

FOR SALE



\$1,195,000

227 E Main Street, West Jefferson, OH 43162

West Jefferson, Ohio Development Outparcel

- 0.443 acres on high traffic corridor.
- Traffic count in 2023 approx. 16,396 cars per day.
- Currently the location is being used as an auto and truck repair facility.
- 2,520 Sq Ft building built in 1950.
- Established retail corridor with neighbors being Family Dollar, McDonalds, etc.



Click Here for Video

BEST CORPORATE REAL ESTATE
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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Retail****List Number:** 223037893**Status:** Active
Listing Service:
Original List Price: \$1,195,000**List Price:** \$1,195,000
List Price Sqft: \$474.21
VT:**Parcel #:** 10-00355.000**Use Code:****Tax District:** 10**Previous Use:****Zoning:** Commercial**For Sale:** Yes**For Lease:** No**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**Addl Acc Cond:** None Known**NOI:** 0**Tax Abatement:** No
Taxes (Yrly): 2,460
Assessment:**Abatement End Date:**
Tax Year: 2022**Tax Incentive:**
Possession:**General Information****Address:** 227 E Main Street
Between Street: Rte 142 & Mill Rd
Complex:
Dist To Interchange:**Unit/Suite #:**
City: West Jefferson
County: [Madison](#)
Mult Parcels/Sch Dis: No**Zip Code:** 43162
Corp Limit: Jefferson
Township: None
Near Interchange:**Tax District:** 10**Building Information****Total SqFt Available:** 2,520
Bldg Sq Ft: 2,520
Floors AboveGround: 2
of Docks: 0
Year Built: 1950
Traffic CountPerDay:**Minimum Sqft Avail:** 2,520
Acreage: 0.44
Units: 1
Drive-In Doors: 6
Year Remodeled:
Ceiling Height Ft:**Max Cont Sqft Avail:** 2,520
Lot Size: 175 110
Parking Ratio/1000:
Total Parking:
Bay Size:

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

Financials**Lease Rate \$/Sq Ft:** 0
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0
T Contracts Directly:
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:**
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing:**Sewer:**
Electric:
Misc Int & Ext Info:

MLS Primary PhotoSrc: Realtor Provided**Property Description**

· 0.443 acres on high traffic corridor. · Traffic count in 2023 approx. 16,396 cars per day. · Currently the location is being used as an auto and truck repair facility. · 2,520 Sq Ft building built in 1950. · Established retail corridor with neighbors being Family Dollar, McDonalds, etc.

Sold Info**Sold Date:** **DOM:** 3
Conccsns:
Concession Comments:
SP:
Sold Non-MLS: No
SirAst:**Sold Non-MLS:** No
November 17, 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 guaranteed. © 2023 MLS and FBS. Prepared by Randy J Best on Friday, November 17, 2023 10:52 AM. 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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Aerial



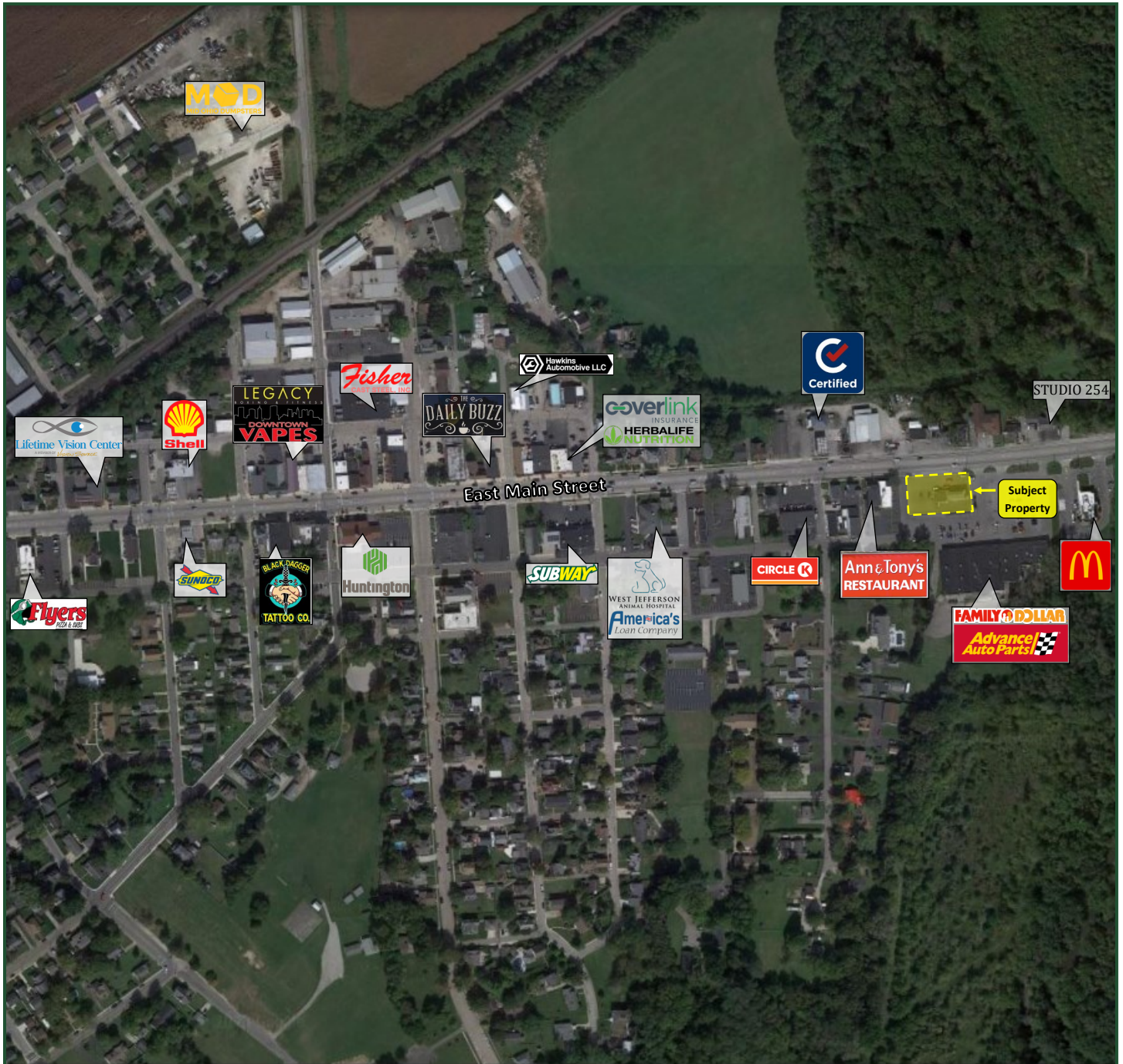
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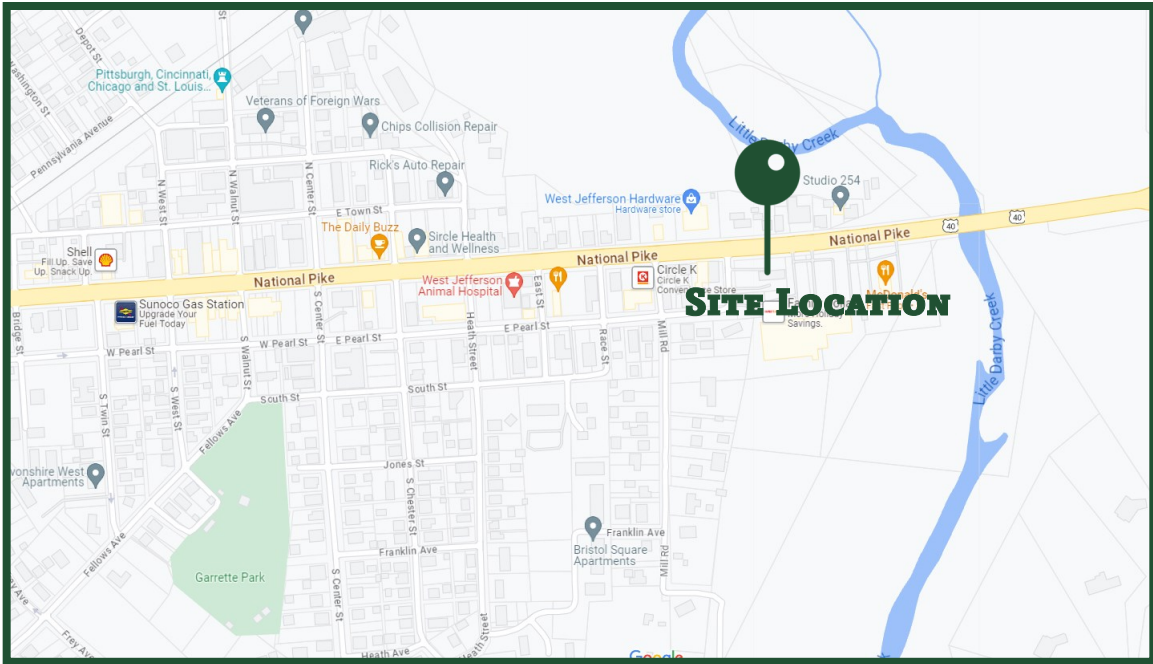
Amenities



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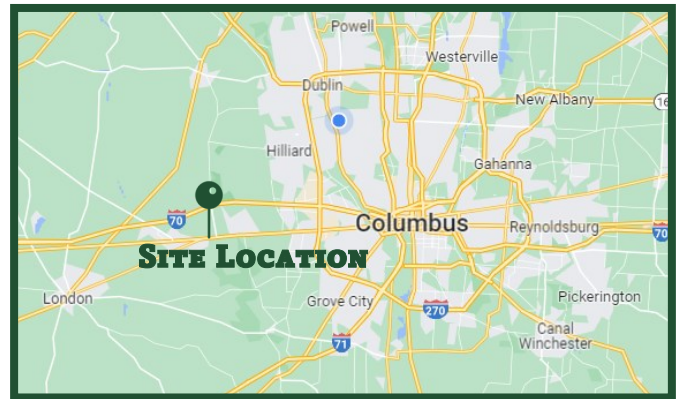


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
E MAIN ST - W MAIN S	14,095
NATIONAL RD PLAIN CITY- GEORGESVILLE RD SE	14,190
US 40 E OF SR142 - DARBY DR	10,284



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	1,696	9,525	13,265
Households (2020) 	2,231	5,909	9,752
Avg Household Income (2020) 	\$67,021	\$67,404	\$74,104

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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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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