%	4,658	3.64%	10,599	3.42%
U.S. Armed Forces	2		26		77	
Households						
2023 Projection	6,559		58,855		134,433	
2018 Estimate	6,202		55,376		126,738	
2010 Census	5,676		49,014		113,692	
Growth 2018 - 2023	5.76%		6.28%		6.07%	
Growth 2010 - 2018	9.27%		12.98%		11.47%	
Owner Occupied	3,128	50.44%	24,314	43.91%	50,137	39.56%
Renter Occupied	3,075	49.58%	31,062	56.09%	76,601	60.44%
2018 Households by HH Income	6,204		55,376		126,739	
Income: <\$25,000	1,752	28.24%	17,881	32.29%	45,021	35.52%
Income: \$25,000 - \$50,000	1,645	26.52%	14,503	26.19%	32,859	25.93%
Income: \$50,000 - \$75,000	887	14.30%	8,920	16.11%	21,414	16.90%
Income: \$75,000 - \$100,000	423	6.82%	4,519	8.16%	10,104	7.97%
Income: \$100,000 - \$125,000	383	6.17%	3,274	5.91%	6,958	5.49%
Income: \$125,000 - \$150,000	289	4.66%	1,805	3.26%	3,151	2.49%
Income: \$150,000 - \$200,000	223	3.59%	1,768	3.19%	3,283	2.59%
Income: \$200,000+	602	9.70%	2,706	4.89%	3,949	3.12%
2018 Avg Household Income	\$77,899		\$62,570		\$55,152	
2018 Med Household Income	\$44,711		\$40,887		\$37,519	



Traffic Count Report

1940 E Main St, Columbus, OH 43205

Building Type: Specialty

Class: -

RBA: 1,638 SF

Typical Floor: 1,638 SF

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Nelson Rd	E Rich St	0.04 NW	2017	6,601	MPSI	.03
2 E Main St	Alum Creek Dr	0.02 E	2014	17,712	MPSI	.10
3 E Main St	Alum Creek Dr	0.02 E	2017	12,760	MPSI	.10
4 Bryden Rd	Rhoads Ave	0.04 W	2017	3,320	MPSI	.18
5 E Main St	S Parkview Ave	0.01 E	2017	20,186	MPSI	.25
6 S Parkview Ave	E Main St	0.00	2017	617	MPSI	.26
7 Bryden Rd	Fairwood Ave	0.08 W	2017	3,440	MPSI	.26
8 S Parkview Ave	Bryden Rd	0.03 N	2017	3,213	MPSI	.27
9 E Main St	S Parkview Ave	0.02 W	2011	21,156	AADT	.28
10 S Nelson Rd	Franklin Park S	0.08 N	2017	13,122	MPSI	.28



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12/12/2018

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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