



4994 Lindora Drive, Columbus, OH 43232

- Former barber space for lease
- 4 bowl stations already set up and ready for new user
- Approximately +/- 633 SF
- One restroom in rear
- LVT flooring



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
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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-Other Com



List Number: 223014653 **Status:** Active
Listing Service: **List Price:** \$1,200
Original List Price: \$1,200 **List Price Sqft:** \$1.9 VT:

Parcel #: 021715 **Previous Use:**
Use Code: **Tax District:** 010 **Zoning:**

For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**

Gross Income: **Assoc/Condo Fee:**
Total Op Expenses: **Addl Acc Cond:** None Known
NOI:

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): **Tax Year:** **Possession:**
Assessment:

General Information

Address: 4994 Lindora Drive **Unit/Suite #:** **Zip Code:** 43232 **Tax District:** 010
Between Street: Carbondale Drive & Maybury Road **City:** Columbus **Corp Limit:** Columbus
Complex: **County:** Franklin **Township:** None
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 633 **Minimum Sqft Avail:** 0 **Max Cont Sqft Avail:** 0
Bldg Sq Ft: 6,320 **Acreage:** **Lot Size:**
Floors Above Ground: 1 **# Units:** **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: 1967 **Year Remodeled:** 1998 **Bay Size:**
Traffic CountPerDay: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
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

Former barber space for lease 4 bowl stations set up Approximately +/- ____ SF One restroom in rear

Sold Info

Sold Date: **DOM:** 1 **SP:**
SrCns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

May 18, 2023 **Prepared by:** Randy J Best

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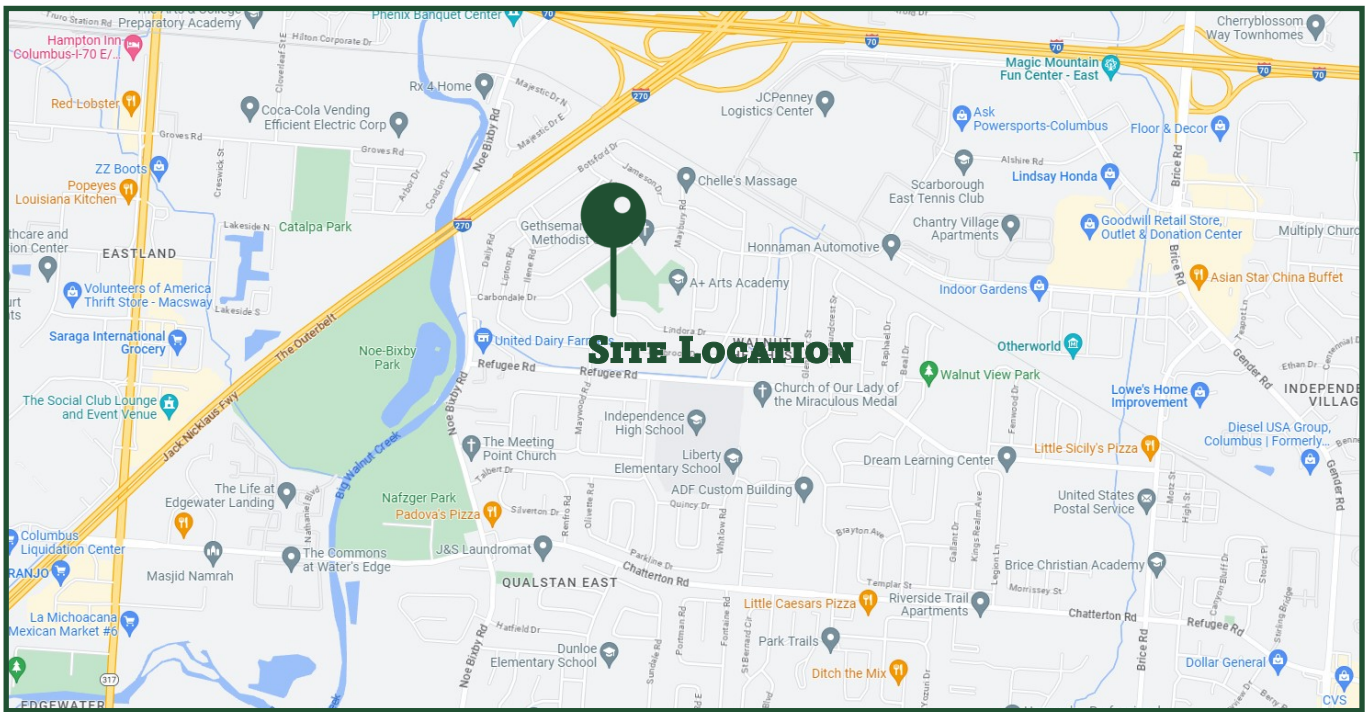
Aerial



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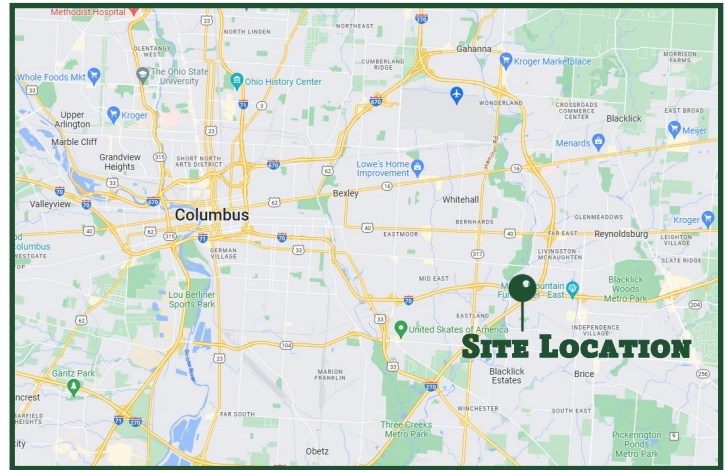


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TRAFFIC COUNT

Street	Avg Daily Volume
CHATTERTON RD— DUNLOE RD	14,711
NOE BIXBY RD— CARBONDALE DR	8,324
REFUGEE RD—NOE BIXBY RD	6,519



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	14,155	107,035	230,556
Households (2022) 	5,468	43,647	94,099
Avg Household Income (2022) 	\$56,805	\$59,384	\$69,401

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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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