

FOR LEASE



\$ 19.50/SF MG

1100 N Beecher Crossing Unit B, Columbus, OH 43230

- Attractive first floor office condo in Gahanna, OH
- 1,950 SF available in 60 days
- Located off of N Hamilton Rd
- Neighboring tenants are a mix of medical and general office uses
- High-end finishes with a mix of private and open work areas
- Suite includes an ADA bathroom, kitchenette, and two entry doors.



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
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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**Office-Condominium**

List Number: 223004664

Status: Active
Original List Price: \$19.5List Price: \$19.5
VT:

Parcel #: 013058

Previous Use: General Office

Use Code:

Tax District: 025

Zoning: Commercial

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate: 100

Mortgage Balance:

Gross Income:

Assoc/Condo Fee:

Total Op Expenses:

NOI:

Tax Abatement: No

Abatement End Date:

Tax Incentive: No

Taxes (Yrly): 10,130.14

Tax Year: 2022

Possession: 60 days

Assessment:

Addl Acceptance Cond: None Known

General InformationAddress: 1100 Beecher Crossing N B
Between Street: Beecher Rd & E Johnstown Rd
Complex:
Dist To Intersxn:Unit/Suite #: B
City: Gahanna
County: Franklin
Mult Parcels/Sch Dis:Zip Code: 43230
Corp Limit: Gahanna
Township: None
Near Interchange:**Building Information**

Total Available Sqft: 1,950

Minimum Sqft Avail: 1,950

Max Cont Sqft Avail: 1,950

Building Sqft: 8,889

Acreage:

Lot Size:

of Floors Above Gr: 1

of Elevators: 0

Parking Ratio:

of Docks: 0

Drive-In Doors: 0

Total Parking:

Year Built: 2002

Year Remodeled:

Basement: No

Common Area Factor:

Ceiling Height Ft:

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:	b	1,950	01/01/1960	3:			
2:				4:			

Financials

Lease Rate \$/Sq Ft: 19.5

Expenses Paid by L: Building Insurance; RE Taxes

T Reimburses L: Curr Yr Est \$/SF TRL: 0

T Contracts Directly: Janitorial; Utilities

Curr Yr Est \$/SF TRL: 0

Curr Yr Est \$/SF LL:

Term Desired:

Will LL Remodel:

Finish Allow/SQFT \$:

Pass Exp Over BaseYr:

Exp Stop \$:

Features

Heat Fuel: Gas

Heat Type: Forced Air

Electric:

Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water

Building Type: Multi Tenant

Construction: Frame

Miscellaneous: Air Condition; Handicap Access

Alternate Uses:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Attractive first floor office condo in Gahanna, OH Located off of N Hamilton Rd Neighboring tenants are a mix of medical and general office uses High-end finishes with a mix of private and open work areas Suite includes an ADA bathroom, kitchenette, and two entry doors.

Sold Info

Sold Date: DOM: 1

SP:
Sold Non-MLS: No
SlrAst:SlrCns:
Concession Comments:

Sold Non-MLS: No

February 23, 2023

Prepared by: Randy J Best

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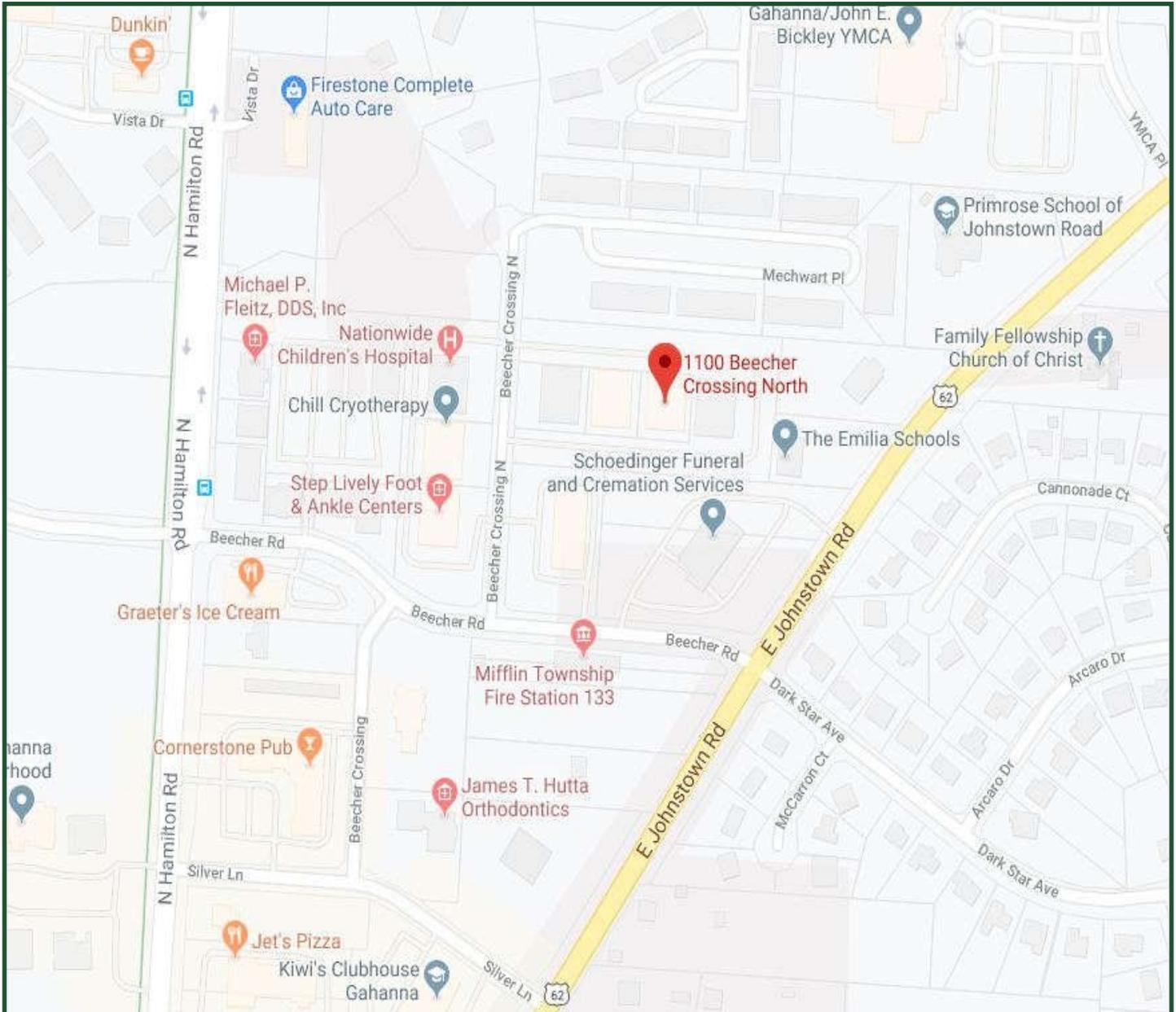


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Demographic Summary Report

Crossing Creek Office Park

1100 Beecher Crossing N, Columbus, OH 43230

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **10,815 SF** Rent/SF/Yr: **-**
 Typical Floor: **10,815 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	10,349	72,745	182,740
2022 Estimate	9,995	69,459	173,917
2010 Census	9,473	60,948	149,086
Growth 2022 - 2027	3.54%	4.73%	5.07%
Growth 2010 - 2022	5.51%	13.96%	16.66%
2022 Population by Hispanic Origin	292	2,400	8,524
2022 Population	9,995	69,459	173,917
White	7,655 76.59%	51,282 73.83%	109,984 63.24%
Black	1,301 13.02%	10,776 15.51%	47,834 27.50%
Am. Indian & Alaskan	19 0.19%	141 0.20%	447 0.26%
Asian	756 7.56%	5,149 7.41%	9,716 5.59%
Hawaiian & Pacific Island	4 0.04%	23 0.03%	57 0.03%
Other	261 2.61%	2,088 3.01%	5,880 3.38%
U.S. Armed Forces	0	44	81
Households			
2027 Projection	4,640	29,670	74,275
2022 Estimate	4,483	28,323	70,681
2010 Census	4,260	24,813	60,616
Growth 2022 - 2027	3.50%	4.76%	5.08%
Growth 2010 - 2022	5.23%	14.15%	16.60%
Owner Occupied	2,904 64.78%	19,368 68.38%	43,175 61.08%
Renter Occupied	1,579 35.22%	8,955 31.62%	27,506 38.92%
2022 Households by HH Income	4,481	28,324	70,680
Income: <\$25,000	290 6.47%	2,299 8.12%	8,210 11.62%
Income: \$25,000 - \$50,000	550 12.27%	4,161 14.69%	12,226 17.30%
Income: \$50,000 - \$75,000	904 20.17%	4,908 17.33%	13,291 18.80%
Income: \$75,000 - \$100,000	535 11.94%	3,890 13.73%	10,046 14.21%
Income: \$100,000 - \$125,000	617 13.77%	3,935 13.89%	8,753 12.38%
Income: \$125,000 - \$150,000	386 8.61%	2,747 9.70%	5,890 8.33%
Income: \$150,000 - \$200,000	626 13.97%	2,915 10.29%	6,045 8.55%
Income: \$200,000+	573 12.79%	3,469 12.25%	6,219 8.80%
2022 Avg Household Income	\$120,042	\$114,650	\$100,089
2022 Med Household Income	\$98,200	\$92,956	\$79,014



Traffic Count Report

Crossing Creek Office Park

1100 Beecher Crossing N, Columbus, OH 43230

Building Type: Class C Office

Class: C

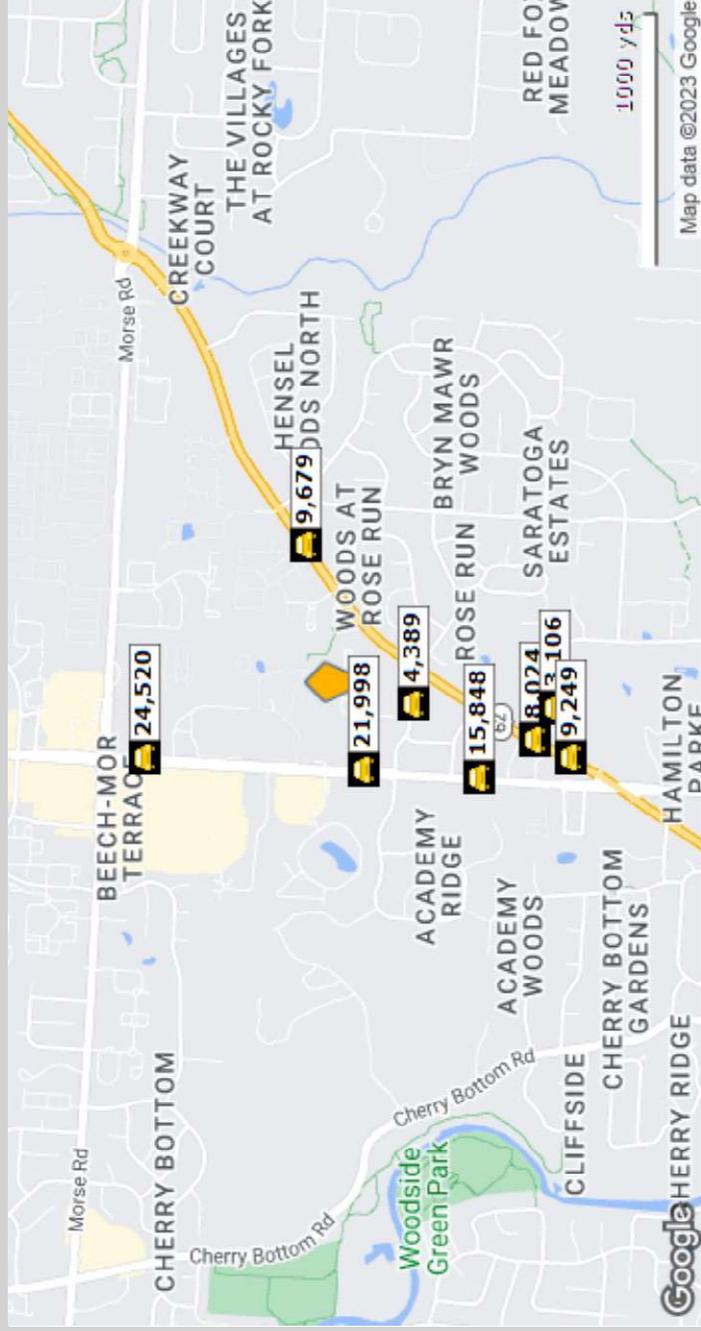
RBA: 10,815 SF

Typical Floor: 10,815 SF

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Beecher Rd	Beecher Xing N	0.03 W	2022	4,389	MPSI	.10
2 N Hamilton Rd	Beecher Rd	0.08 S	2022	21,998	MPSI	.20
3 N Hamilton Rd	Silver Ln	0.06 N	2022	15,848	MPSI	.32
4 E Johnstown Rd	Grove Dr	0.03 SW	2022	8,161	MPSI	.35
5 E Johnstown Rd	Grove Dr	0.03 SW	2020	9,679	MPSI	.36
6 E Johnstown Rd	Clotts Rd	0.04 SW	2022	8,024	MPSI	.39
7 Clotts Rd	E Johnstown Rd	0.09 W	2022	2,946	MPSI	.41
8 Clotts Rd	E Johnstown Rd	0.09 W	2018	3,106	AADT	.41
9 E Johnstown Rd	Clotts Rd	0.05 NE	2022	9,249	MPSI	.48
10 N Hamilton Rd	Stoneridge Dr	0.07 S	2022	24,520	MPSI	.55





Executive Summary

Star Home Care
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04635
Longitude: -82.86048

	1 mile	3 miles	5 miles
Population			
2010 Population	9,501	60,826	150,019
2020 Population	11,337	71,982	181,957
2022 Population	11,829	74,525	188,221
2027 Population	12,042	76,149	192,288
2010-2020 Annual Rate	1.78%	1.70%	1.95%
2020-2022 Annual Rate	1.91%	1.56%	1.52%
2022-2027 Annual Rate	0.36%	0.43%	0.43%
2022 Male Population	47.6%	48.2%	48.0%
2022 Female Population	52.4%	51.8%	52.0%
2022 Median Age	41.5	38.8	36.4

In the identified area, the current year population is 188,221. In 2020, the Census count in the area was 181,957. The rate of change since 2020 was 1.52% annually. The five-year projection for the population in the area is 192,288 representing a change of 0.43% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	70.6%	67.7%	55.7%
2022 Black Alone	15.8%	17.1%	28.3%
2022 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2022 Asian Alone	5.8%	6.2%	6.5%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.3%	1.8%	2.4%
2022 Two or More Races	6.2%	7.0%	6.8%
2022 Hispanic Origin (Any Race)	3.7%	4.2%	5.1%

Persons of Hispanic origin represent 5.1% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	132	123	97
2010 Households	4,239	24,763	61,376
2020 Households	5,030	29,893	74,106
2022 Households	5,189	30,703	76,294
2027 Households	5,282	31,370	77,953
2010-2020 Annual Rate	1.73%	1.90%	1.90%
2020-2022 Annual Rate	1.39%	1.20%	1.30%
2022-2027 Annual Rate	0.36%	0.43%	0.43%
2022 Average Household Size	2.25	2.41	2.45

The household count in this area has changed from 74,106 in 2020 to 76,294 in the current year, a change of 1.30% annually. The five-year projection of households is 77,953, a change of 0.43% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2020. The number of families in the current year is 45,206 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

Star Home Care
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04635
Longitude: -82.86048

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	15.4%	14.2%	15.9%
Median Household Income			
2022 Median Household Income	\$96,315	\$97,012	\$82,233
2027 Median Household Income	\$111,628	\$106,608	\$94,698
2022-2027 Annual Rate	2.99%	1.90%	2.86%
Average Household Income			
2022 Average Household Income	\$128,126	\$129,934	\$112,023
2027 Average Household Income	\$145,878	\$148,733	\$129,258
2022-2027 Annual Rate	2.63%	2.74%	2.90%
Per Capita Income			
2022 Per Capita Income	\$56,889	\$53,671	\$45,341
2027 Per Capita Income	\$64,805	\$61,436	\$52,309
2022-2027 Annual Rate	2.64%	2.74%	2.90%

Households by Income

Current median household income is \$82,233 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$94,698 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$112,023 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$129,258 in five years, compared to \$122,155 for all U.S. households

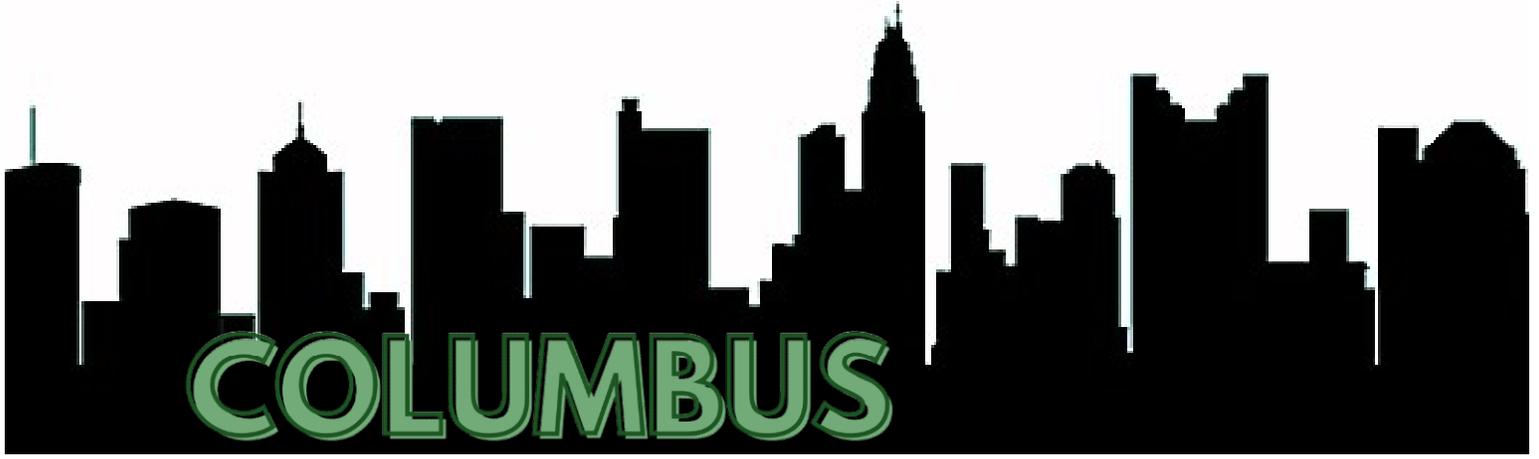
Current per capita income is \$45,341 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$52,309 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	132	144	130
2010 Total Housing Units	4,477	26,528	66,459
2010 Owner Occupied Housing Units	2,808	17,058	37,188
2010 Renter Occupied Housing Units	1,431	7,705	24,187
2010 Vacant Housing Units	238	1,765	5,083
2020 Total Housing Units	5,347	31,865	78,627
2020 Vacant Housing Units	317	1,972	4,521
2022 Total Housing Units	5,538	32,713	81,430
2022 Owner Occupied Housing Units	3,241	19,766	45,224
2022 Renter Occupied Housing Units	1,948	10,936	31,071
2022 Vacant Housing Units	349	2,010	5,136
2027 Total Housing Units	5,695	33,699	83,866
2027 Owner Occupied Housing Units	3,330	20,460	46,825
2027 Renter Occupied Housing Units	1,952	10,910	31,128
2027 Vacant Housing Units	413	2,329	5,913

Currently, 55.5% of the 81,430 housing units in the area are owner occupied; 38.2%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 78,627 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.57%. Median home value in the area is \$247,574, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.97% annually to \$286,557.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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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