

**FOR LEASE**



**\$9.00/SF NNN**

## **435 Agler Rd, Columbus, OH 43230**

- Large retail unit with 7,500 +/- SF for lease
- Neighborhood shopping center with 1 dock in back
- Former AutoZone location
- Lease rate is \$9.00/SF NNN
- Operating expenses are \$5.07/SF
- Busy retail center at the interchange of I-270 and US Highway 62
- Average daily traffic count is 14,105
- Remodeled in 2021



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
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WWW.BESTCORPORATEREALESTATE.COM  
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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.



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## Local Amenities



 = Subject Location

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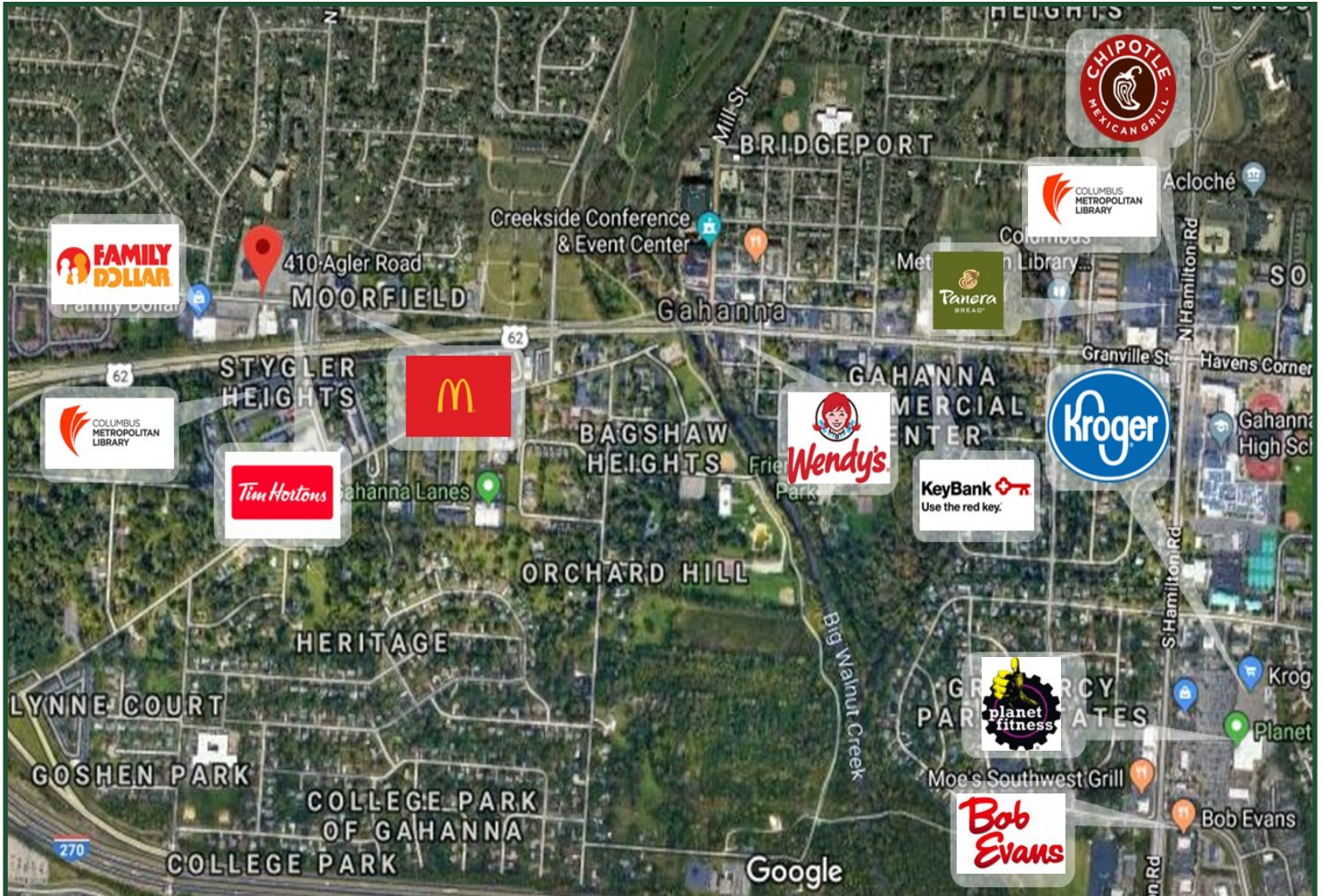


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## Map



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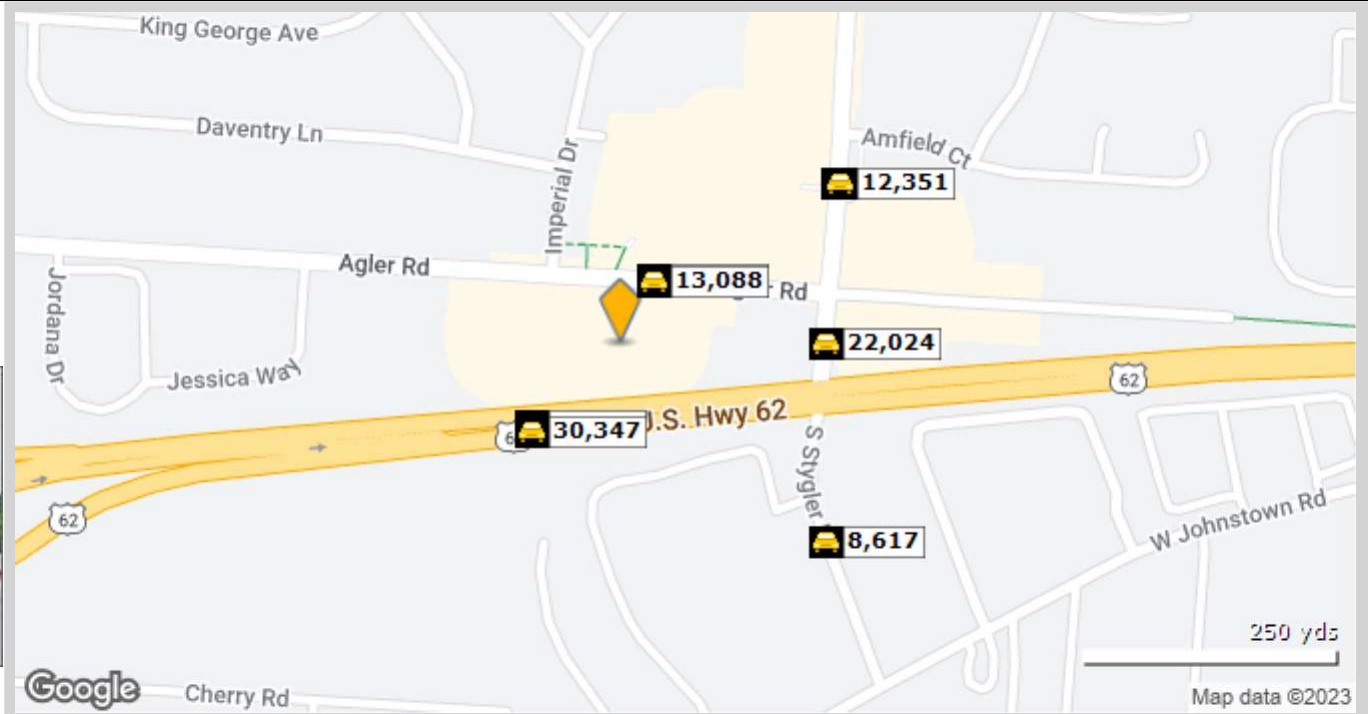
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# Traffic Count Report

## Royal Plaza

411-445 Agler Rd, Gahanna, OH 43230

Building Type: General Retail  
 Secondary: Freestanding  
 GLA: 24,450 SF  
 Year Built: 1967  
 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	Agler Rd	Imperial Dr	0.06 W	2020	14,163	MPSI	.04
2	Agler Rd	Imperial Dr	0.06 W	2022	13,088	MPSI	.04
3	Northeast Fwy	I- 670	0.11 W	2015	37,419	AADT	.07
4	Northeast Fwy	I- 670	0.11 W	2022	30,347	MPSI	.07
5	Stygler Rd N	Agler Rd	0.03 N	2020	23,833	MPSI	.12
6	Stygler Rd N	Agler Rd	0.03 N	2022	22,024	MPSI	.12
7	Stygler Rd N	Amfield Ct	0.03 N	2022	11,413	MPSI	.16
8	Stygler Rd N	Amfield Ct	0.03 N	2020	12,351	MPSI	.16
9	S Stygler Rd	Northeast Fwy	0.08 N	2015	6,549	MPSI	.16
10	Stygler Rd S	W Johnstown Rd	0.09 SE	2018	8,617	MPSI	.16



# Demographic Summary Report

## Royal Plaza 411-445 Agler Rd, Gahanna, OH 43230

**Building Type:** General Retail  
**Secondary:** Freestanding  
**GLA:** 24,450 SF  
**Year Built:** 1967

**Total Available:** 0 SF  
**% Leased:** 100%  
**Rent/SF/Yr:** -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	9,291	62,132	245,994
2023 Estimate	9,352	62,012	244,799
2010 Census	9,076	57,135	221,304
Growth 2023 - 2028	-0.65%	0.19%	0.49%
Growth 2010 - 2023	3.04%	8.54%	10.62%
2023 Population by Hispanic Origin	442	3,666	16,294
2023 Population	9,352	62,012	244,799
White	7,209 77.09%	33,434 53.92%	121,505 49.63%
Black	1,443 15.43%	23,670 38.17%	103,320 42.21%
Am. Indian & Alaskan	26 0.28%	183 0.30%	903 0.37%
Asian	324 3.46%	2,604 4.20%	9,664 3.95%
Hawaiian & Pacific Island	2 0.02%	27 0.04%	115 0.05%
Other	348 3.72%	2,095 3.38%	9,292 3.80%
U.S. Armed Forces	1	40	88
<b>Households</b>			
2028 Projection	3,686	24,528	100,368
2023 Estimate	3,710	24,499	99,908
2010 Census	3,607	22,695	90,564
Growth 2023 - 2028	-0.65%	0.12%	0.46%
Growth 2010 - 2023	2.86%	7.95%	10.32%
Owner Occupied	2,446 65.93%	14,116 57.62%	53,541 53.59%
Renter Occupied	1,264 34.07%	10,383 42.38%	46,367 46.41%
2023 Households by HH Income	3,710	24,501	99,907
Income: <\$25,000	448 12.08%	4,328 17.66%	21,058 21.08%
Income: \$25,000 - \$50,000	780 21.02%	4,563 18.62%	23,017 23.04%
Income: \$50,000 - \$75,000	731 19.70%	4,415 18.02%	18,616 18.63%
Income: \$75,000 - \$100,000	572 15.42%	3,276 13.37%	11,357 11.37%
Income: \$100,000 - \$125,000	479 12.91%	2,899 11.83%	8,930 8.94%
Income: \$125,000 - \$150,000	281 7.57%	1,558 6.36%	5,283 5.29%
Income: \$150,000 - \$200,000	336 9.06%	2,282 9.31%	6,109 6.11%
Income: \$200,000+	83 2.24%	1,180 4.82%	5,537 5.54%
2023 Avg Household Income	\$83,693	\$85,606	\$78,313
2023 Med Household Income	\$71,736	\$68,600	\$57,179







# 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

 **WORTHINGTON**  
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**  
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**  
**ELECTRIC**  
**POWER**

 **Huntington**

 **Whirlpool**  
CORPORATION

 **DSW**  
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**  
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

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

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