

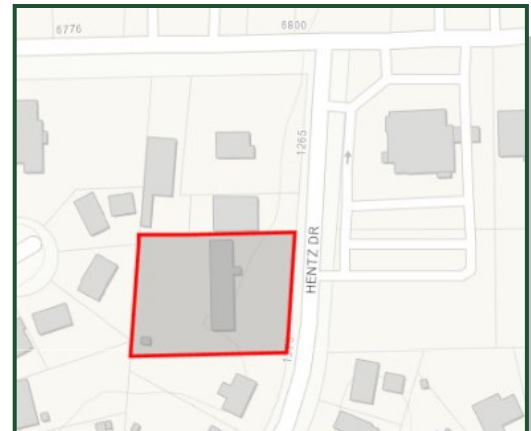
FOR SALE



\$295,000

1375 Hentz Drive, Reynoldsburg, OH 43068

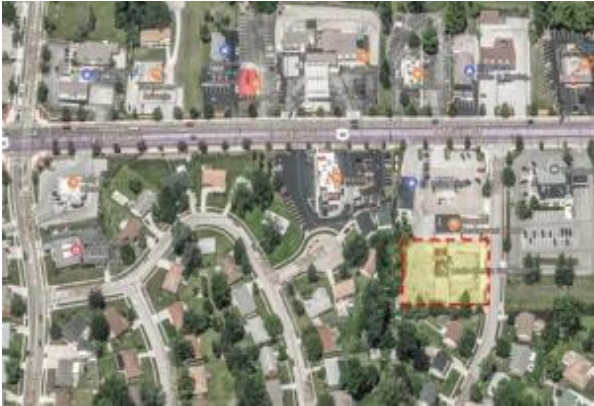
- Former six bay self serve car wash.
- \pm 0.6382 acre site ready for redevelopment.
- Property is just south of E Main Street.
- Zoned East Main Insight District.
- \pm 3,311 SF Structure on fully paved lot.



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: 224015115	Status: Active Listing Service: Original List Price: \$295,000	List Price: \$295,000 List Price Sqft: \$89.1 VT:	
		Parcel #: 060-000969	Previous Use: Car Wash		
		Use Code:	Tax District: 060 Zoning:		
		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): 3,845 Assessment:		Abatement End Date: Tax Year: 2023	Tax Incentive: Possession:		
General Information					
Address: 1375 Hentz Drive Between Street: East Main Street & Laird Ave Complex: Dist To Interchange:		Unit/Suite #: City: Reynoldsburg County: Franklin Mult Parcels/Sch Dis:	Zip Code: 43068 Corp Limit: Reynoldsburg Township: Truro Near Interchange:	Tax District: 060	
Building Information					
Total SqFt Available: 3,311 Bldg Sq Ft: 3,311 # Floors AboveGround: 1 # of Docks: 0 Year Built: 1964 Traffic CountPerDay:		Minimum Sqft Avail: 3,311 Acreage: 0.64 # Units: # Drive-In Doors: 6 Year Remodeled: Ceiling Height Ft:	Max Cont Sqft Avail: 3,311 Lot Size: 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:		Sewer: Electric: Misc Int & Ext Info:			
New Financing:		MLS Primary PhotoSrc: Realtor Provided			
Property Description					
· Former six bay self serve car wash. · ± 0.6382 acre site ready for redevelopment. · Property is just south of E Main Street. · Zoned East Main Insight District. · Parcel ID: 060-000969-00					
Sold Info					
Sold Date:		DOM: 1	SP:		
			Sold Non-MLS: No		
		Conccssns:	SlrAst:		
		Concession Comments:			
Sold Non-MLS: No					
May 13, 2024		Prepared by: Randy J Best			
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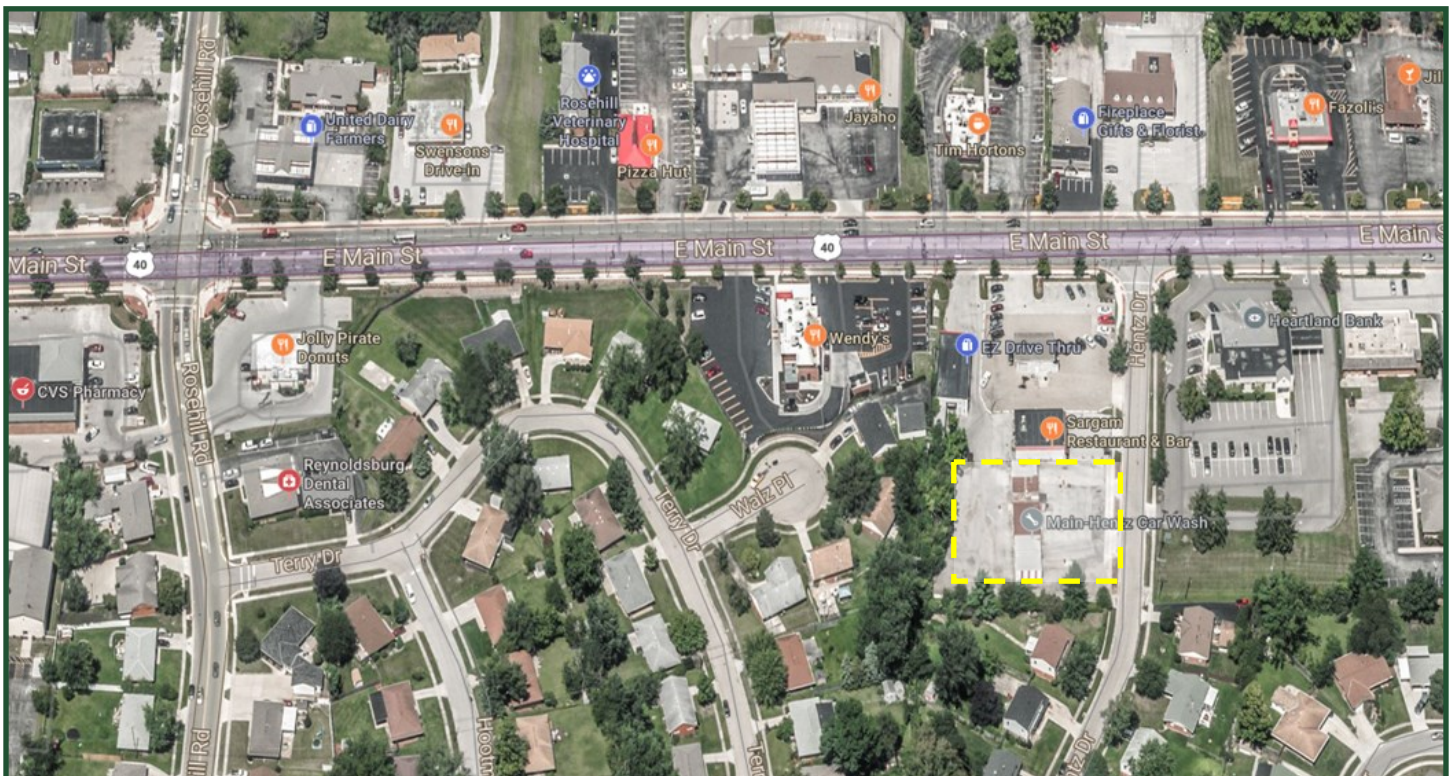
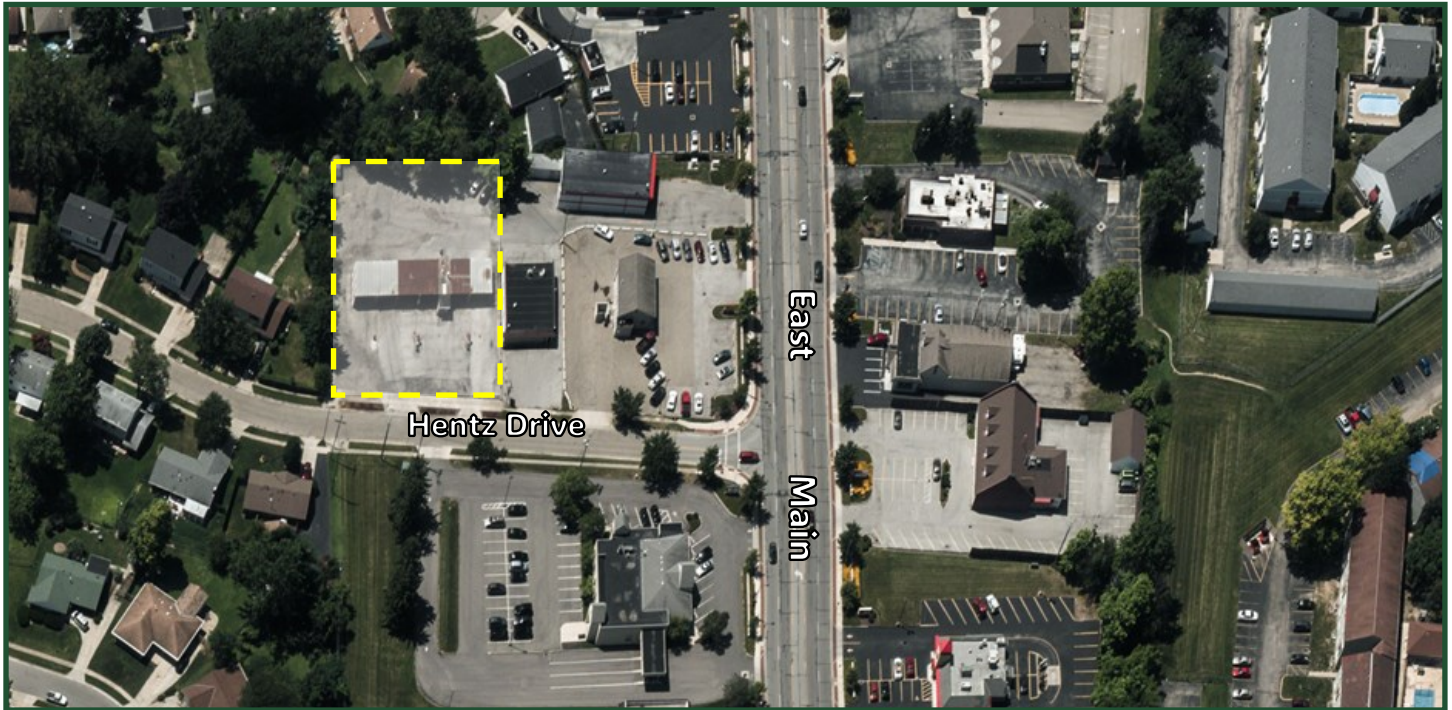


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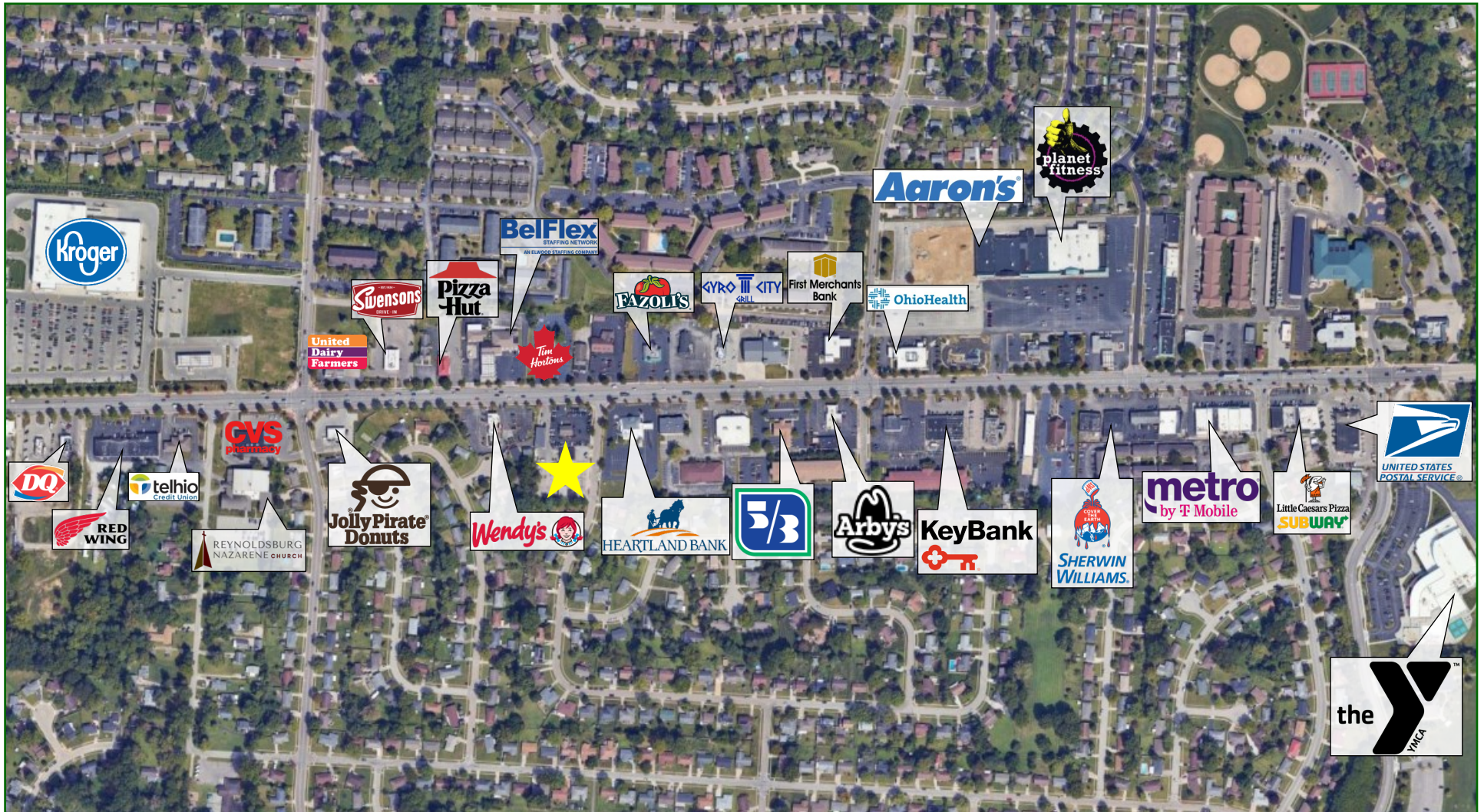


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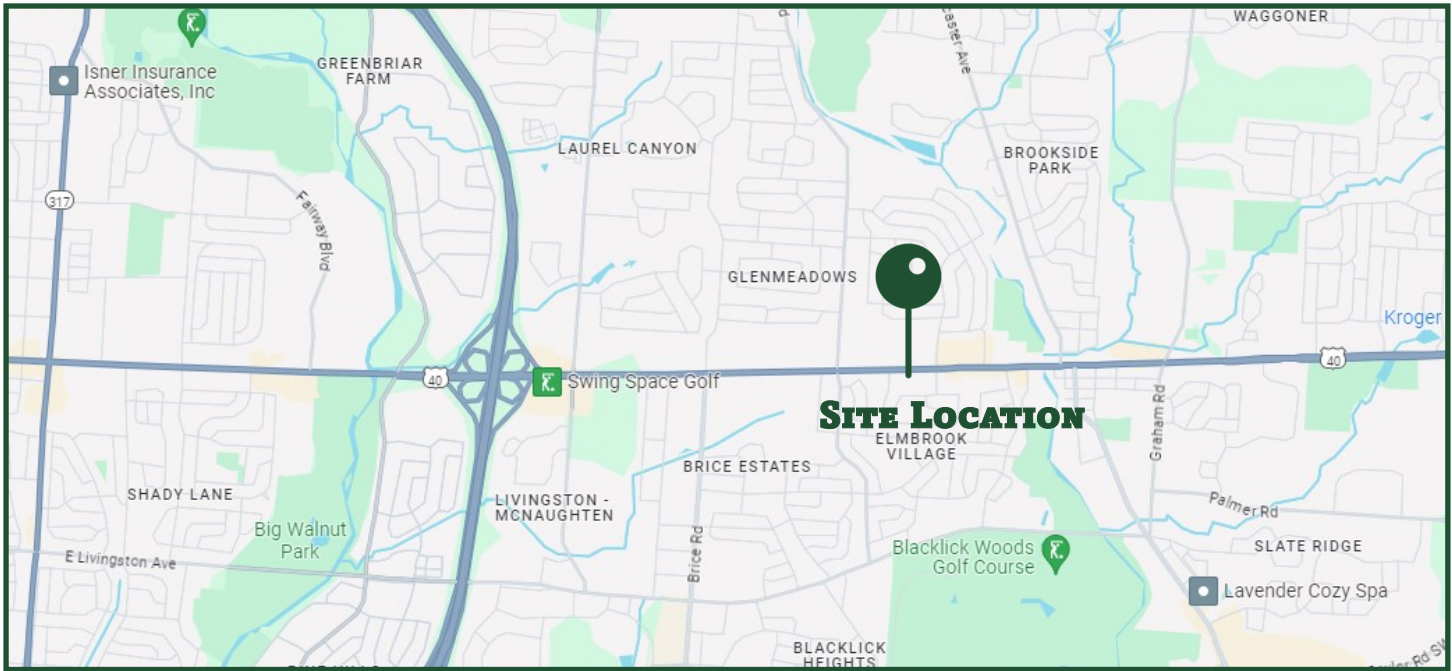
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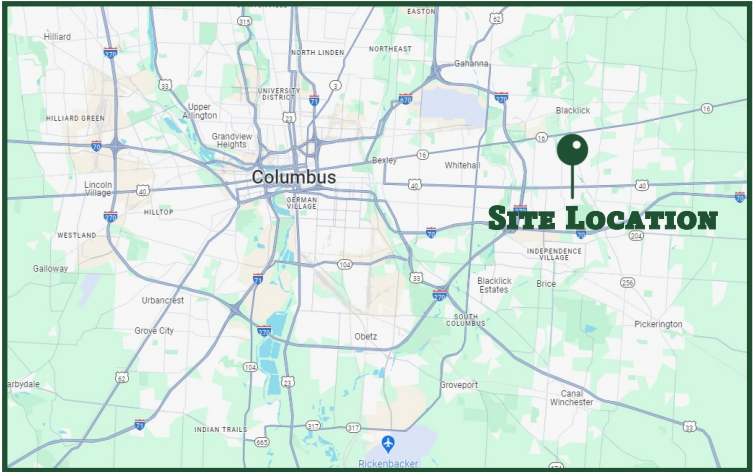


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NEARBY TRAFFIC COUNT (2023)

Street	Avg Daily Volume
E Main St – Hentz Dr	27,101
E Main St – Rosehill Rd	28,814
Rosehill Rd – Terry Dr	7,406



DEMOGRAPHICS

		Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2020)		9,189	64,088	160,932
Households (2020)		6,043	36,412	79,894
Avg Household Income (2020)		\$56,198	\$57,620	\$58,095

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Reynoldsburg

OHIO • 1839

Regional Overview

Reynoldsburg is known as "The Birthplace of the Tomato". The tomato was 'born' in Reynoldsburg in the 19th century with the help of local favorite son Alexander W. Livingston. Livingston developed the 'Paragon Tomato', billed as the first-ever tomato bred for commercial use. His legacy lives on in the Livingston House and Museum on Graham Road, which is listed on the National Registry of Historic Homes. Reynoldsburg was originally called **Frenchtown**, and under the latter name was platted in 1831 by John French, and named for him. The present name is for John C. Reynolds, a local merchant. A post office called Reynoldsburgh was established in 1833, and the name was changed to Reynoldsburg in 1893. Reynoldsburg is an area where a plethora of businesses, communities, and families thrive just on the outskirts of Columbus, Ohio.



41,052

(2020)



14,387

households



\$68,710

Median Household Income

Community Organizations

- Reynoldsburg Area Chamber of Commerce
- Reynoldsburg Community Center (YMCA)
- Reynoldsburg-Truro Historical Society
- Reynoldsburg Lion's Club
- Reynoldsburg Visitors Bureau
- Rotary Club of Reynoldsburg-Pickerington
- Columbus Metropolitan Library

Top Employers



VICTORIA'S SECRET



WALLICK Communities



MOUNT CARMEL

THE INFORMATION/IMAGES WERE GATHERED FROM www.reynoldsburg.gov, www.wikipedia.com, and census.gov

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