

FOR LEASE



\$ 1,450/MONTH

3128 S Hamilton Rd, Columbus, OH 43232

- Commissary kitchen/ Take-out Restaurant
- Approximately +/- 1,400 SF available to lease.
- Space includes vent hood, grease trap, dishwasher, walk-in cooler, walk-in freezer
- Unit has 1 restroom and storage room.
- Located near busy corner of Hamilton and Refugee road with 19,154 cars per day.
- Tenant to pay all utilities.



BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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List Number: 222011669
Status: Active
Listing Agreement Type: Exclusive Right to Sell
Listing Service:
Original List Price: \$1,650
List Price: \$1,450
List Price Sqft: \$1.04
VT:

Parcel #: 184063 **Previous Use:** Commissary Kitchen
Use Code: **Tax District:** 530 **Zoning:** Commercial
For Sale: No **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:**
Taxes (Yrly): **Tax Year:** **Possession:**
Assessment:

General Information

Address: 3128 S Hamilton Road **Unit/Suite #:** **Zip Code:** 43232 **Tax District:** 530
Between Street: Hamilton Rd & Eastland Square Driv **City:** Columbus **Corp Limit:** None
Complex: **County:** Franklin **Township:** Franklin
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 1,400 **Minimum Sqft Avail:** 1,400 **Max Cont Sqft Avail:** 1,400
Bldg Sq Ft: 37,742 **Acreage:** **Lot Size:**
Floors Above Ground: 1 **# Units:** **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: **Year Remodeled:** **Bay Size:**
Traffic Count Per Day: **Ceiling Height Ft:**

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

Financials

Lease Rate \$/Sq Ft: 14.14 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over Base Yr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

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

Commissary kitchen/ Take-out Restaurant · Approximately +/- 1,400 SF available to lease. · Space includes vent hood, grease trap, dishwasher, walk-in cooler, walk-in freezer · Unit has 1 restroom and storage room. · Located near busy corner of Hamilton and Refugee road with 19,154 cars per day. · Tenant to pay all utilities

Agent to Agent Remarks

All showings must be scheduled in advance with agent and current occupant.

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

Listing Info

Auction/Online Bidding Y/N: No **Auction Date:** **Sub Agency:** No **SA Amount:** **BB/TR Amount:** 3 Percent **VRC:** No
Sub Property Type: Restaurant **LD:** 04/14/2022 **XD:** 04/14/2023
Listing Office: 01970 **Best Corporate Real Estate** **614-559-3350** **Ofc Fax:** 614-559-3390
Listing Member: 658030061 Lic #: 2020001513 **Noah C Kahkonen** **614-707-8432** **Agent Other Phone:**
Agent Email: nkahkonen@bestcorporaterealestate.com **Noah Kahkonen** **Pref Agt Fax:** 614-559-3390
Brokerage License #: 390701 **Showing Phone #:** 614-559-3350 **Addl Contact Info:**

Sold Info
Under Contract Date: **Sold Date:** **DOM:** 118 **SP:**
Selling Office: - **Sold Terms:** **CDOM:** 118 **Sold Non-MLS:** No
Selling Member: - - Lic# **SrCns:** **SrAst:**
Selling Brokerage Lic #: **Concession Comments:**

Sold Non-MLS: No

August 09, 2022 **Prepared by:** Randy J Best

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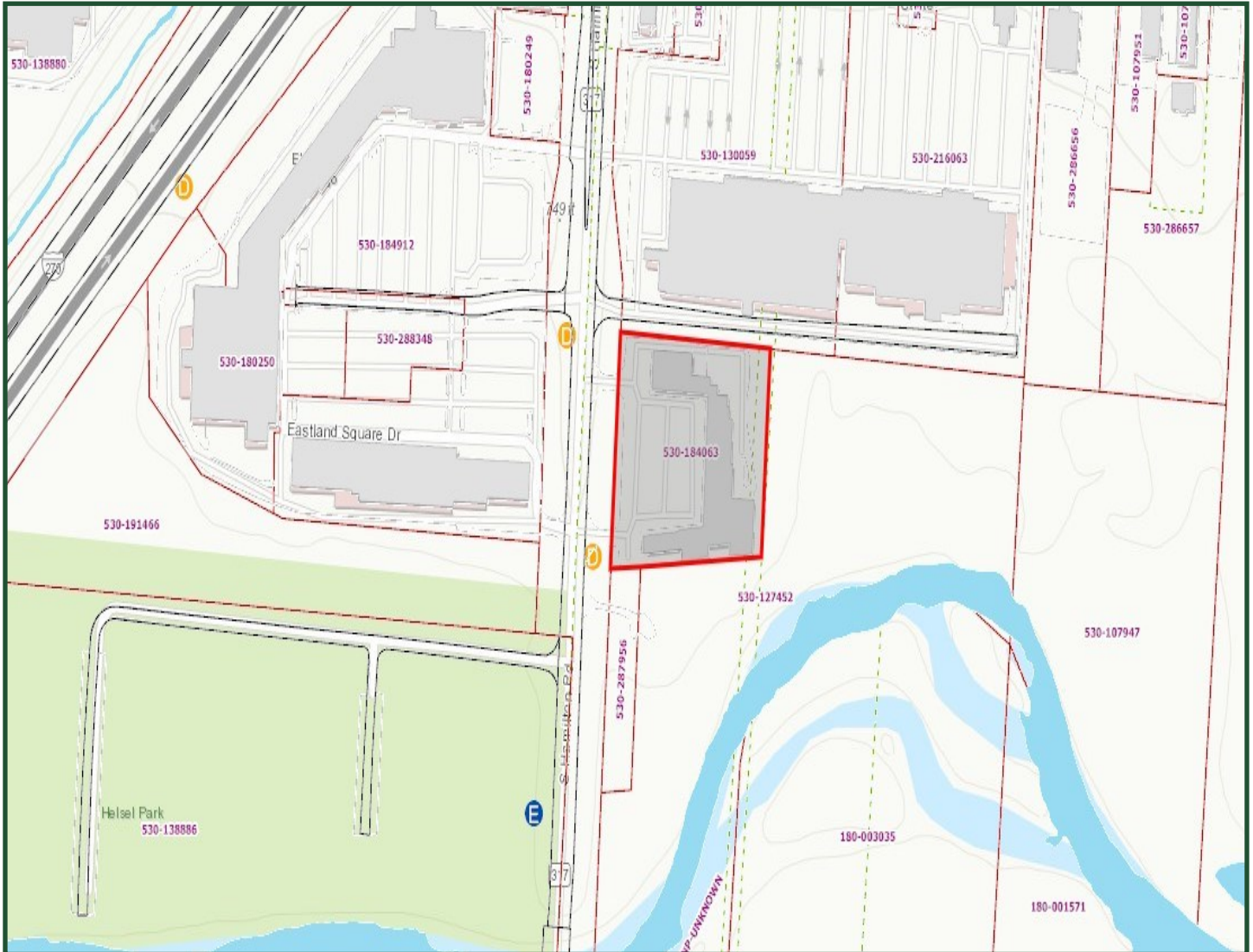
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Parcel View



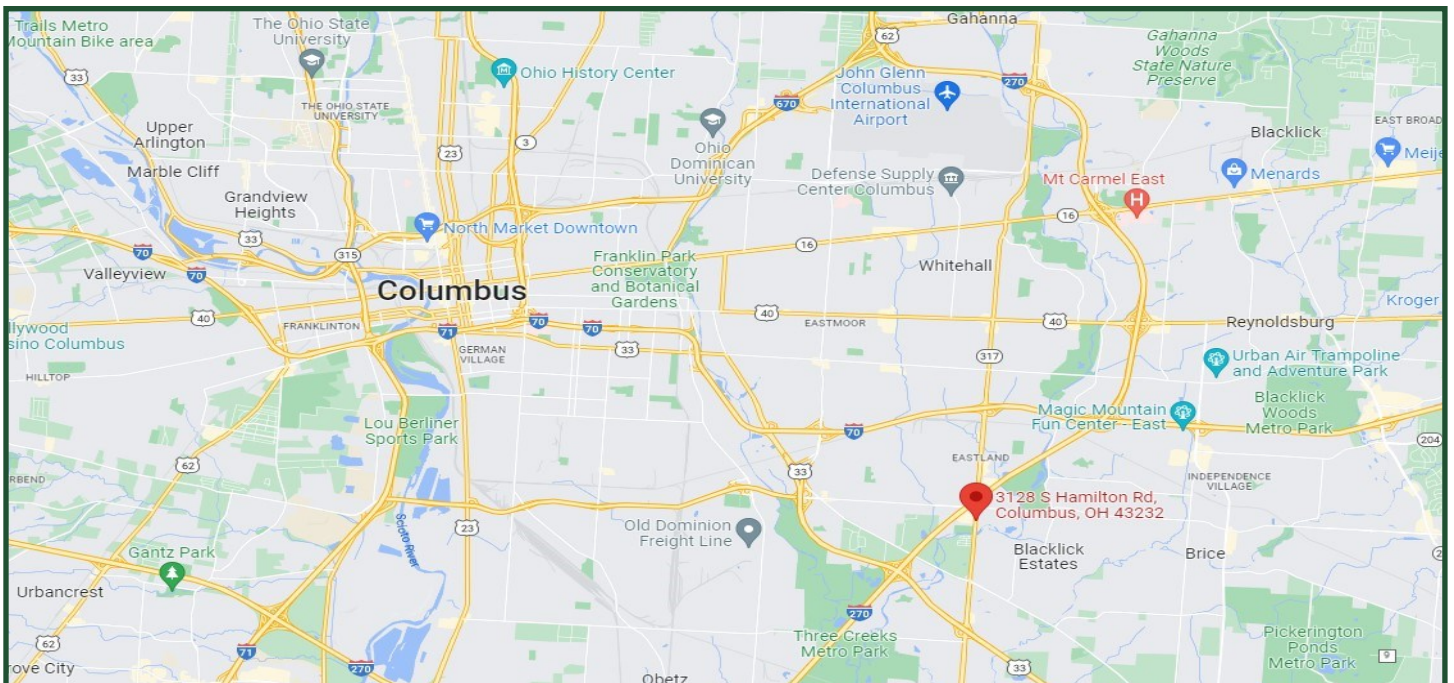
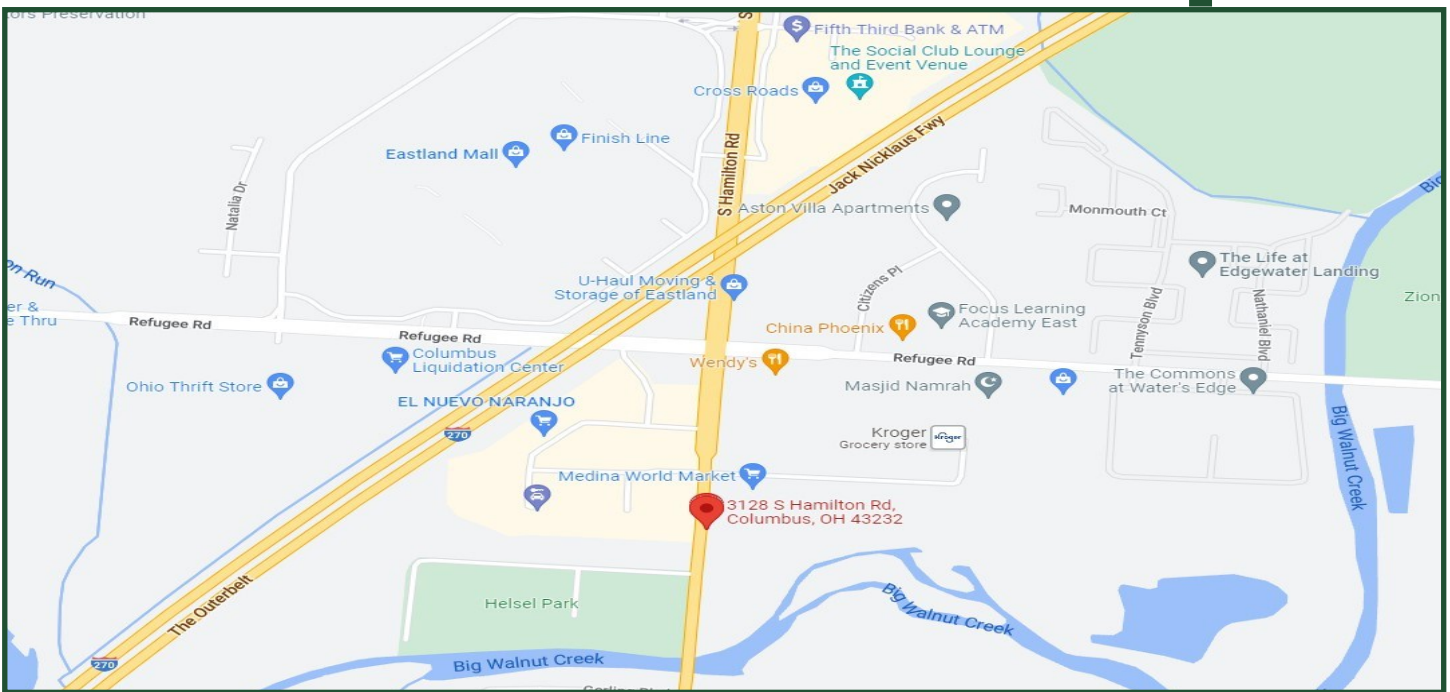
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Map View



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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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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.

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