

# FOR LEASE



## \$1,000/MONTH

### 3505 Parsons Avenue, Columbus, OH 43207

- +/- 1,200 SF space
- Unit is located in the neighborhood shopping center
- Other users in the center: hair salon, pizza carryout, nail salon, barber shop, tattoo parlor, Boost Mobile, insurance, and a grocery mart.
- Space is gutted and ready for new owner
- CAM charges approximately \$300/month
- Tenant pays for own utilities




**Click Here for Video**

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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-Shopping Center	
	List Number: 222039682		Status: Active Listing Service: Original List Price: \$1,000
	Parcel #: 010-014750		Previous Use:
	Use Code:	Tax District: 010	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:		
	Tax Abatement: No	Abatement End Date:	Tax Incentive:
	Taxes (Yrly):	Tax Year:	Possession: Immediately
	Assessment:		

#### General Information

Address: 3505 Parsons Avenue	Unit/Suite #:	Zip Code: 43207	Tax District: 010
Between Street: E. Williams Rd & Crawley Rd	City: Columbus	Corp Limit: Columbus	
Complex:	County: Franklin	Township: None	
Dist To Interchange:	Multi Parcels/Sch Dis:	Near Interchange:	

#### Building Information

Total SqFt Available: 1,200	Minimum Sqft Avail: 1,200	Max Cont Sqft Avail: 1,200
Bldg Sq Ft: 12,292	Acreage:	Lot Size:
# Floors AboveGround: 1	# Units: 1	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1975	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 3505	1,200	10/24/2022	3:		
2:			4:		

#### Financials

Lease Rate \$/Sq Ft: 1,000	Term Desired: 3-5 Years
Expenses Paid by L: Building Insurance; RE Taxes	Will LL Remodel:
T Reimburses L: Cam; Curr Yr Est \$/SF TRL: 300	Finish Allow/SQFT \$:
T Contracts Directly: Janitorial; Maint/Repairs; Utilities	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 300	Exp Stop \$:
Curr Yr Est \$/SF LL:	

#### Features

Heat Fuel:	Sewer:
Heat Type:	Electric:
Electric:	Misc Int & Ext Info:
Services Available:	
Construction:	
Sprinkler:	
Multi Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

#### Property Description

-This unit located in the neighborhood shopping center is available for lease. -Other users in the center are a hair salon, nail salon, barber shop, pizza carryout, tattoo parlor, Boost Mobile, insurance, and a grocery mart. -Space is gutted and is ready for a new user. -Lease term minimum 3 years. -CAM charges are approximately \$300/Month -Tenant pays for own utilities.

#### Sold Info

Sold Date:	DOM: 26	SP:
		Sold Non-MLS: No
	SirCns:	SirAst:
	Concession Comments:	

Sold Non-MLS: No

November 18, 2022

Prepared by: Randy J Best

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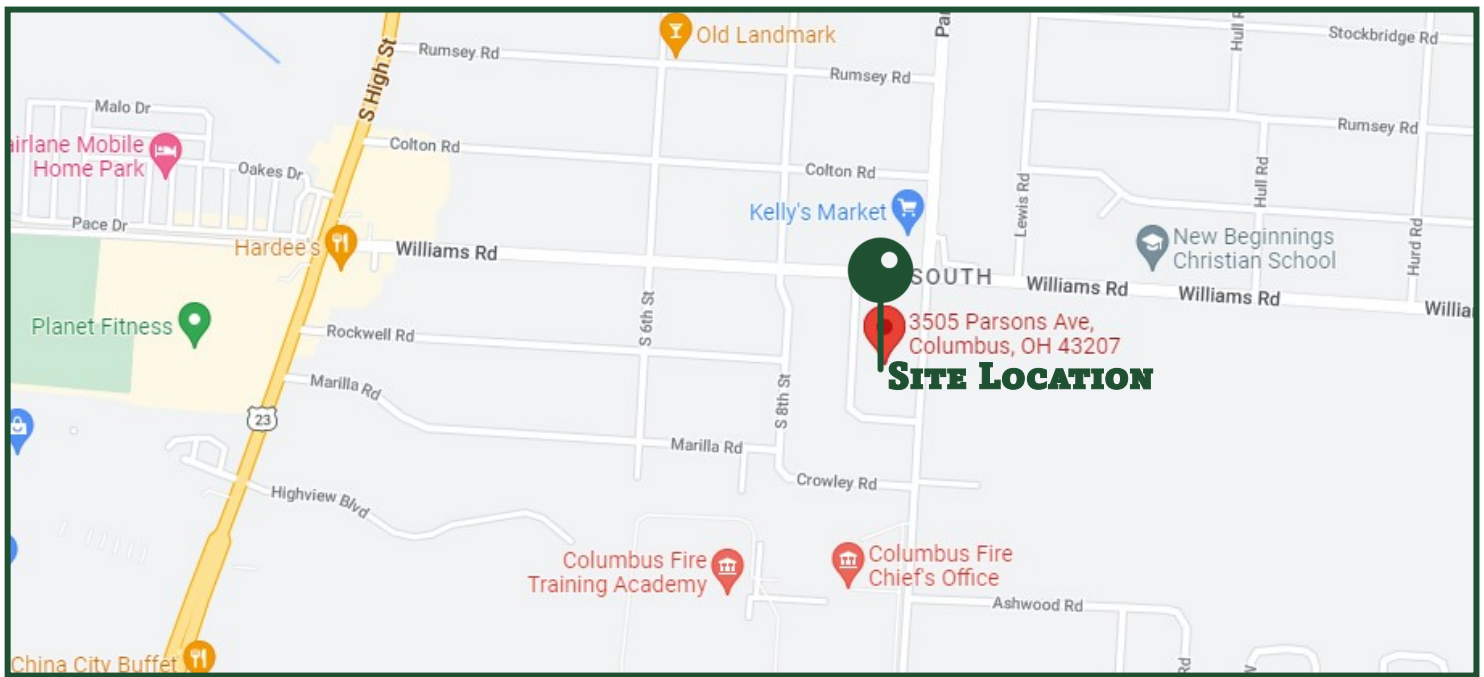
## Aerial Page



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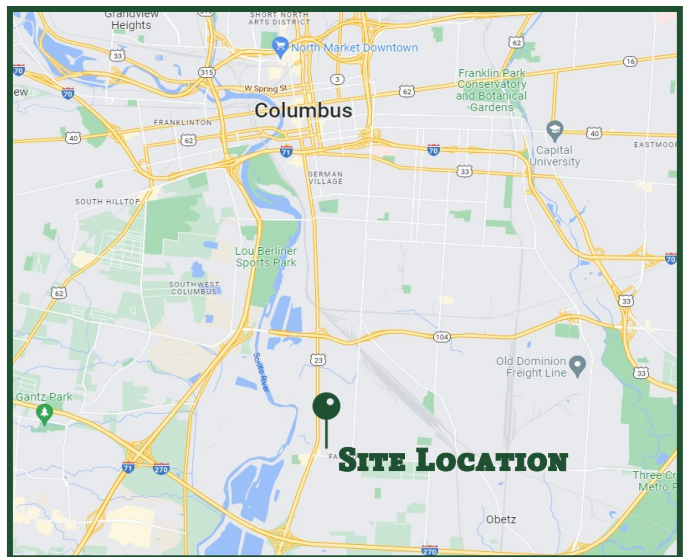


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## TRAFFIC COUNT

Street	Avg Daily Volume
S HIGH ST- WILLIAMS RD	26,509
S HIGH ST- SOUTHGATE DR	19,248
PARSONS AVE- OBETZ RD	7,286



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022)		6,435	26,369	81,117
Households (2022)		5,004	15,904	40,292
Avg Household Income (2022)		\$47,306	\$45,994	\$45,165

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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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.



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