

FOR LEASE



1685 Holt Rd, Columbus, Ohio 43228

Neighborhood Retail Center for Lease

- Available Unit with +/- 1,440 SF
- High traffic Georgesville Road Retail Corridor
- Former tanning salon
- Across from Kroger and Lowe's Hardware Store
- Operating expenses are estimated at \$5.32 / SF
- Current tenants in the center include Santino's Pizza, Eat Greek Express, WIC office, staffing company, nail salon, and printing company



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
REBECCA WITHROW
2121 RIVERSIDE DRIVE
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WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 11
EMAIL: RWITHROW@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: 222015290

Status: Active
 Listing Service:
 Original List Price: \$16

List Price: \$14.5
 List Price Sqft: \$0.01
 VT:

Parcel #: 276416-001

Use Code:

Tax District: 010

Previous Use:

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: 1685 Holt Road

Between Street: Georgesville Rd & Big Run South Rd

Complex:

Dist To Interchange:

Building Information

Total SqFt Available: 1,440

Bldg Sq Ft: 12,240

Floors Above Ground: 0

of Docks: 0

Year Built:

Traffic Count Per Day:

Unit/Suite #:

City: Columbus

County: Franklin

Mult Parcels/Sch Dis:

Zip Code: 43228

Corp Limit: Columbus

Township: None

Near Interchange:

Tax District: 010

Minimum Sqft Avail: 1,440

Acreage:

Units: 1

Drive-In Doors: 0

Year Remodeled:

Ceiling Height Ft:

Max Cont Sqft Avail: 1,440

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: 16

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 5.32

T Contracts Directly:

Curr Yr Est \$/SF TRL: 5.32

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

1440 SF of retail space available September 2022. High Traffic Georgesville Rd retail corridor. Currently being used as a tanning salon. Tenants still in place so please do not disturb. Accross from Kroger and Lowe's Hardware Store. Current tenants in the center include Santino's Pizza, Eat Greek Express, WIC office, staffing company, nail salon, and printing company. Unit available September 2022.

Sold Info

Sold Date:

DOM: 280

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

February 09, 2023

Prepared by: Randy J Best

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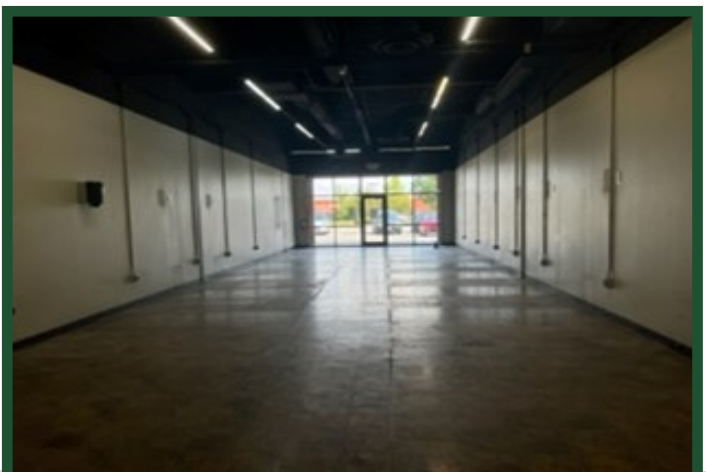
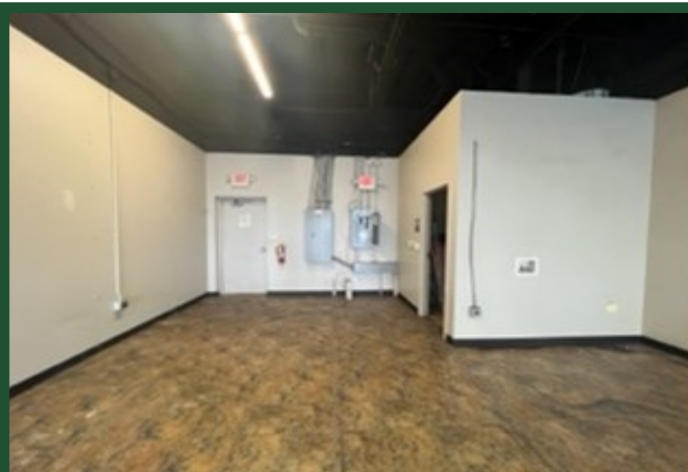


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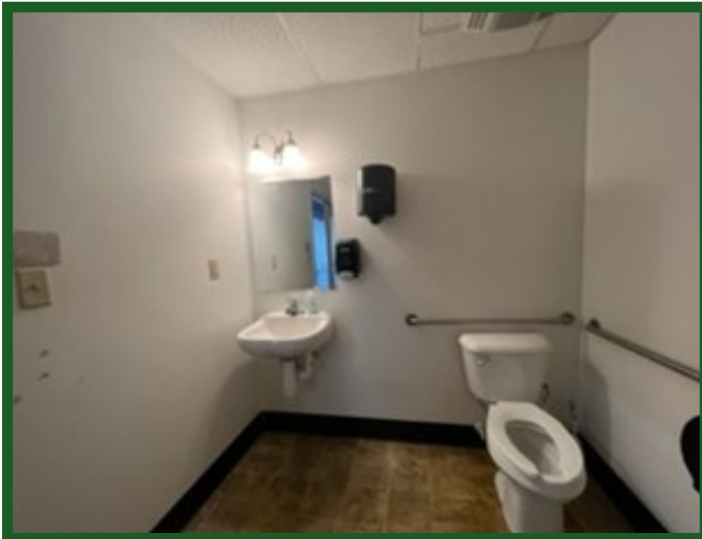


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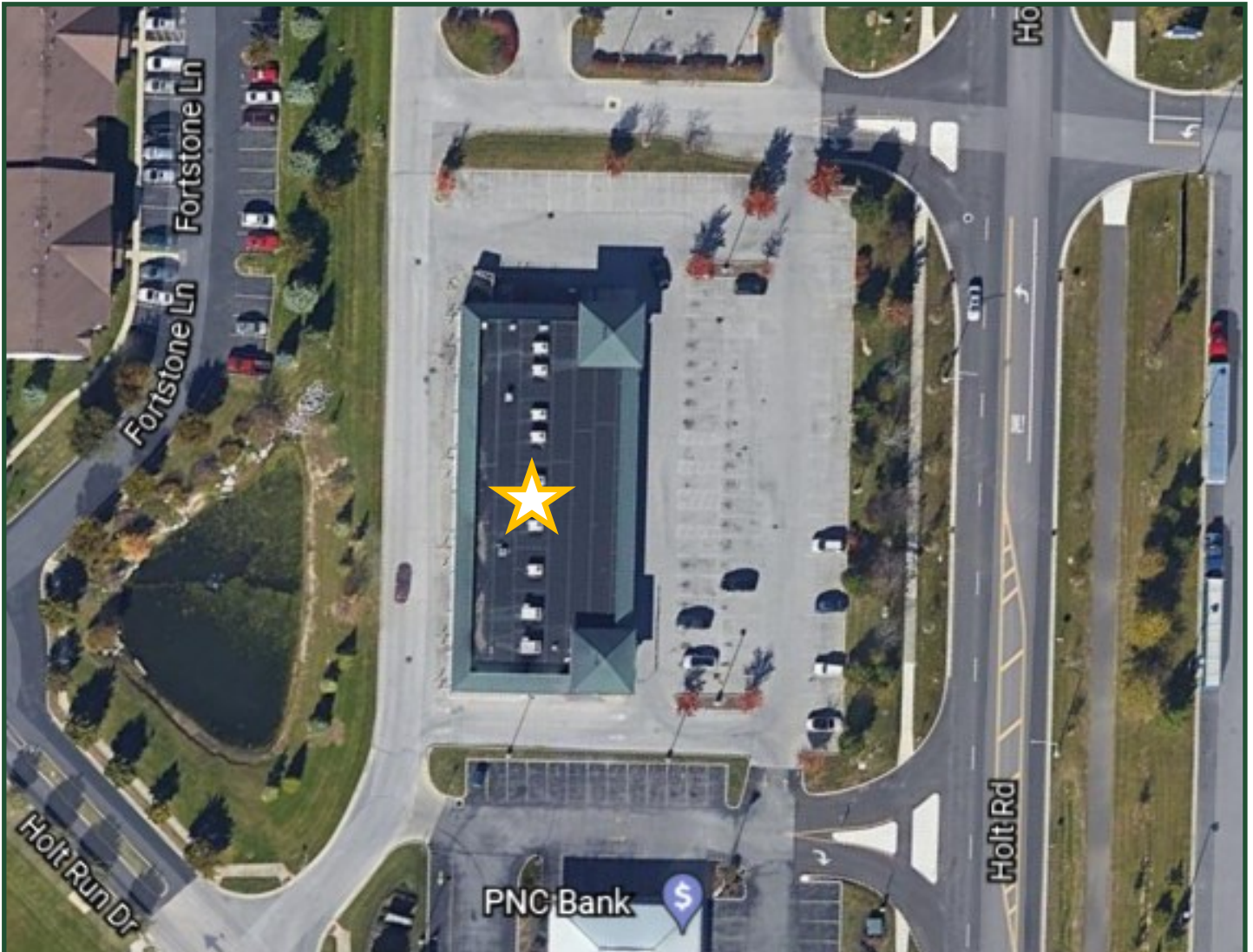
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Aerial View

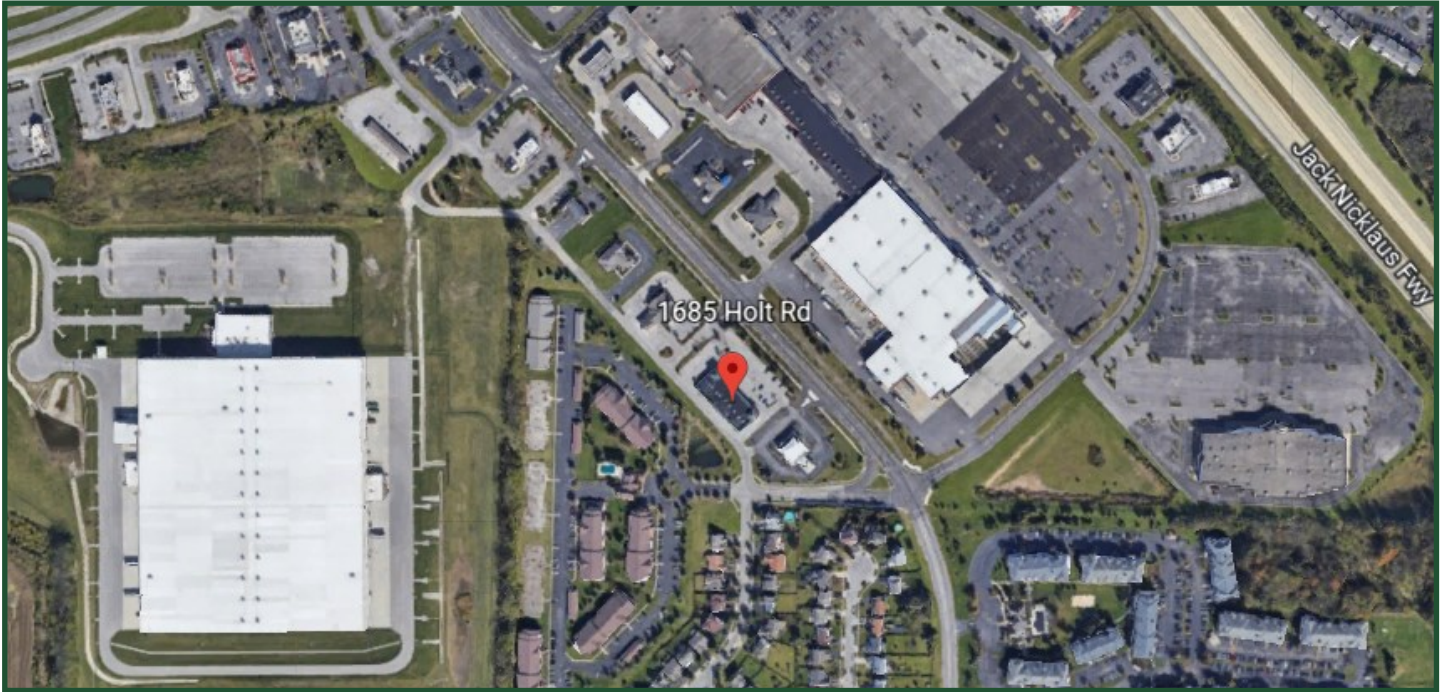


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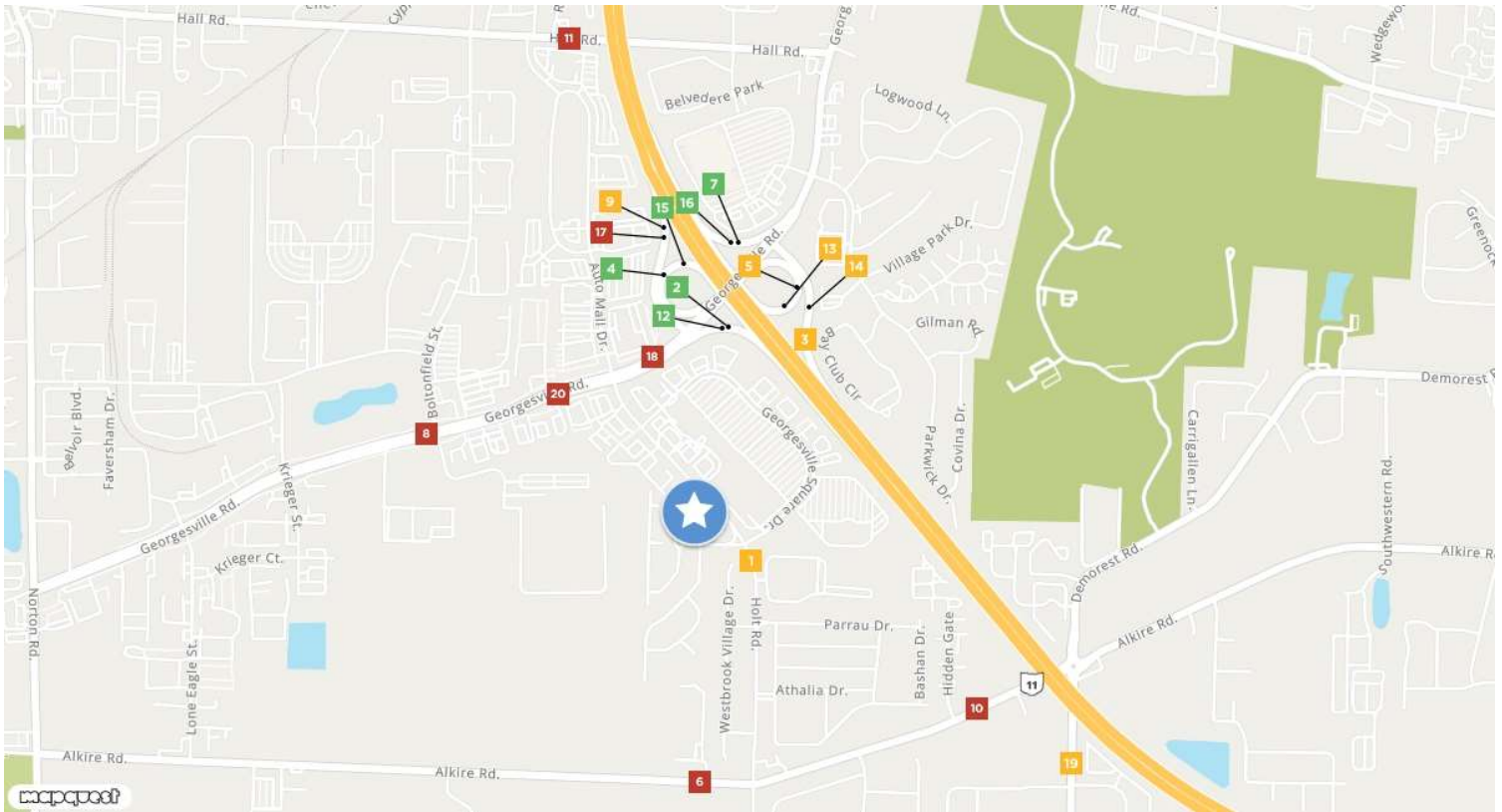
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Best Corporate Real Estate

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Traffic Counts



HOLT RD 1 Georgesville Sq Year: 2021 6,736 est Year: 2020 6,665 Year: 2019 7,389	RAMP FROM GEORGESVILLE 2 Georgesville Rd Year: 2021 4,072 est Year: 2020 4,073	RAMP FROM IR270 NB TO 3 Bay Run Dr Year: 2021 7,381 est Year: 2020 7,383	RAMP FROM GEORGESVILLE 4 Georgesville Rd Year: 2021 3,168 est Year: 2020 3,169	RAMP FROM GEORGESVILLE 5 Bay Run Dr Year: 2021 7,023 est Year: 2020 7,024
ALKIRE RD 6 Holt Rd Year: 2021 12,688 est Year: 2020 12,829 Year: 2019 13,854	RAMP FROM GEORGESVILLE 7 Georgesville Rd Year: 2021 3,617 est Year: 2020 3,618	GEORGESVILLE RD 8 Bolton Field St Year: 2021 14,193 est Year: 2020 13,922 Year: 2019 15,035	RAMP FROM IR270 SB TO 9 Auto Mall Pkwy Year: 2021 9,976 est Year: 2020 9,978	ALKIRE RD 10 Hidden Gate Year: 2021 11,062 est Year: 2020 11,388 Year: 2019 12,298
HALL RD 11 Regentshire Dr Year: 2021 10,901 est Year: 2020 10,412 Year: 2019 11,543	12 Year: 2021 4,736 est Year: 2019 4,808 Year: 2014 4,556	13 Year: 2021 8,468 est Year: 2019 8,822 Year: 2014 7,545	14 Year: 2021 8,818 est Year: 2019 8,769 Year: 2014 8,972	15 Year: 2021 3,857 est Year: 2019 3,741 Year: 2014 4,175
16 Year: 2021 4,178 est Year: 2019 4,543 Year: 2014 3,214	17 Year: 2021 12,162 est Year: 2019 12,620 Year: 2014 10,970	Georgesville Rd 18 I- 270 Year: 2021 34,253 est Year: 2014 32,690 Year: 2009 36,861	Demorest Rd 19 Demorest Cove Ct Year: 2021 6,329 est Year: 2014 7,060 Year: 2010 7,321	Georgesville Rd 20 Bolton Field St Year: 2021 16,440 est Year: 2013 19,188 Year: 2010 10,693



Randy Best
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MOODY'S
ANALYTICS

Catylist

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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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