



**4994 Lindora Drive, Columbus, OH 43232**

### ***Neighborhood Retail Center***

- Former Hair Braider
- Approximately +/- 633 SF
- One restroom in rear
- LVT flooring



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-Other Com



Status: Active  
 Listing Service: Original  
 List Price: \$1,300

List Price: \$1,300  
 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  
 Between Street: Carbendale Drive & Maybury Road  
 Complex:  
 Dist To Interchange:

Unit/Suite #:  
 City: Columbus  
 County: Franklin  
 Mult Parcels/Sch Dis:

Zip Code: 43232  
 Corp Limit: Columbus  
 Township: None  
 Near Interchange:

Tax District: 010

## Building Information

Total SqFt Available: 633  
 Bldg Sq Ft: 6,320  
 # Floors AboveGround: 1  
 # of Docks: 0  
 Year Built: 1967  
 Traffic CountPerDay:

Minimum Sqft Avail: 0  
 Acreage:  
 # Units:  
 # Drive-In Doors: 0  
 Year Remodeled: 1998  
 Ceiling Height Ft:

Max Cont Sqft Avail: 0  
 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:

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

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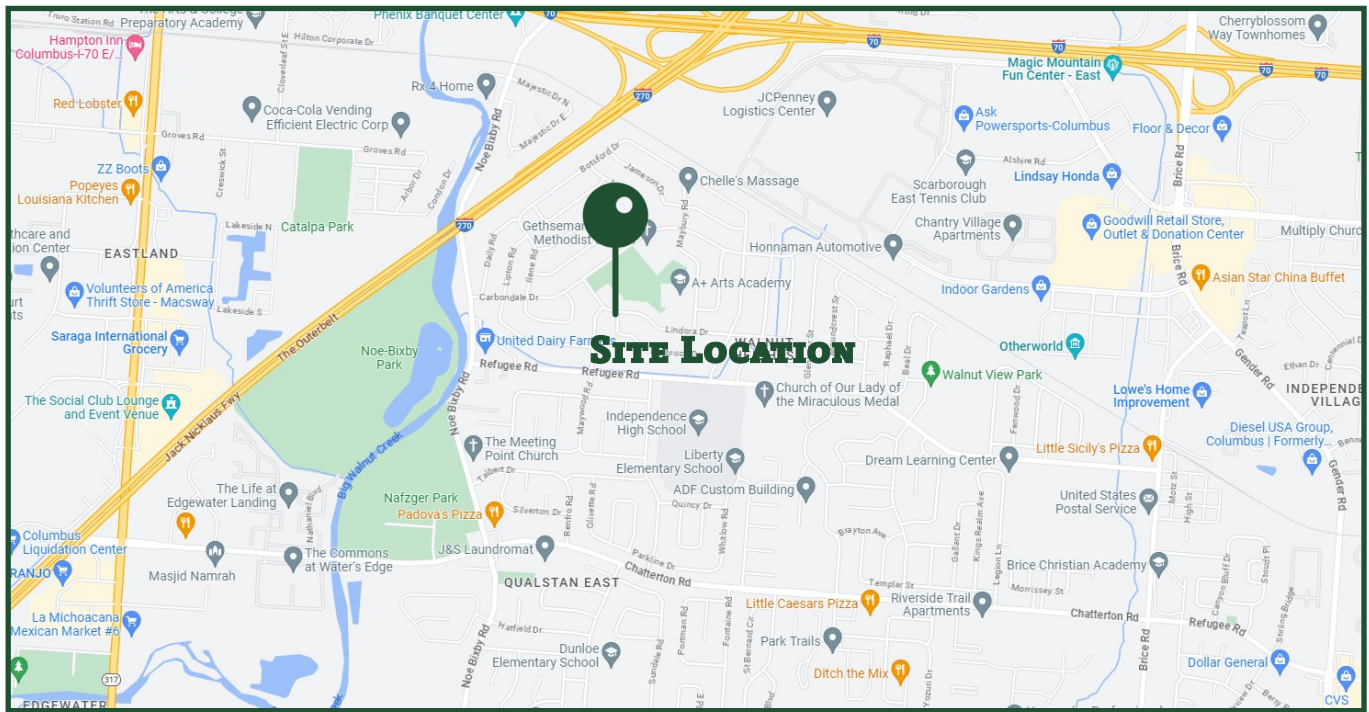
**Aerial**



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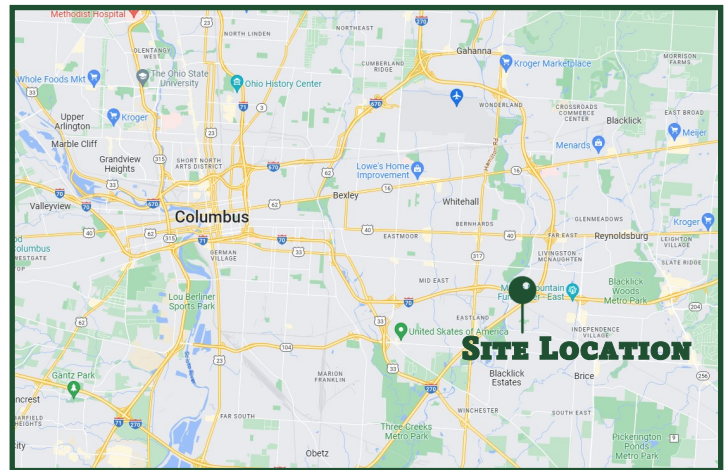


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## TRAFFIC COUNT

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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