

# FOR LEASE



## \$ 14.00 NNN

### 1689 Karl Court, Columbus, OH 43229


- Former Hair Salon for Lease
- Total of +/- 1,200 SF
- Space features reception, 3 bowl stations, 6 salon chairs, 6 hair dryer chairs, waxing room/office and restroom.
- NNN Charges estimated at \$3.28/SF
- FF&E available at negotiable amount.
- Monument Signage available.
- Excellent exposure with 29,855 cars per day.



BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
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Customer Full		Commercial-Retail	
	List Number: 222011702		Status: Active
			Listing Service:
			Original List Price: \$14
	List Price: \$14		List Price Sqft: \$0.01
			VT:
	Parcel #: 010-025379		Previous Use: Hair Salon
	Use Code:	Tax District: 010	Zoning:
	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:			

<b>General Information</b>			
Address: 1689 Karl Court		Unit/Suite #:	Zip Code: 43229
Between Street: E Dublin Granville & Sandalwood Pl		City: Columbus	Tax District: 010
Complex:		County: Franklin	Corp Limit: Columbus
Dist To Interchange:		Mult Parcels/Sch Dis:	Township: None
			Near Interchange:

<b>Building Information</b>			
Total SqFt Available: 1,200	Minimum Sqft Avail: 1,200	Max Cont Sqft Avail: 1,200	
Bldg Sq Ft: 14,280	Acreage:	Lot Size:	
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:	
# of Docks: 0	# Drive-In Doors: 0	Total Parking:	
Year Built:	Year Remodeled:	Bay Size:	
Traffic CountPerDay:	Ceiling Height Ft:		

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

<b>Financials</b>			
Lease Rate \$/Sq Ft: 14		Term Desired:	
Expenses Paid by L:		Will LL Remodel:	
T Reimburses L: Curr Yr Est \$/SF TRL: 3.28		Finish Allow/SQFT \$:	
T Contracts Directly:		Pass Exp Over BaseYr:	
Curr Yr Est \$/SF TRL: 3.28		Exp Stop \$:	
Curr Yr Est \$/SF LL:			

<b>Features</b>	
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**  
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<b>Sold Info</b>			
Sold Date:	DOM: 1	SP:	
		Sold Non-MLS: No	
	SlrCns:	SlrAst:	
	Concession Comments:		

**Sold Non-MLS: No**  
**April 14, 2022**  
**Prepared by: Randy J Best**



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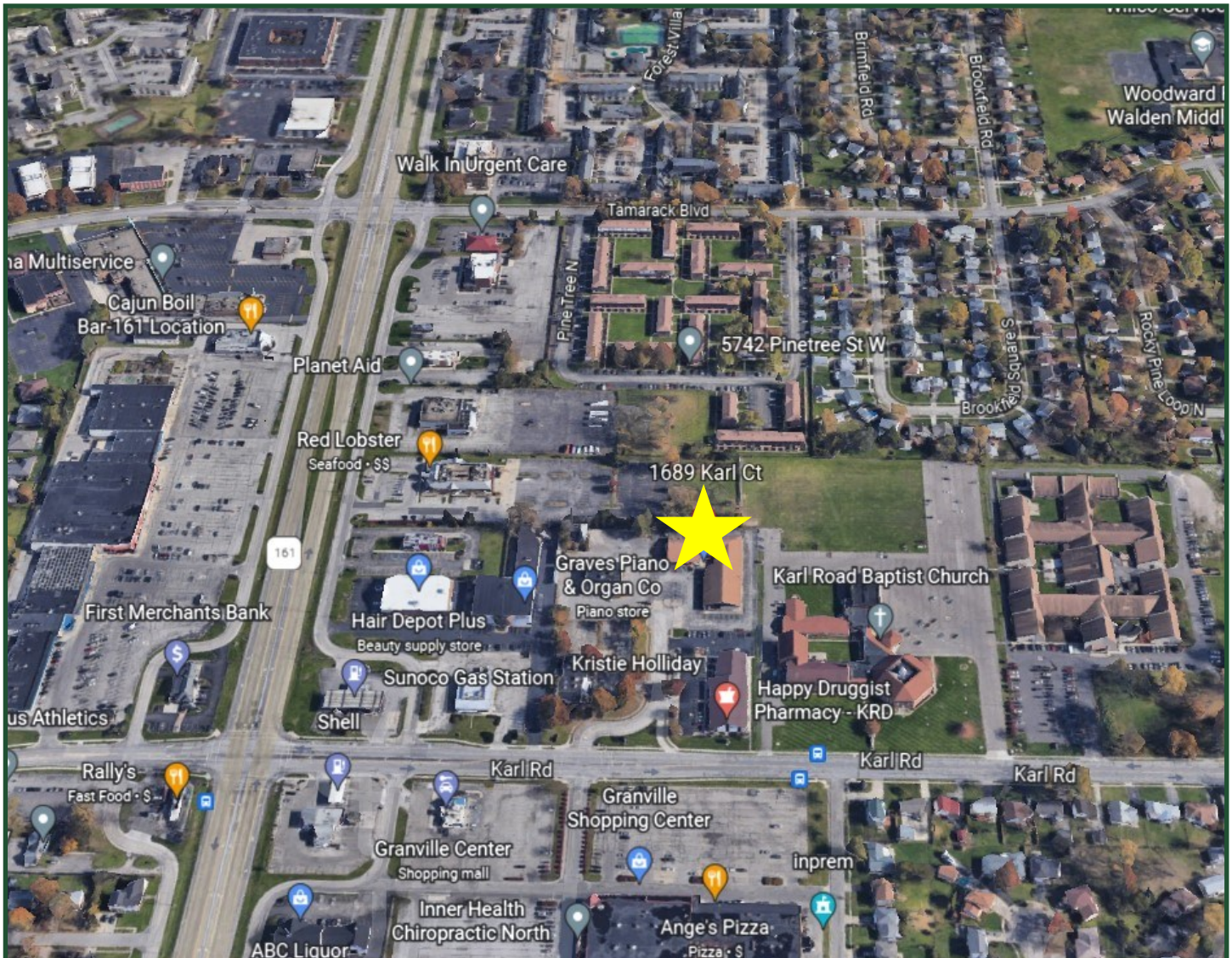


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## Aerial View



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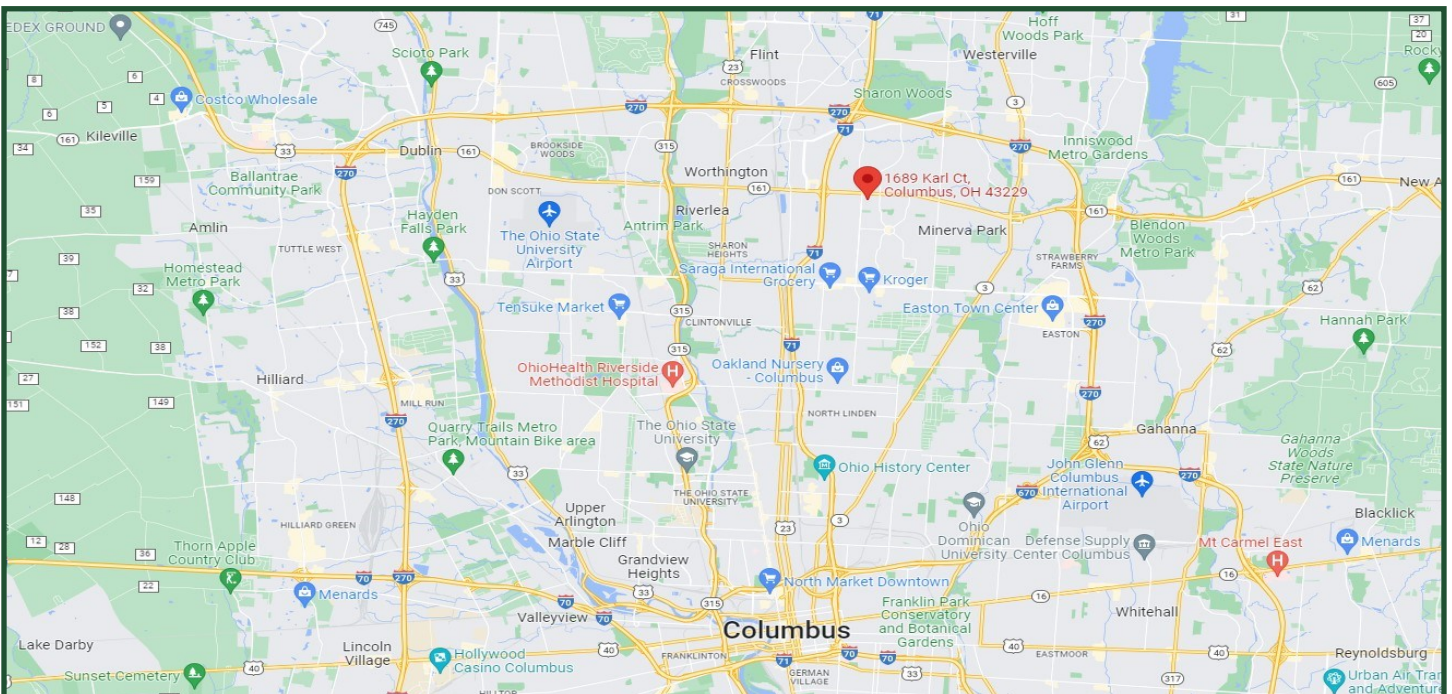
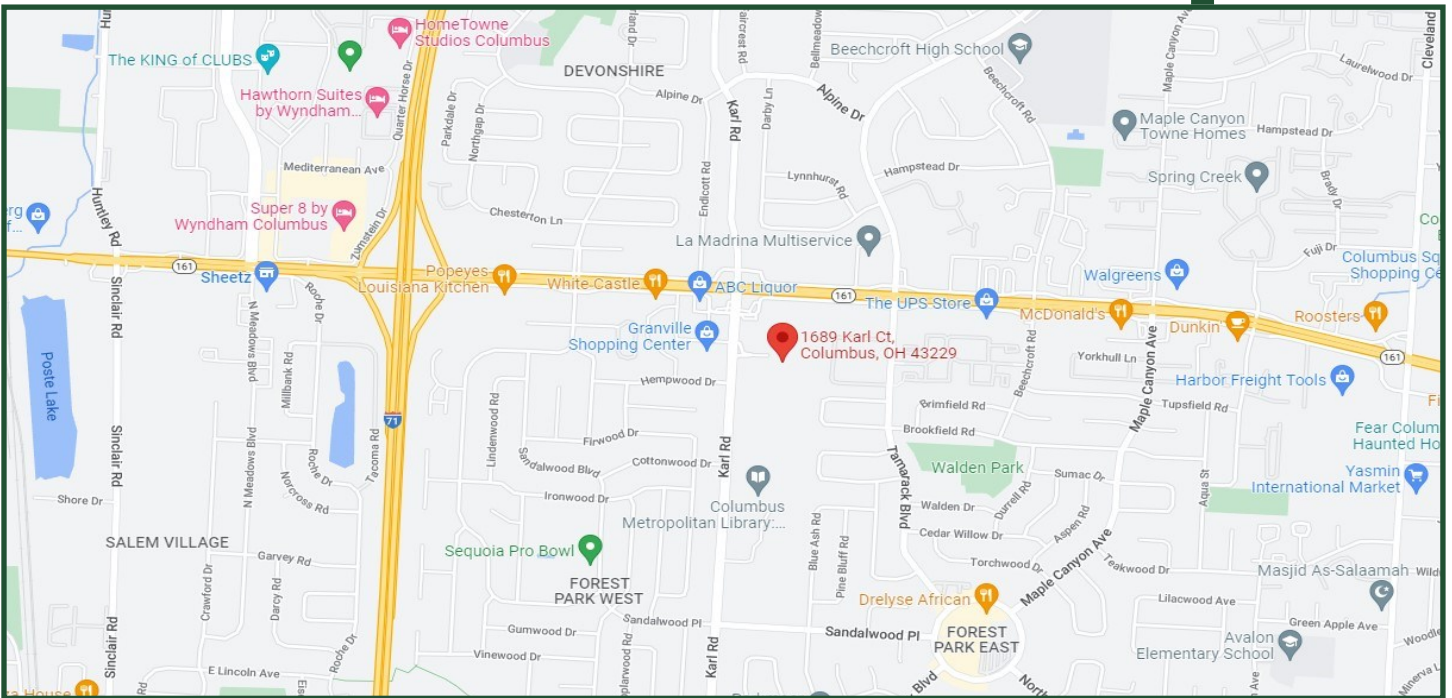


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## Map View



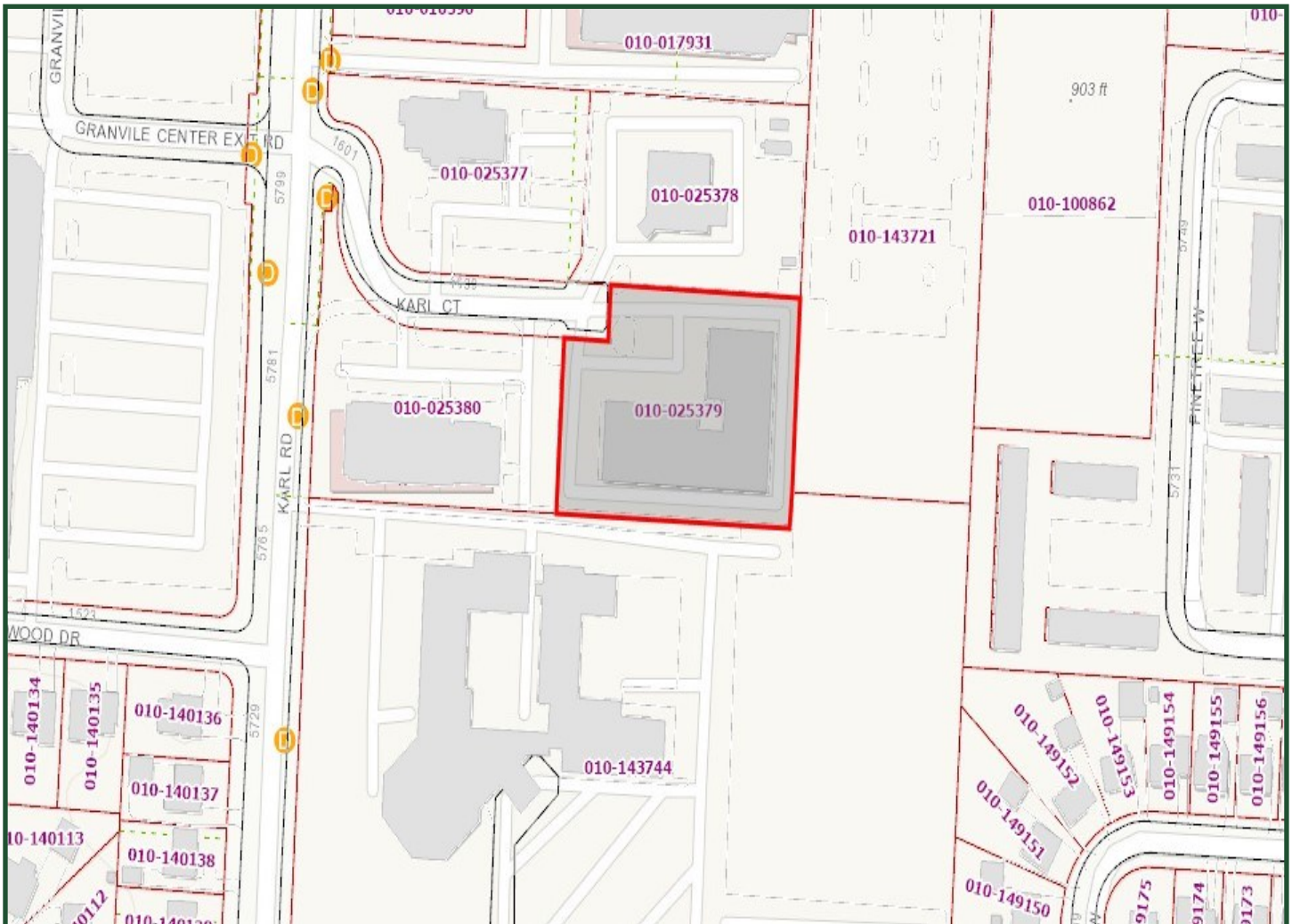
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## Parcel View



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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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