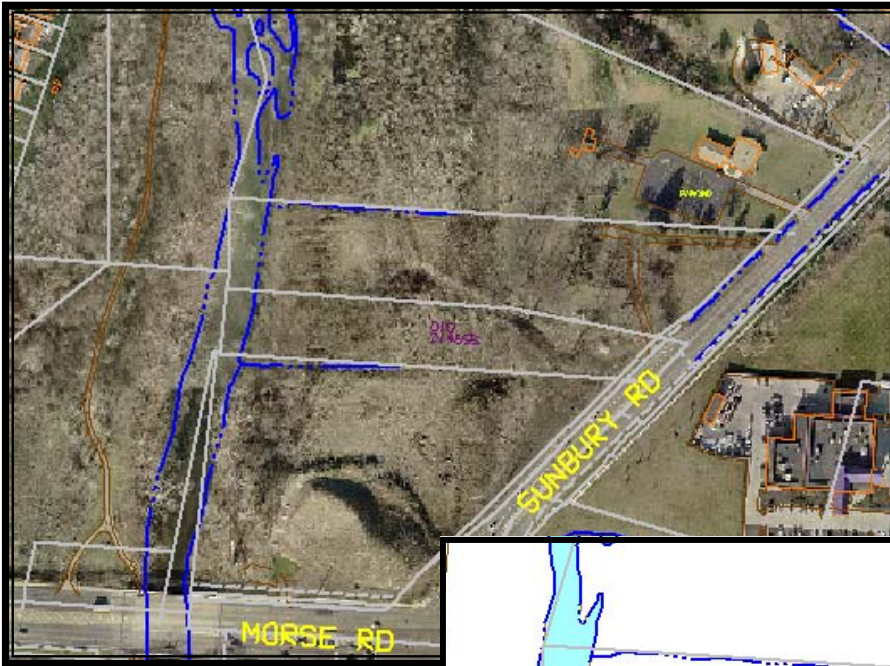




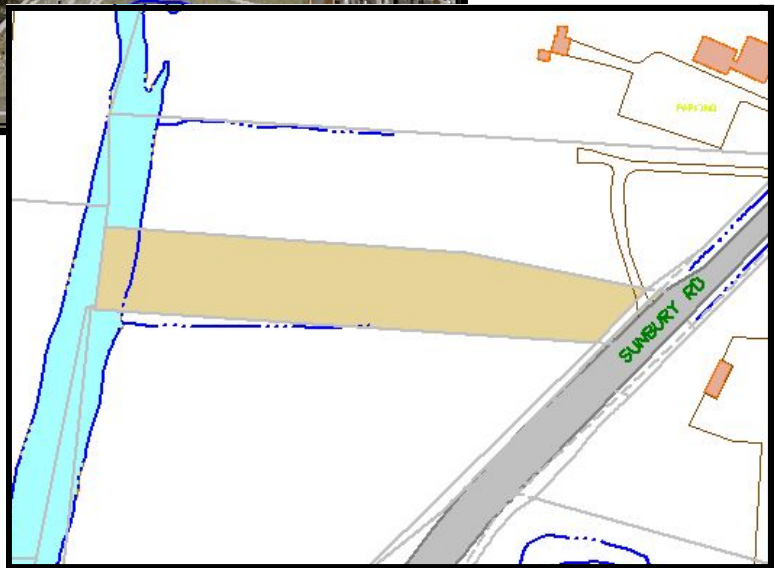
0 SUNBURY ROAD, COLUMBUS, OH

LIST PRICE \$295,000



Property Features:

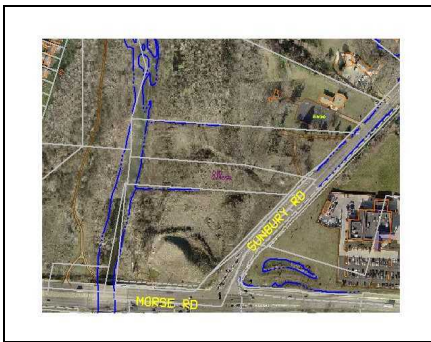
- 2.1575 Acres
- Prime Development Ground near the corner of Morse Rd and Sunbury Rd
- Commercial Zoning
- Lot Size 107 x 768



BEST CORPORATE REAL ESTATE
RANDY BEST
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OHIO 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

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.

Buyer Full Report



Land/Farm

Property Type: RETAIL LAND

Status: **Active**
MLS#: 212008872

LP: \$295,000
Photos: 1 VT:

Parcel #: 010-214655-00
Previous Use:

Y Trfc Cnt:
Zoning: com

Acreage: 2.150
Min Acreage:
Min SqFt Avail:

Lot Size (Fr/Dpth): 107 X 768
Max Acreage:
Max Cntg SF Av:
Road Frontage:
Useable:

Tillable Acres

Dwellings:
Year Built:
Bldg SqFt:

of Bldgs:
Before 1978: n
Possession:

Year Remod:

General Information

Address: 0 Sunbury Rd

Unit/Suite #:

City: Columbus

Zip: 43230

Between Strt: North of & Morse Road

County:

Subdivision:

Franklin

Corp Limit: Columbus

Township: None

Complex Name:

Multi Parc: N

School District: COLUMBUS CSD 2503 FRA CO.

Distance to Nearest Intersection:

Financials

Gross Income:

Tax Incentive:

NOI:

Taxes (yrly):

Assessment:

For Sale: Yes

Price per Acre: \$137,209.30

Mortgage Balance:

For Lease: No

Lease Price:

Terms Desired:

For Exchange: No

Addl Acc Cond : NONEKNOWN

Features

Property Description

2.1575 Acres of prime development ground near the corner of Morse Rd and Sunbury Rd near Easton.



1 **0 Sunbury Rd**



2.1575 Acres of prime development ground near the corner of Morse Rd and Sunbury Rd near Easton. Seller is a licensed Broker in the State of Ohio. Flood Plain at rear of lot - approximately usable acreage - 100x 320.

Address: **0 Sunbury Rd**
City/State/Zip: **Columbus, OH 43230**
Market: **Greater Franklin County**
Submarket: **East**

Gas: **Yes**
Water: **Yes**
Electricity: **Yes**
Sewer: **No**

Lot Size: **2.16 Ac.**
Lot Size SF: **94,002 SF**
Zoning: **--**
Will Divide: **No**
Rail: **No**

Sale Price: **\$295,000**
Price/Acre: **\$137,209.30 /Ac.**
Price/SF: **\$3.15 /SF**
Min Div: **--**
Rental Rate: **----**

Property Type: **Lnd**
Specific Use: **Raw Land**
Parcel #: **010-214655-00**

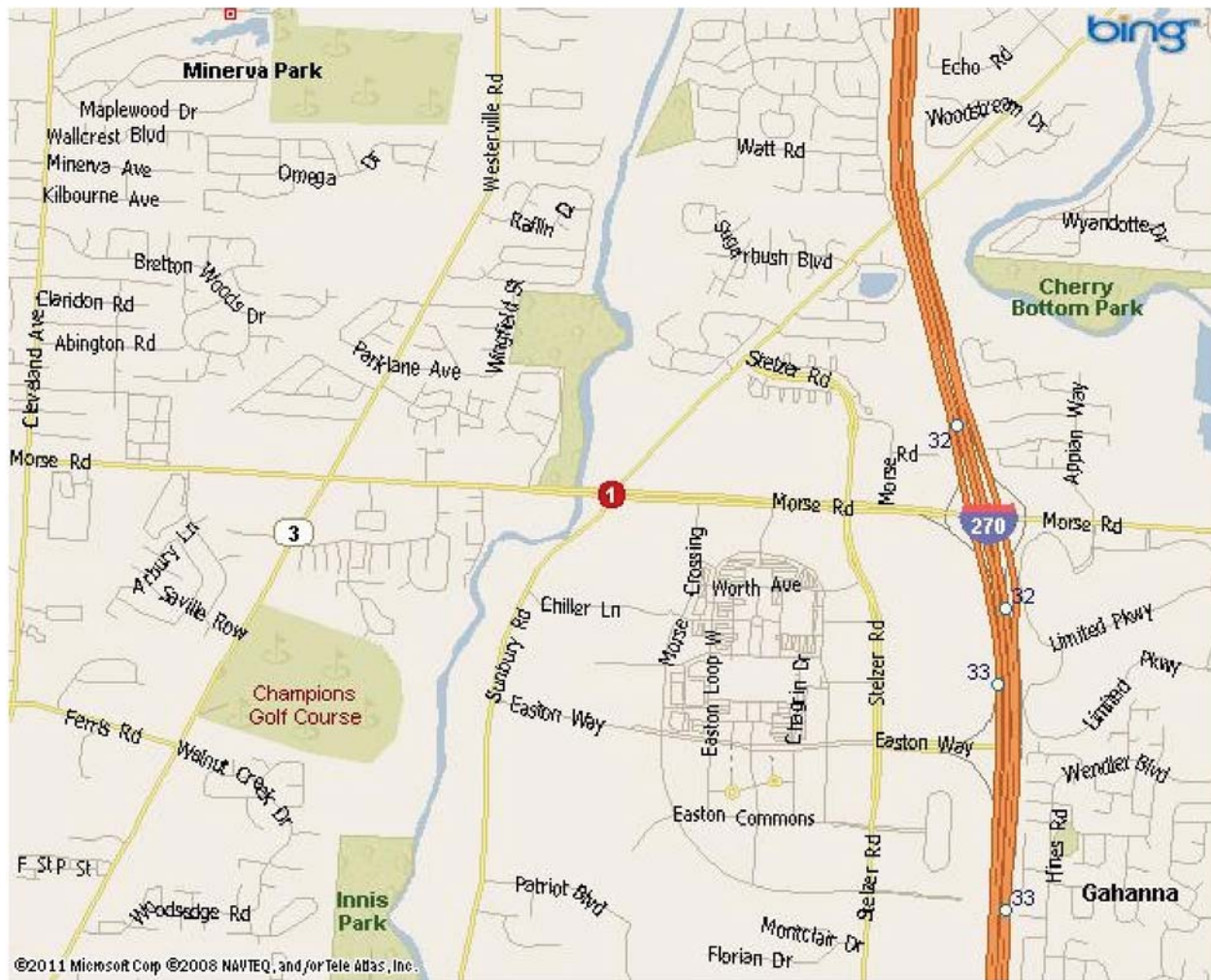
Lot #	Parcel Sz.(Ac.)	Max Contig (Ac.)	Min Div (Ac.)	Price	Price/Ac.	Price/SF
--	--	2.15	2.15	\$195,000	\$90,697.67	\$2.08
--						

Best Corporate Real Estate

Randy Best, CCIM (614) 559-3350x 12



Property Map



Map Legend

- 1) 0 Sunbury Rd, Columbus, OH 43230
-

One Stop Shop Zoning Report

Building Services Division
Department of Development
Report date: 8/31/2010 12:43:57 PM

Parcel Report

Parcel ID	Owner	Address
010214655	KNOPPE KIM R	No Adress Available OH

Base Zoning Report

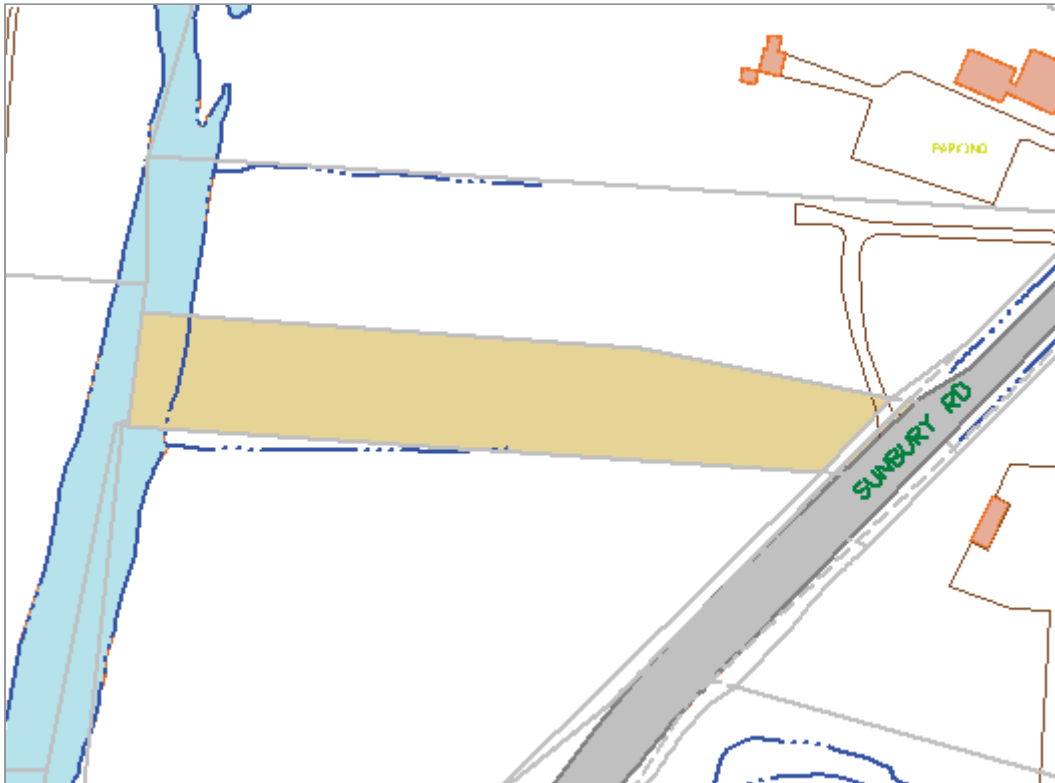
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ANNEX6523	R	H-35	13	Residential	(View Document)

Zoning Overlay District

Overlay Name	District Name	Planning Overlay
N/A	PLANNING OVERLAY	MR
N/A	PLANNING OVERLAY	MR
MORSE ROAD RCO	COMMERCIAL OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	AE	IN	CURRENT	AE
TBD	AE	IN	CURRENT	AE
TBD	X	OUT	CURRENT	X
TBD	X500	OUT	CURRENT	0.2 PCT ANNUAL *



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

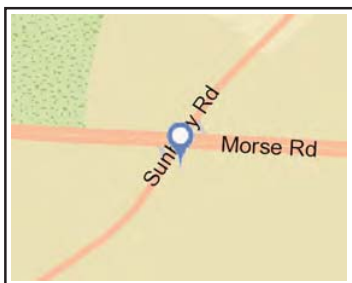
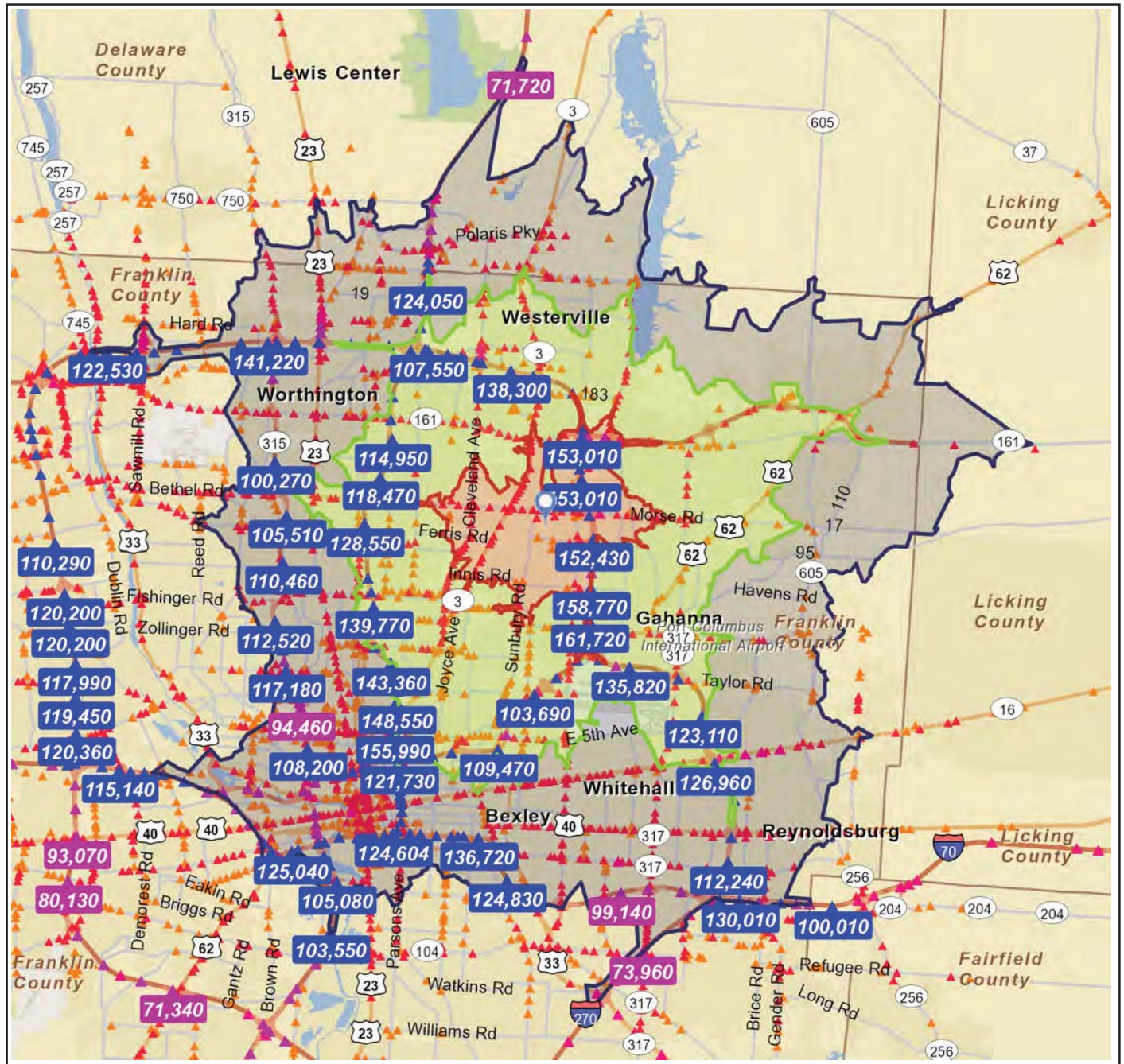
Sunbury Rd.

Sunbury Rd & Morse Rd, Columbus, OH 43219

Drive Time: 5, 10, 15 Minutes

Latitude: 40.05802

Longitude: -82.92274



Average Daily Traffic Volume
 Up to 6,000 vehicles per day
 6,001 - 15,000
 15,001 - 30,000
 30,001 - 50,000
 50,001 - 100,000
 More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®

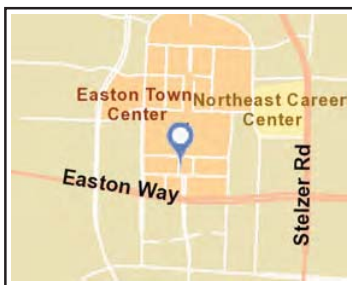
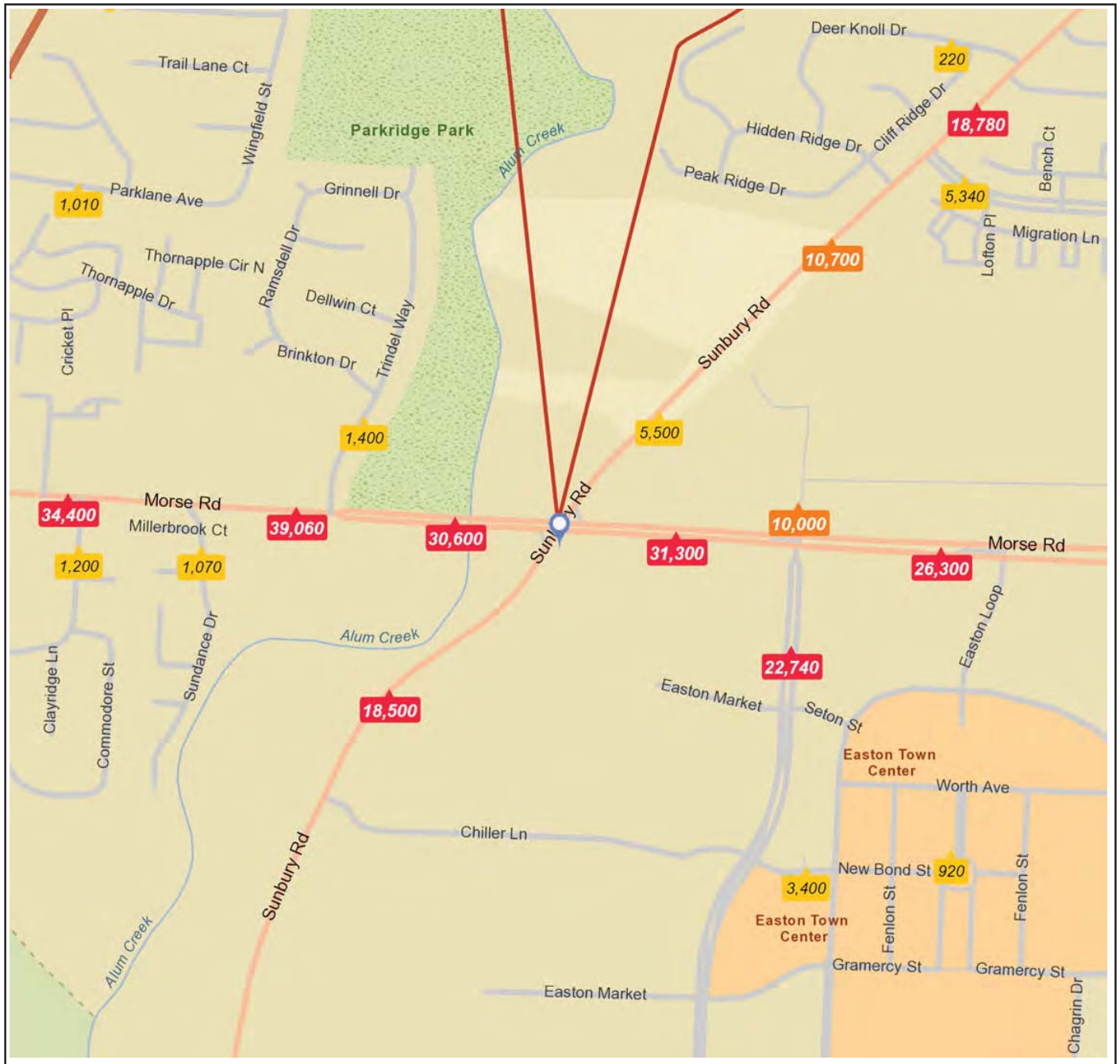


Traffic Count Map - Close Up

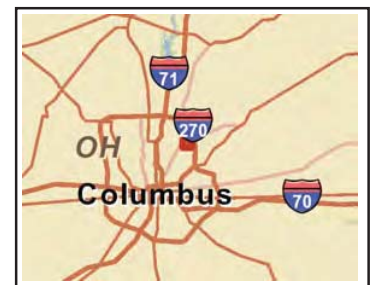
Prepared by STDBOnline

Sunbury Rd.
Sunbury Rd & Morse Rd, Columbus, OH 43219
Drive Time: 5, 10, 15 Minutes

Latitude: 40.05802
Longitude: -82.92274



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®



Tapestry Segmentation Area Profile

Ranked by Households
Prepared by STDBonline

Sunbury Rd.
Sunbury Rd & Morse Rd, Columbus, OH 43219
Drive Time: 5 minutes

Latitude: 40.05802
Longitude: -82.92274

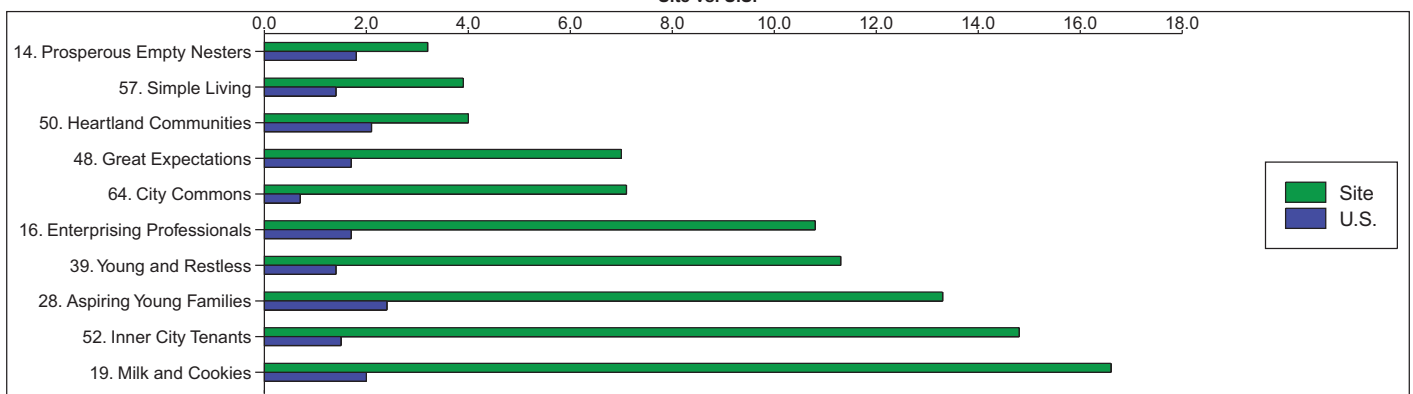
Top Twenty Tapestry Segments

Tapestry segment descriptions can be found at <http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

Rank	Tapestry Segment	Households		U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	19. Milk and Cookies	16.6%	16.6%	2.0%	2.0%	846
2	52. Inner City Tenants	14.8%	31.4%	1.5%	3.5%	978
3	28. Aspiring Young Families	13.3%	44.7%	2.4%	5.9%	565
4	39. Young and Restless	11.3%	56.0%	1.4%	7.3%	792
5	16. Enterprising Professionals	10.8%	66.8%	1.7%	9.0%	633
	Subtotal	66.8%		9.0%		
6	64. City Commons	7.1%	73.9%	0.7%	9.7%	1045
7	48. Great Expectations	7.0%	80.9%	1.7%	11.4%	402
8	50. Heartland Communities	4.0%	84.9%	2.1%	13.5%	189
9	57. Simple Living	3.9%	88.8%	1.4%	14.9%	279
10	14. Prosperous Empty Nesters	3.2%	92.0%	1.8%	16.7%	176
	Subtotal	25.2%		7.7%		
11	12. Up and Coming Families	3.0%	95.0%	3.5%	20.2%	84
12	51. Metro City Edge	2.4%	97.4%	0.9%	21.1%	254
13	06. Sophisticated Squires	1.8%	99.2%	2.7%	23.8%	64
14	13. In Style	0.4%	99.6%	2.5%	26.3%	17
15	60. City Dimensions	0.3%	99.9%	0.9%	27.2%	40
	Subtotal	7.9%		10.5%		
16	32. Rustbelt Traditions	0.2%	100.1%	2.8%	30.0%	6
17	18. Cozy and Comfortable	0.0%	100.1%	2.8%	32.8%	1
	Total	100.1%		32.8%		304

Top Ten Tapestry Segments

Site vs. U.S.



Percent of Households by Tapestry Segment

Source: ESRI



Dominant Tapestry Site Map

Prepared by STDBOnline

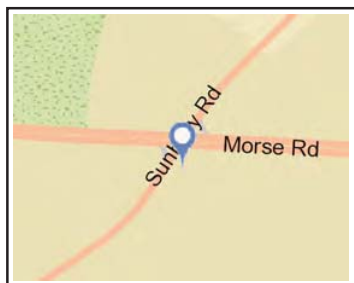
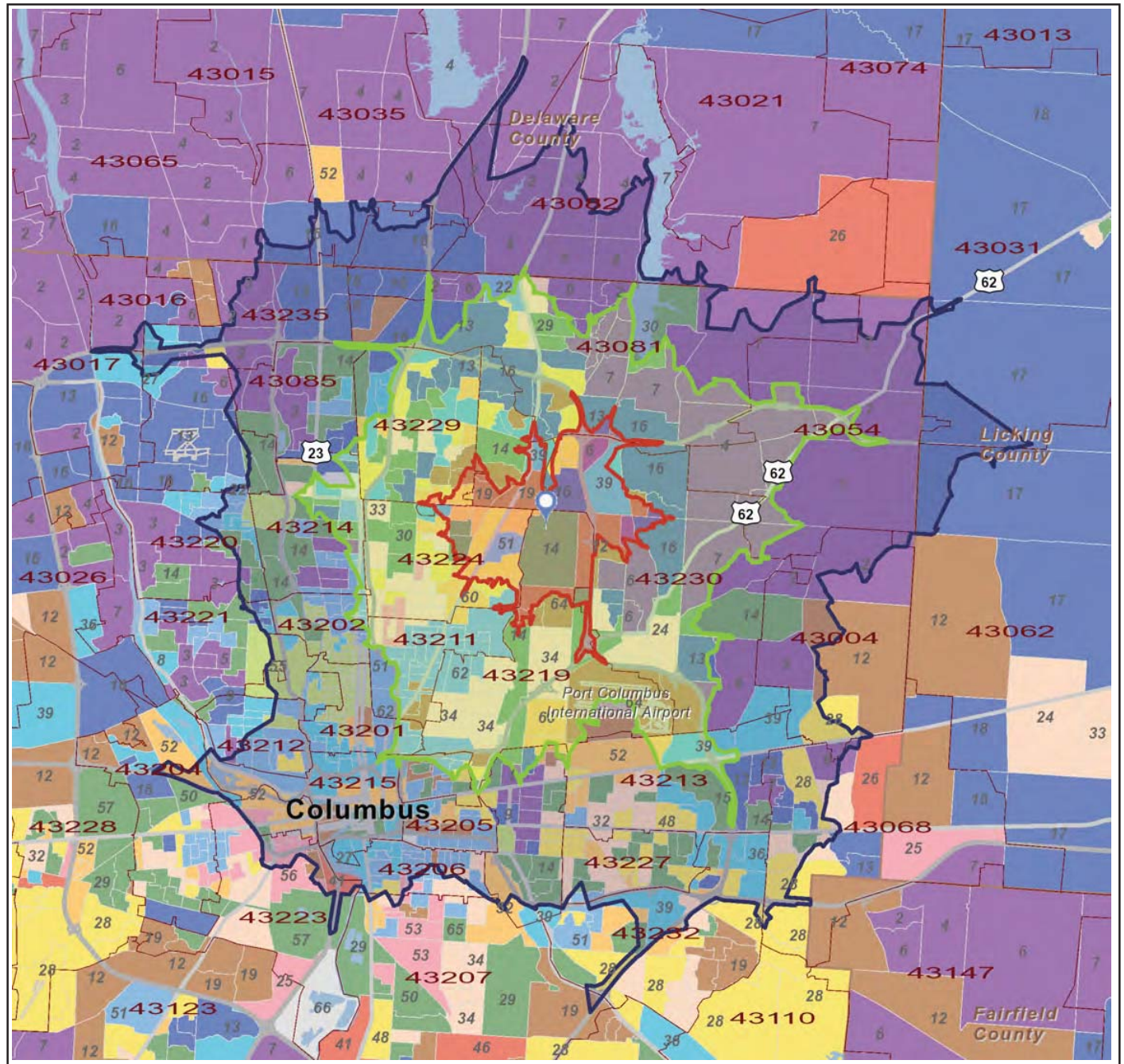
Sunbury Rd.

Sunbury Rd & Morse Rd, Columbus, OH 43219

Drive Time: 5, 10, 15 Minutes

Latitude: 40.05802

Longitude: -82.92274



Tapestry LifeMode

- L1 High Society: Affluent, well-educated, married-couple homeowners
- L2 Upscale Avenues: Prosperous, married-couple homeowners in different housing
- L3 Metropolis: City dwellers in older homes reflecting the diversity of urban culture
- L4 Solo Acts: Urban young singles on the move
- L5 Senior Styles: Senior lifestyles by income, age, and housing type
- L6 Scholars and Patriots: College, military environments
- L7 High Hopes: Young households striving for the "American Dream"
- L8 Global Roots: Ethnic and culturally diverse families
- L9 Family Portrait: Youth, family life, and children
- L10 Traditional Living: Middle-aged, middle income—Middle America
- L11 Factories and Farms: Hardworking families in small communities, settled near jobs
- L12 American Quilt: Households in small towns and rural areas



Source: ESRI



Tapestry Segmentation

Tapestry Segmentation represents the fourth generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. A longer description of each segment is available at:

<http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

Segment 01: Top Rung	Segment 34: Family Foundations
Segment 02: Suburban Splendor	Segment 35: International Marketplace
Segment 03: Connoisseurs	Segment 36: Old and Newcomers
Segment 04: Boomburbs	Segment 37: Prairie Living
Segment 05: Wealthy Seaboard Suburbs	Segment 38: Industrious Urban Fringe
Segment 06: Sophisticated Squires	Segment 39: Young and Restless
Segment 07: Exurbanites	Segment 40: Military Proximity
Segment 08: Laptops and Lattes	Segment 41: Crossroads
Segment 09: Urban Chic	Segment 42: Southern Satellites
Segment 10: Pleasant-Ville	Segment 43: The Elders
Segment 11: Pacific Heights	Segment 44: Urban Melting Pot
Segment 12: Up and Coming Families	Segment 45: City Strivers
Segment 13: In Style	Segment 46: Rooted Rural
Segment 14: Prosperous Empty Nesters	Segment 47: Las Casas
Segment 15: Silver and Gold	Segment 48: Great Expectations
Segment 16: Enterprising Professionals	Segment 49: Senior Sun Seekers
Segment 17: Green Acres	Segment 50: Heartland Communities
Segment 18: Cozy and Comfortable	Segment 51: Metro City Edge
Segment 19: Milk and Cookies	Segment 52: Inner City Tenants
Segment 20: City Lights	Segment 53: Home Town
Segment 21: Urban Villages	Segment 54: Urban Rows
Segment 22: Metropolitans	Segment 55: College Towns
Segment 23: Trendsetters	Segment 56: Rural Bypasses
Segment 24: Main Street, USA	Segment 57: Simple Living
Segment 25: Salt of the Earth	Segment 58: NeWest Residents
Segment 26: Midland Crowd	Segment 59: Southwestern Families
Segment 27: Metro Renters	Segment 60: City Dimensions
Segment 28: Aspiring Young Families	Segment 61: High Rise Renters
Segment 29: Rustbelt Retirees	Segment 62: Modest Income Homes
Segment 30: Retirement Communities	Segment 63: Dorms to Diplomas
Segment 31: Rural Resort Dwellers	Segment 64: City Commons
Segment 32: Rustbelt Traditions	Segment 65: Social Security Set
Segment 33: Midlife Junction	Segment 66: Unclassified



Site Map

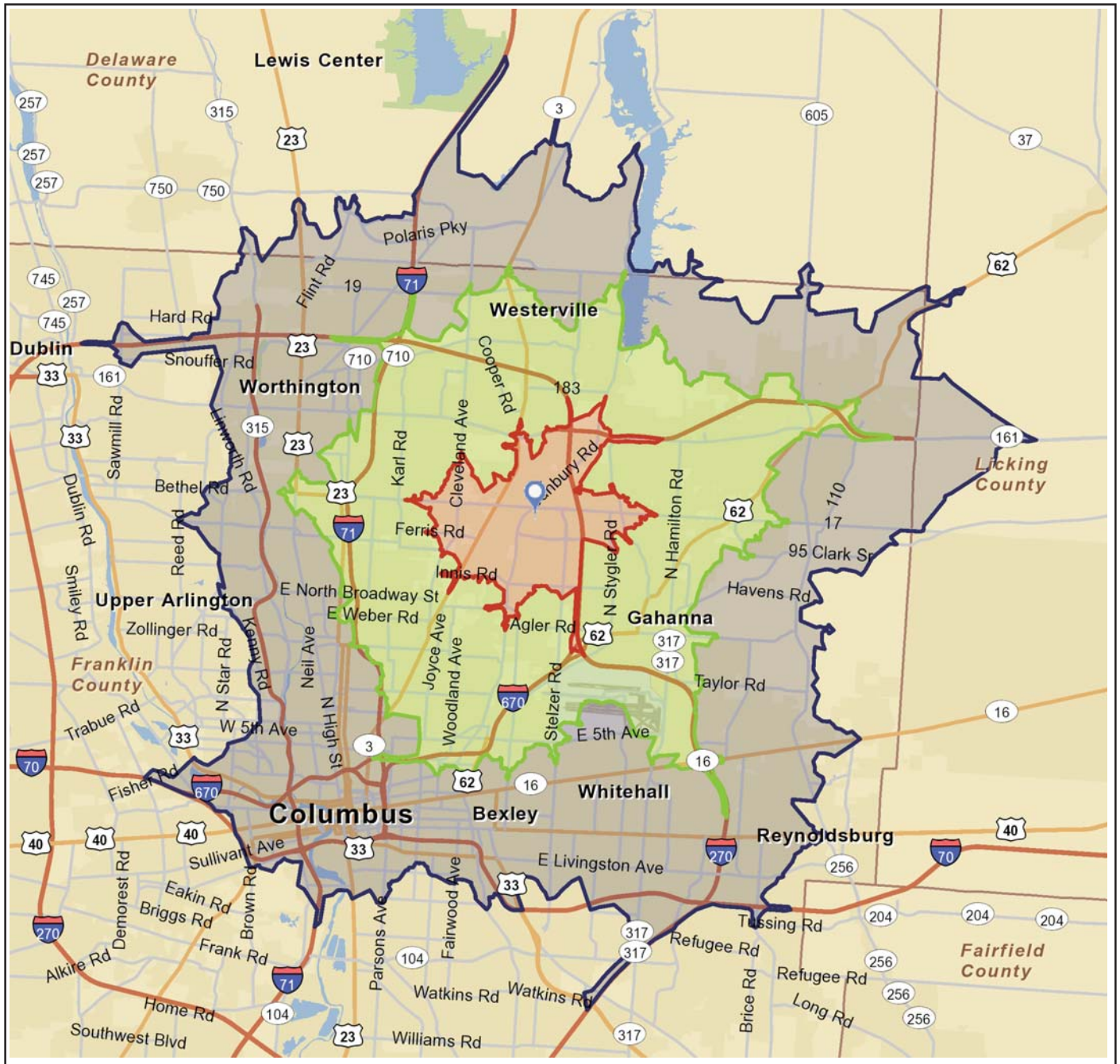
Study Area Description DriveTime of 5, 10, 15 minutes

Sunbury Rd

Latitude: 40.060176

Longitude: -82.922031

Drive Time: 5, 10, 15 Minutes





Executive Summary

Study Area Description DriveTime of 5, 10, 15 minutes

Sunbury Rd

Latitude: 40.060176

Longitude: -82.922031

Drive Time: 5, 10, 15 Minutes

	5 minutes	10 minutes	15 minutes
2010 Population			
Total Population	31,984	254,095	613,217
Male Population	48.0%	47.5%	48.6%
Female Population	52.0%	52.5%	51.4%
Median Age	31.2	35.0	33.8
2010 Income			
Median HH Income	\$52,011	\$52,986	\$50,949
Per Capita Income	\$24,779	\$27,537	\$28,671
Average HH Income	\$60,128	\$66,101	\$66,967
2010 Households			
Total Households	13,261	105,476	258,489
Average Household Size	2.41	2.38	2.30
2010 Housing			
Owner Occupied Housing Units	45.3%	50.0%	45.5%
Renter Occupied Housing Units	44.7%	38.5%	42.1%
Vacant Housing Units	10.0%	11.5%	12.4%
Population			
1990 Population	25,598	226,592	558,006
2000 Population	29,285	237,754	578,537
2010 Population	31,984	254,095	613,217
2015 Population	33,229	262,727	632,141
1990-2000 Annual Rate	1.35%	0.48%	0.36%
2000-2010 Annual Rate	0.86%	0.65%	0.57%
2010-2015 Annual Rate	0.77%	0.67%	0.61%

In the identified market area, the current year population is 613,217. In 2000, the Census count in the market area was 578,537. The rate of change since 2000 was 0.57 percent annually. The five-year projection for the population in the market area is 632,141, representing a change of 0.61 percent annually from 2010 to 2015. Currently, the population is 48.6 percent male and 51.4 percent female.

Households

1990 Households	10,328	88,715	223,193
2000 Households	12,072	97,888	242,419
2010 Households	13,261	105,476	258,489
2015 Households	13,805	109,318	267,093
1990-2000 Annual Rate	1.57%	0.99%	0.83%
2000-2010 Annual Rate	0.92%	0.73%	0.63%
2010-2015 Annual Rate	0.81%	0.72%	0.66%

The household count in this market area has changed from 242,419 in 2000 to 258,489 in the current year, a change of 0.63 percent annually. The five-year projection of households is 267,093, a change of 0.66 percent annually from the current year total. Average household size is currently 2.30, compared to 2.31 in the year 2000. The number of families in the current year is 141,931 in the market area.

Housing

Currently, 45.5 percent of the 295,206 housing units in the market area are owner occupied; 42.1 percent, renter occupied; and 12.4 percent are vacant. In 2000, there were 261,924 housing units - 48.3 percent owner occupied, 44.2 percent renter occupied and 7.4 percent vacant. The rate of change in housing units since 2000 is 1.17 percent. Median home value in the market area is \$134,999, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.52 percent annually to \$145,611. From 2000 to the current year, median home value changed by 1.63 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Sunbury Rd

Latitude: 40.060176

Longitude: -82.922031

Drive Time: 5, 10, 15 Minutes

	5 minutes	10 minutes	15 minutes
Median Household Income			
1990 Median HH Income	\$30,491	\$30,577	\$28,176
2000 Median HH Income	\$41,381	\$40,992	\$39,330
2010 Median HH Income	\$52,011	\$52,986	\$50,949
2015 Median HH Income	\$57,865	\$59,849	\$58,505
1990-2000 Annual Rate	3.1%	2.97%	3.39%
2000-2010 Annual Rate	2.26%	2.54%	2.56%
2010-2015 Annual Rate	2.16%	2.47%	2.8%
Per Capita Income			
1990 Per Capita Income	\$13,533	\$14,076	\$14,426
2000 Per Capita Income	\$20,141	\$21,656	\$22,766
2010 Per Capita Income	\$24,779	\$27,537	\$28,671
2015 Per Capita Income	\$27,405	\$31,240	\$32,523
1990-2000 Annual Rate	4.06%	4.4%	4.67%
2000-2010 Annual Rate	2.04%	2.37%	2.28%
2010-2015 Annual Rate	2.04%	2.56%	2.55%
Average Household Income			
1990 Average Household Income	\$33,655	\$35,717	\$35,438
2000 Average Household Income	\$48,652	\$52,273	\$53,532
2010 Average HH Income	\$60,128	\$66,101	\$66,967
2015 Average HH Income	\$66,414	\$74,835	\$75,819
1990-2000 Annual Rate	3.75%	3.88%	4.21%
2000-2010 Annual Rate	2.09%	2.32%	2.21%
2010-2015 Annual Rate	2.01%	2.51%	2.51%

Households by Income

Current median household income is \$50,949 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$58,505 in five years. In 2000, median household income was \$39,330, compared to \$28,176 in 1990.

Current average household income is \$66,967 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,819 in five years. In 2000, average household income was \$53,532, compared to \$35,438 in 1990.

Current per capita income is \$28,671 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$32,523 in five years. In 2000, the per capita income was \$22,766, compared to \$14,426 in 1990.

Population by Employment

Currently, 88.7 percent of the civilian labor force in the identified market area is employed and 11.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.7 percent of the civilian labor force, and unemployment will be 9.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 69.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 13.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.1 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 21.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 24.5 percent were high school graduates only (29.6 percent in the U.S.)
- 6.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 24.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 14.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

Columbus Region Overview

Columbus Ohio Region is a growing metropolitan area of 1.8 million people. Columbus is the 15th largest city in the United States, the state capital and the largest city in Ohio. This eight county region spans 4,000 square miles, however the greatest concentration is in Franklin County where 1.1 million people reside.

The entire region has an annual growth rate of 1.3% and has the second fastest MSA (Metropolitan Statistical Area) of growth in the Midwest.

There are many Fortune 1000 companies headquartered in the region. American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Batelle, are just to name a few.

In addition, Greater Columbus is home to over 30 plus nationally and internationally recognized colleges and universities including The Ohio State University, the largest college in the country.

Columbus has a diverse well balance stable economy. In 2009, Business Week named the city as the best place in the country to raise a family. Forbes Magazine in 2008 ranked the city as one of the up and coming tech cities in the nation. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Some other region quick facts:

- Port Columbus International Airport provides service to 33 destinations daily.
- 147,000 college and graduate students are currently enrolled in the region.
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual (Arts & Music) organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. Forty seven percent of the United States population and fifty three percent of the manufacturing capacity of the entire nation are within a 24 hour drive from Columbus.

Source: Columbus Chamber of Commerce and Columbus 2020

Disclaimer And Confidentiality Agreement

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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.