

- Nice Office/Warehouse Space for Lease in Condominium Complex
- Located between Flint Road and Sancus Blvd
- 1,200 SF Ft Total with +/- 528 SF office space
- Warehouse space is +/- 672 SF
- 1 Drive-in Door, 2 Parking Spaces
- 2 Offices, Kitchenette area, and bathroom
- Great Opportunity for Small Business
- Available April 2023

BEST CORPORATE REAL ESTATE REBECCA WITHROW 2121 RIVERSIDE DRIVE UPPER ARLINGTON, OH 43221 WWW.BESTCORPORATEREALESTATE.COM PHONE:614-559-3350 EXT 11 EMAIL: RWITHROW@BESTCORPORATEREALESTATE.COM





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| Weil Particle 10: 2011 MPTG: OVER 309ERC OPF Tabilitatic 10: 2011 (g): 2011 | | | 223001004 ListingAgreementType: Exclusive Right to 01/13/2023 Sell 01/13/2023 Listing Service: List Price Sqt Original List Price: \$1,500 VT: | | | Active on MLS: 01/13/2023 List Price Sqft: VT: | |
| For Sate: No. For Lase: Yes Exchange: No. General Information Occupancy Rate: Assoc/Condo Fee: General Information Address: 122 Ok Street Tax Incentive: Address: 122 Ok Street Supervise Street Address: 0 Between Street: Filtin Road & Sanceus Blud Unit/Suite # . Zip Code: 4225 General Information Unit/Suite # . Zip Code: 4225 Batter Information Market Street Corput Street Building Information Market Street Corput Street Suite Number Sight Date Avail 200 Suite R Street Street Street Street Street Street Suite R Street Stree | | | | | | | |
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| 0 Oross Rental Income: Associ/Condo Fee: Total Op Expenses: 0: Total Op Expenses: 0: General Information Tax Year: Tax Incentive: Address: 192 Out Street UnitStitle #: Zip Code: 43235 Between Street: Film Road & Sancus Blvd UnitStitle #: Zip Code: 43235 Subtly Computed UnitStitle #: Zip Code: 43235 Building Information Minimum SqL Avail: 1.200 Max Cent SqL Avail: 1.200 Building Information Minimum SqL Avail: 1.200 Max Cent SqL Avail: 1.200 Building Information # UnitStitle #: Parking Ratio/1000: # Oors: 1 # UnitStitle #: Parking Ratio/1000: # Oors: 1 # UnitStitle #: Parking Ratio/1000: # Oors: 1 # UnitStitle # SqL Office SqL # Oors: 2 By Size X Office SqL Suite Number SqFt Date Avail Size 4: Financials 4: Faces Rati SSG Ft: 15 Suite # SqL Expenses Paid by L: Year Boors: 1: Total Device Finan AudorSG Ft 3: Faces Rati SSG Ft: 15 Suite # SqL Expenses Paid by L: Year Boors: 1: Features Features Heat Fuel Context Name: <t< td=""><td></td><td></td><td></td><td>For Lease</td><td></td><td>•</td></t<> | | | | For Lease | | • | |
| Suite Number Soft Date Avail Suite Add accord: None Known Tax Incentive: Procession: Server Interchange: UnitSuite #: Add Acc Cond: None Known Tax Incentive: Server Interchange: County: Frankin Zip Code: 42235 Between Street: Flint Road & Sancus Bivd SubtivGnpt/Commiton UnitSuite #: SubtivGnpt/Commiton Zip Code: 42235 Between Street: Flint Road & Sancus Bivd SubtivGnpt/Commiton Mainterchange: UnitSuite #: SubtivGnpt/Commiton County: Frankin Township: No. War Interchange: UnitSuite #: Site Number Mainterum Site Avail: 1.200 Des to Interchange: UnitSuite #: Site Number Mainterum Site Avail: 1.200 Des to Interchange: UnitSuite #: Site Number Mainterum Site Avail: 1.200 Des to Interchange: Des to Interchange: Site Number Mainterum Site Avail: 1.200 Des to Interchange: Site Number Mainterum Site Avail: 1.200 Des to Interchange: Site Number Saite Number Site # Romodelde: 'Soft Road Site Site Number Site # Site X Date Avail Saite Number Site # Site Number Site # Site X Date Avail Saite Number Site # Site Number Site # Site Number Site # Site X Cell Site Number Site # Site File Site # Site X Date Avail 12: * Site # Site X Site # Site X Date Avail 2: * Site X Site # Site X Date Avail 12: * Site X Site # Site X Date Avail 2: | | | | | | • | |
| Assessmont: Addl Acc Cond: None Known Possession: Address: 192 Code: Stread Comment Montext | | | Total Op Expenses: 0 NOI: 0 | | | | |
| General Information Address: 122 Oak Street Zip Code: 4233 Address: 122 Oak Street Tenthod & Sancus Bivd City, Charavan City, Charavan Bit to Interchange: Mulnimum Sqft Avail: 1.200 Mar Cort Sqft Avail: 1.200 Nar Interchange: Bidding Information Mulnimum Sqft Avail: 1.200 Mar Cort Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Sq FA TFLS: Mulnimum Sqft Avail: 1.200 Mar Cort Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Sq FA TFLS: Mulnimum Sqft Avail: 1.200 Mar Cort Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Sq FA TFLS: Mulnimum Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Sq FA TFLS: Mulnimum Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Sq FA TFLS: Mulnimum Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Sq FA TFLS: Mulnimum Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Nar Cort Sqft Avail: 1.200 Sqft Date Avail Suite # Sqft Tar Abatement: Na Abatement: Na Sqft Date Avail Suite # Sqft Tar Abatement: Na Abatement: Na Sqft T Cortract Strecdy: Frinits MatowStrecdy: <t< td=""><td>and the second s</td><td>-</td><td></td><td></td><td>one Known</td><td></td></t<> | and the second s | - | | | one Known | | |
| Address: 192 Oak Street UnitSuite #: 20 Code: 4223 Between Street: Film Road & Sancus Blvd Curry Clumbus Corp Link: Columbus SubdivCompt/Comm: Curry Linkin North Rechange: Building Information Mult Parcels/Sch Dis: No North Parcels/Sch Dis: No Bite State Linking Log State Bite State Linking Log State SubdivCompt/Comm: # Direcin Boors 1 Tord Parking: Year Building Height Ft: Max Celling Height Ft: Date Avail Subte Number Sqft Date Avail Subte Number Sqft Date Avail State Nu | Concretion | and the second se | | | | | |
| Between Street: Flint Road & Sancus Blvd SubdivCingNt/Comm: Mult Parcels/Sch Dis: No Mult Parcels/Sch Dis: No Max Cont Sqt Avail: 1,200 Lot Share: Flint Road & Sancus Blvd Sq F4 TLS: Bdg Sq F1 10,800 Acreage: # flont.Acros Grnd. 1 # flont.Clms. 1 # flont.Acros Grnd. 1 # flont. 1 # flont.Acros Grnd. 1 # fl | | | Unit/Suite # | • | Zin Code: | 43235 | |
| Dist to Interchange: Mult Parcels/Sch Dis: No Near Interchange: Marcont Sqf Avail: 1.200 Sq F1 71FLS: Maintums Sqf Avail: 1.200 Arcraege: # Horos Above Grnd: 1 # Units: Parking Raio/1000: # Cott Size: # Flores Above Grnd: 1 # Units: Parking: Cott Size: # Flores Above Grnd: 1 # Units: Parking: Cott Size: # Flores Above Grnd: 1 # Units: Parking: Cott Size: # Flores Above Grnd: 1 # Units: Parking: Cott Size: # Cott Size | | | | | | | |
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| Sq F1 ATFLS: Bild Sq F1: 10.000 # Flores Above Grad: 1 # flores Above Grad: | - | | Mult Parcels | s/Sch Dis: No | Near Inter | change: | |
| Bildg SF: 10.800 Acreage: Lot Size: | | Minimum Ca | 6 Augli 1 000 | | w Cant Caft Availy 4.00 | 0 | |
| # Floors Above Grnd: 1 # Units: Parking Ratio/1000: Year Remodeled: Bay Ster: X Galing Height Ft: Parkemodeled: Bay Ster: X Galing Height Ft: Bay Ster: X Suite # Lamber Statement: No Abatement End Date: Date Vali Suite # Sqft Date Avail Suite # Sqft Date Avail Lease Rate \$/Sq Ft: 10 Lease Rate \$/Sq Ft: 10 Lease Rate \$/Sq Ft: 10 Lease Rate \$/Sq Ft: 10 Contract Date: Sty FtRL: 0 Curr Y Est \$/SF TRL: | | | ift Avail: 1,200 | | • | 0 | |
| # of Docks: 0 # Driven Docrs: 1 Total Or Singer Size: X December 2019 Size: X December 2 | | | | | | | |
| Ceiling Height Ft: Max Ceiling Ht Feet: Office Sq.Ft: 528 Tax Abatement: No Automatement: No Automatement: No Automatement: No Automatement: No Automatement: No Automatement: No Automate Side # Sqt Date Avail 1: Suite # Sqt Date Avail 2: | | | | Tot | tal Parking: | | |
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| Matter Number Solite # Sqft Date Avail Suite Number Solite Solite Solite Solite Date Avail 1: 3: 4: Filancials 4: Filancials 5: | Celling Height Ft: | wax Ceiling | At reet: | | | | |
| 1: | | | | | | | |
| 2: | Suite Number | SqFt D | ate Avail | Suite # | Sqft D | Date Avail | |
| Financials Lease Rate \$/Sq. Ft: 15 Expenses Paid by L: T Reinburges L: Curr Yr Est \$/SF TRL: 0 Services Available: Construction: Sprinker: Miscellaneous: Alternate Uses: New Financing: MLS Primary PhotoSrc: Realtor Provided Property Description Well maintained Office/Warehouse space for lease at \$1,500 per month plus utilities. Total of 1,200 SF with +/- 528 SF office space, and +/- 672 SF warehouse space. Also 1 drive-in door in back. Space includes 2 offices, kitchenette area, battroom, and warehouse space in back. Tenant pays for their own utilities including electric. gas. and water. Owner is a licensed agent/broker in the state of Ohio. This unit will be available in April 2023. Agent to Agent Remarks Contact Name: Contact Phone: Listing Info Log Unit/20204 VRC: No Sub Property Type: Office Listing Info Str Ontact Name: Of Fax: <td< td=""><td></td><td></td><td></td><td>3:</td><td></td><td></td></td<> | | | | 3: | | | |
| Lease Rate \$/\$G FT: 15 Expanses Paid by L: T Reimburses L: Curr Yr Est \$/SF TRL: 0 Curr Yr Est \$/SF TRL: 0 Corr Stut Prosection Wallerneitalend Office.Varehouse space for lease at \$1,500 per month plus utilities. Total of 1,200 SF with +/- 528 SF office space, and +/- 672 SF warehouse space, Also 1 drive-in door in back. Space includes 2 offices, kitchenette area, bathroom, and warehouse space in back. Tenant pays for their own utilities including electric, gas, and water. Owner is a licensed agent/broker in the state of Ohio. This unit will be available in April 2023. Agent to Agent Remarks Dir Neg w/Sell Perm: No Listing Office 1970 Listing Mrm ber: 658020874 Lic #.2019002160 Valeri Tivin Curr Ale State 0 Valerie Tivin Curr Sci Office 1970 Listing Member: 658020874 Lic #.2019002160 Valerie Tivin Curr Ale State 0 Valerie Tivin Curr Sci Office 1 Sold Nor-MLS: No Selling Office: - Sold Nor-MLS: No Selling Member: Lic# Sold Nor-MLS: No Selling Office: - Sold Nor-MLS: No Sold N | | | | 4: | | | |
| Expenses Paid by L: Will LL Remodel: T Reimburses L: Curr YF Est \$/SF TRL: 0 T Contracts Directly: Curr YF Est \$/SF TRL: 0 Curr YF Est \$/SF TRL: 0 Frieht Austro Set \$/SF Office \$ | | | | | | | |
| Heat Type: Electric: Services Available: Construction: Sprinkler: Miscellaneous: Atternate Uses: New Financing: MLS Primary PhotoSrc: Realtor Provided Property Description Well maintained Office/Warehouse space for lease at \$1,500 per month plus utilities. Total of 1,200 SF with +/- 528 SF office space, and +/- 672 SF warehouse space. Also 1 drive-in door in back. Space includes 2 offices, kitchenette area, bathroom, and warehouse space in back. Tenant pays for their own utilities including electric, gas, and water. Owner is a licensed agent/broker in the state of Ohio. This unit will be available in April 2023. Agent to Agent Remarks Dir Neg w/Sell Perm: No Contact Name: Contact Phone: Listing Office: Auction/Online Bidding YIN: No Auction Online Source area is 1,500 per month plus utilities. Total of 1,200 SF with +/- 528 SF office space, and +/- 672 SF warehouse space. Also 1 drive-in door in back. Tenant pays for their own utilities including electric, gas, and water. Owner is a licensed agent/broker in the state of Ohio. This unit will be available in April 2023. Agent to Agent Remarks Dir Neg w/Sell Perm: No Listing Office: Auction/Online Bidding YIN: No Auction/Online Bidding YIN: No Auction Online E Stocoporate Real Estate Listing Office:01970 Best Corporate Real Estate Listing Office:01970 Best Corporate Real Estate Contact Their Brokerage License #: 390701 Showing Phone #: 614-559-3350 Ext. 10 | T Reimburses L: Curr Yr Est \$/SF TRL: 0 T Contracts Directly: Curr Yr Est \$/SF TRL: 0 Curr Yr Est \$/SF LL: Features | | | Finish Pass E | Allow/SQFT \$: Exp Over BaseYr: | | |
| space. Also 1 drive-in door in back. Špace includes 2 offices, kitchenette area, bathroom, and warehouse space in back. Tenant pays for their own utilities including electric, gas, and water. Owner is a licensed agent/broker in the state of Ohio. This unit will be available in April 2023. Agent to Agent Remarks Contact Name: Contact Phone: Listing Info Contact Name: Contact Phone: Auction/Online Bidding Y/N: No Auction Date: Sub Agency: No SA Amount: BB/TR Amount: 3 Percent VRC: No Sub Property Type: Office LD: 01/12/2023 XD: 01/13/2024 VRC: No Listing Office:01970 Best Corporate Real Estate 614-559-3350 Ofc Fax: Listing Member: 658020874 Lic #:2019002160 Valerie Tivin 614-716-8953 Agent Other Phone: Pref Agt Fax: Showing Phone #: 614-559-3350 Ext. 10 Addl Contact Info: Sold Info: Under Contract Date: Sold Date: DOM: 1 SP: Selling Member: Lic# Sold Terms: CDM: 1 SP: Selling Brokerage Lic #: Concession Comments: - SirAst: Sold Non-MLS: No Sold Non-MLS: No January 13, 2023 Prepared by: Randy J Best Set Set | Heat Type: Electric: Services Available: Construction: Sprinkler: Miscellaneous: Alternate Uses: New Financing: MLS Primary PhotoSrc: Realtor Provided Property Description | | | | | | |
| 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: Office LD: 01/12/2023 SA Amount: BB/TR Amount: 3 Percent VRC: No Sub Property Type: Office LD: 01/12/2023 Best Corporate Real Estate 614-559-3350 Ofc Fax: Listing Member: 658020874 Lic #:2019002160 Valerie Tivin 614-716-8953 Agent Other Phone: Agent EMail: vitvin@bestcorporaterealestate.com Valerie Tivin 614-716-8953 Agent Other Phone: Brokerage License #: 390701 Showing Phone #: 614-559-3350 Ext. 10 Oft C Fax: Addl Contact Info: Sold Info Showing Phone #: 614-559-3350 Ext. 10 SP: Addl Contact Info: Under Contract Date: Sold Date: DOM: 1 SP: Selling Member: Lic# Sold Terms: Concession Comments: SIrAst: - Sold Non-MLS: No January 13, 2023 Prepared by: Randy J Best | space. Also 1 drive-in door in back. Space incluincluding electric, gas, and water. Owner is a lie | udes 2 offices, ki | tchenette area, bathroom | , and warehouse spa | ice in back. Tenant pays | | |
| 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: Office LD: 01/12/2023 XD: 01/13/2024 VRC: No Listing Office:01970 Best Corporate Real Estate 614-559-3350 Ofc Fax: Listing Member: 658020874 Lic #:2019002160 Valerie Tivin 614-716-8953 Agent Other Phone: Agent EMail: vtivin@bestcorporaterealestate.com Valerie Tivin 614-559-3350 Ext. ID Brokerage License #: 390701 Showing Phone #: 614-559-3350 Ext. 10 Addl Contact Info: Sold Info Under Contract Date: Sold Date: DOM: 1 SP: Selling Office: - Sold Terms: CDOM: 1 Sold Non-MLS: No Selling Brokerage Lic #: SirAst: SirAst: SirAst: Sold Non-MLS: No January 13, 2023 Prepared by: Randy J Best | <u> </u> | | Contact Name: | | Contact Phone: | | |
| Auction/Online Bidding Y/N: No Auction Date: Sub Agency: No SA Amount: BB/TR Amount: 3 Percent VRC: No Sub Property Type: Office LD: 01/12/2023 XD: 01/13/2024 XD: 01/13/2024 VRC: No Listing Office:01970 Best Corporate Real Estate 614-559-3350 Ofc Fax: Agent Other Phone: Listing Member: 658020874 Lic #:2019002160 Valerie Tivin 614-716-8953 Agent Other Phone: Agent EMail: vtivin@bestcorporaterealestate.com Valerie Tivin 614-716-8953 Addl Contact Info: Sold Info Valerie Tivin Showing Phone #: 614-559-3350 Ext. 10 Addl Contact Info: Addl Contact Info: Sold Info Sold Date: DOM: 1 Sold Non-MLS: No Sold Non-MLS: No Selling Member: Lic# Sold Terms: Concession Comments: SIrAst: Sold Non-MLS: No January 13, 2023 Prepared by: Randy J Best SIrAst: | | | Somast Name. | | | | |
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| Listing Office:01970 Best Corporate Real Estate 614-559-3350 Ofc Fax: Listing Member: 658020874 Lic #:2019002160 Valerie Tivin 614-716-8953 Agent Other Phone: Agent EMail: vtivin@bestcorporaterealestate.com Valerie Tivin Valerie Tivin 614-716-8953 Agent Other Phone: Brokerage License #: 390701 Showing Phone #: 614-559-3350 Ext. 10 Showing Phone #: 614-559-3350 Ext. 10 Addl Contact Info: Sold Info Under Contract Date: Sold Date: DOM: 1 SP: Selling Office: - Sold Terms: CDOM: 1 Sold Non-MLS: No Selling Brokerage Lic #: Concession Comments: SIrAst: Sold Non-MLS: No January 13, 2023 Prepared by: Randy J Best | • | | | | | | |
| Agent EMail: vtivin@bestcorporaterealestate.com Valerie Tivin Pref Agt Fax: Brokerage License #: 390701 Showing Phone #: 614-559-3350 Ext. 10 Addl Contact Info: Sold Info Valerie Tivin Pref Agt Fax: Under Contract Date: Sold Date: DOM: 1 Selling Office: - Sold Terms: CDOM: 1 Selling Member: Lic# SIrCns: SIrAst: Selling Brokerage Lic #: Concession Comments: - Sold Non-MLS: No January 13, 2023 Prepared by: Randy J Best | | | • | ate | | | |
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| Selling Office: - Sold Terms: CDOM: 1 Sold Non-MLS: No Selling Member: Lic# SIrCns: SIrAst: Selling Brokerage Lic #: Concession Comments: - - - - Sold Non-MLS: No - - January 13, 2023 Prepared by: Randy J Best | Brokerage License #: 390701 | .om | | -559-3350 Ext. 10 | | | |
| Selling Member: Lic# SIrCns: SIrAst: Selling Brokerage Lic #: Concession Comments: - - - - Sold Non-MLS: No January 13, 2023 Prepared by: Randy J Best | Under Contract Date: | Sold Date: | DOM: 1 | | SP: | | |
| Selling Brokerage Lic #: Concession Comments: | Selling Office: - | Sold Terms: | | | | -MLS: No | |
| January 13, 2023 Prepared by: Randy J Best | | | | comments: | SIrAst: | | |
| January 13, 2023 Prepared by: Randy J Best | Sold Non-MLS: No | | | | | | |
| | January 13, 2023 | | Prepared by: Randy J | Best | | | |
| | Video and/or audio surveillance may be in use | on this property | . Information is deemed to | be reliable, but is not g | guaranteed. © 2023 MLS | and FBS. Prepared by Randy J | |



BEST CORPORATE REAL ESTATE REBECCA WITHROW 2121 RIVERSIDE DRIVE UPPER ARLINGTON, OH 43221 WWW.BESTCORPORATEREALESTATE.COM PHONE:614-559-3350 EXT 11 EMAIL: RWITHROW@BESTCORPORATEREALESTATE.COM,



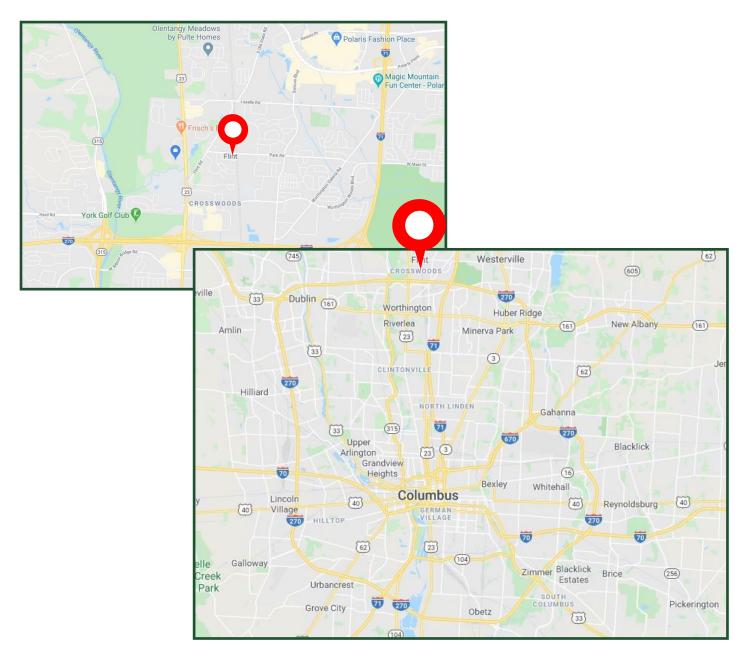




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Map



BEST CORPORATE REAL ESTATE REBECCA WITHROW 2121 RIVERSIDE DRIVE UPPER ARLINGTON, OH 43221 WWW.BESTCORPORATEREALESTATE.COM PHONE:614-559-3350 EXT 11 EMAIL: RWITHROW@BESTCORPORATEREALESTATE.COM,





TRAFFIC COUNT

| Street | Avg Daily Volume |
|------------------------------|------------------|
| FLINT RD– FOREST RIDGE DR | 12,540 |
| FLINT RD– BROWNSFELL DR | 8,152 |
| PARK ST– WEST ST | 6,062 |



Demographics

| | | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|--------------------------------|----------------|---------------|----------------|----------------|
| Population (2022) | $\frac{2}{2}$ | 17,398 | 90,800 | 214,575 |
| Households (2022) | | 7,718 | 36,934 | 100,520 |
| Avg Household Income (2022) | and the second | \$96,013 | \$110,266 | \$104,321 |

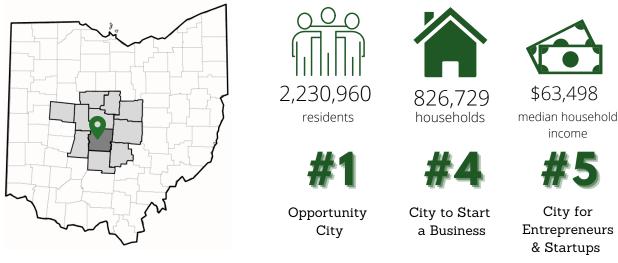
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Regional Overview

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.



"Columbus is the #1 rising city for startups and the top remerging city for venture capital"



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

Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.