

- Retail unit for lease approx. +/- 3,500 SF
- Unit has 2 restrooms, 2 private offices, and a large open work area
- Located at the busy corner of Main St and Country Club Road.





Tenants Pay utilities

BEST CORPORATE REAL ESTATE NOAH KAHKONEN 4608 SAWMILL ROAD COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM PHONE:614-559-3350 EX 117 EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



Customer Full	Commercial-Re	etail		
	List Number: 22300		List Price: \$12	
		Listing Service:	List Price Sqft: \$0	
			VT	
		Original List Price:	φ12	
Y ST	Parcel #: 010-00037		Previous Use:	
	Use Code:	Tax District: 010		
	For Sale: No	For Lease: Yes	Exchange: No	
Start- 10647	Occupancy Rate:		Mortgage Balance:	
	Gross Income:			
	Total Op Expenses:	Addl Acc Cond:	None Known	
	NOI:			
	Tax Abatement: No	Abatement End Date:	Tax Incentive:	
Control of the local division of the local d	Taxes (Yrly):	Tax Year:	Possession:	
	Assessment:			
	and the second se			
A REAL PROPERTY OF THE REAL PR				
General Information	Proventing of the second se			
Address: 1068 Country Club Road 1058-1068	Unit/Suite #: 10	58-1068 Zip Code: 43227	Tax District: 010	
Between Street: Justin Road & East Main Stree		Corp Limit: Colu		
Complex:	County: Franklir			
Dist To Interchange:	Mult Parcels/Sc			
	Wult Parcels/30	in Dis. Near Interchange	e.	
Building Information	Minimum Orft Assails 2 500			
Total SqFt Available: 3,500	Minimum Sqft Avail: 3,500	Max Cont Sqf	Max Cont Sqft Avail: 3,500	
Bldg Sq Ft: 13,122	Acreage:	Lot Size:		
# Floors AboveGround: 2	# Units:	Parking Ratio	o/1000:	
# of Docks: 0	# Drive-In Doors: 0		Total Parking:	
Year Built:				
Traffic CountPerDay:	Ceiling Height Ft:	Bay Size:		
Suite Number	SqFt Date Avail	Suite #	Sqft Date Avail	
1:		3:		
2:		4:		
Financials				
Lease Rate \$/Sq Ft: 12		Term Desired:		
Expenses Paid by L:		Will LL Remodel:		
T Reimburses L: Curr Yr Est \$/SF TRL: 0		Finish Allow/SQFT S	\$·	
T Contracts Directly:		Pass Exp Over Base		
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	-			
· Retail unit for lease approx. +/- 3,500 SF ·Unit h	as 2 restrooms, 2 private offices, and	a large open work area .Located at t	the busy corner of Main St and Countr	
Club Road. Tenants pay utilities				
Sold Info				
Sold Date: DOM: 121		SP:		
		Sold Non-MLS: N	lo	
SIrCns:		SirAst:	-	
Concession Cor	nments:	0		
Sold Non-MLS: No				
May 31, 2023	Prepared by: Randy J Best			
Video and/or audio surveillance may be in use o	<u> </u>	to be reliable, but is not guarantee	d @ 2023 MIS and ERS Propared by	

video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Randy J Best on Wednesday, May 31, 2023 2:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



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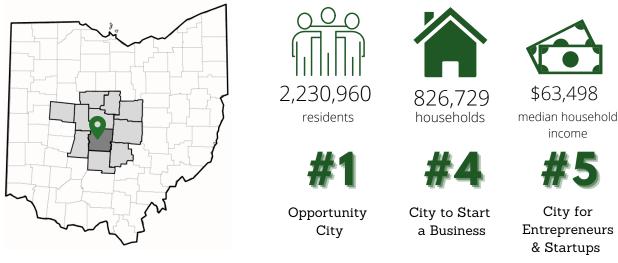
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Regional Overview

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.

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