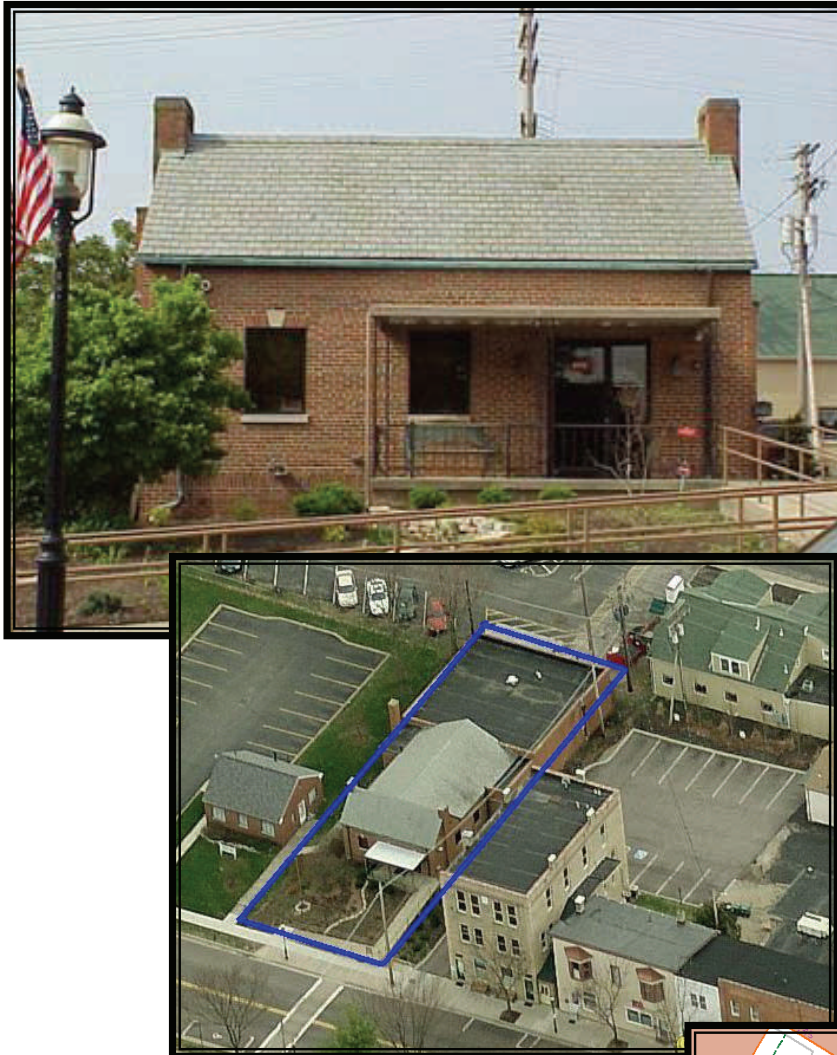




## 25 WATERLOO STREET, CANAL WINCHESTER, OHIO

**FOR SALE: \$290,000**  
**FOR LEASE: \$9.00 PER SQ FT**



### Property Features:

- Immediate possession
- Commercial zoning
- Near interchange of High Street and US 33
- This property offers 7 to 8 private offices, open work area, kitchen, 2 restrooms, rear service entrance with a loading lock and 1,100 basement storage
- Tenant pays utilities and janitorial expenses
- Lot Size 55 x 132
- Term Desired 3-5 years

BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT. 15  
FAX: 614-559-3390  
EMAIL: JMANGAS@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****Office****MLS#:** 212009005**Status:** Active**LP:** \$290,000**Photos:** 14**VT:****Property Type:** OFFICE**Parcel #:** 184-000352-00  
**Use Code:****Previous Use:** Office  
**Zoning:** Comm**For Sale:** Y **For Lease:** Y  
**Occupancy Rate:****For Exchange:** Y  
**Mortg Balance:****Gross Inc:** \$0  
**Total Op Exp:** \$0  
**NOI:** \$0**Condo Fee:** \$0**Taxes (Yr):** \$5,467 / 2010  
**Assessment:****Tax Incentive:**  
**Possession:** Immediate  
**Addl Acc Cond :** NONEKNOWN**General Information****Address:** 25 E Waterloo St**Between Street:** High Street & South Trine St**Complex:****Distance to Interchange:** 0.57**Unit/Suite:****City:** Canal Winchester**County:** [Franklin](#)**Multi Parc:****Zip:** 43110**Corp Limit:** Canal Winchester**Township:** Madison**Near Interchange:** High St & US 33**Building Information****Tot Avail SqFt:** 3,685**Tot Bldg SqFt:** 3,685**# Flrs Abv Gnd:** 1**# of Docks:** 1**Year Built:** 1940**Common Area Factor:****Min SqFt Avail:** 3,685**Acreage:** 0.167**# Elevators:** 0**# of Drive-In Doors:** 0**Year Remodeled:** 1999**Ceiling Height:****Max Cntg SF Avail:** 3,685**Lot Size:** 55 X 132**Parking Ratio:****Total Parking:****Basement:** Y

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

**Financials****Lease Rate \$/SqFt:** \$9.00**Terms Desired:** 3-5 years**Exp Paid By:** L T Reimburse L T Contracts Directly**ALL** x**RE Taxes:** x**Bldg Insurance:** x**Utilities:** x**Maint/Repairs:** x**Janitorial:** x**CAM:** x**Cu Yr Est \$/SF** 2 per above checked items**Will Landlord Remodel:****Finish Allowance/SqFt:****Pass-Thru of Exp ovr Base Yr:****Exp Stop:****Features****Property Description**

Nicely appointed office/retail potential space in downtown Canal Winchester. This property offers 7 to 8 private offices, open work area, kitchen, 2 restrooms, rear service entrance with an exterior loading dock and an approximately 1,100 sq ft basement for storage. This is parking on the street in front of the building as well as in the adjacent city public parking lot.

**Sold Information****Sold Date:****SP:**

Wednesday, March 21, 2012 10:54 AM

*Information deemed reliable but not guaranteed***Prepared by:** Randy Best*Copyright: 2001 - 2012 by Columbus and Central Ohio Regional MLS**All photographs are copyrighted and only those displaying the CBR-MLS logo may be re-used without the photographer's proper authorization.*



1

25 E Waterloo St



Location: **25 E Waterloo St**  
**Canal Winchester, OH 43110**  
**South**  
**Ofc / General**

Leasing Company: **Best Corporate Real Estate**  
Leasing Contacts: **James Mangas CCIM / (614) 559-3350**

Sale Company: **Best Corporate Real Estate**  
Sale Contacts: **James Mangas CCIM / (614) 559-3350**

### Property Detail

Building Size: **3,685**  
Stories: **1**  
Typical Floor: **3,685 /SF**  
Year Built: **1940**  
Year Renovated: **1999**  
Core Factor: - -  
Land Area: **0.17 Ac.**  
Elevators: **0**  
Zoning: - -  
Parking Spaces: - -  
Parking Ratio: - -  
Tenancy: **Single-Tenant**  
Construction Type: **Masonry**

### Listing Detail

Avail SF: **3,685**  
Bldg Vacant: **3,685**  
# of Spaces: **1**  
Max Contig: **3,685**  
Min Div: **3,685 SF**  
Lease Rate: **\$9.00 MG**  
Operating Exp: **\$2.00**  
Taxes/SF: - -  
Tax Year: - -  
Price: **\$290,000**  
Price/SF: **\$78.70 /SF**  
Sublet: **No**  
Listing Use: **Ofc**

### Listing Notes

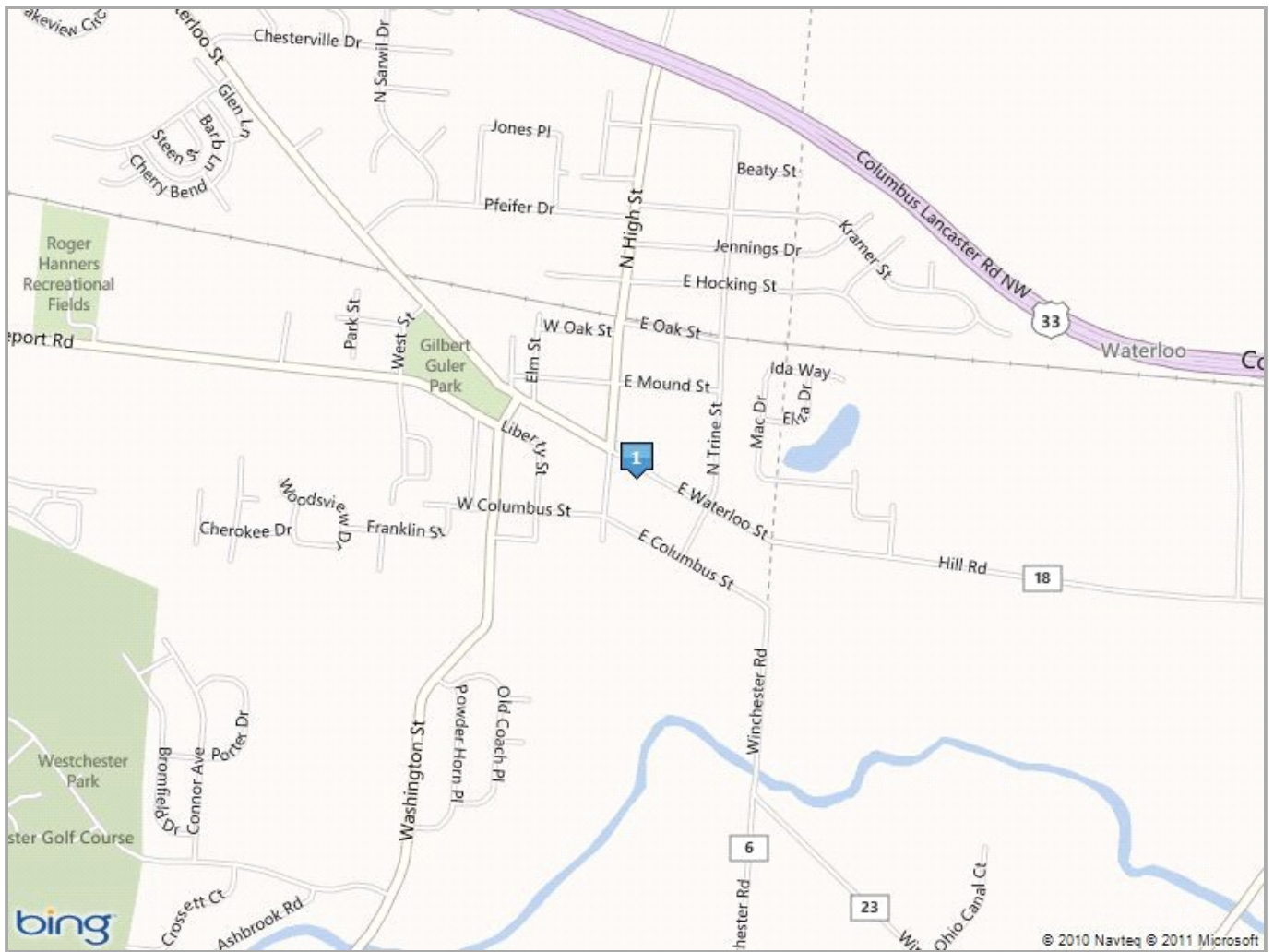
Nicely appointed office/retail potential space in downtown Canal Winchester. This property offers 7 to 8 private offices, open work area, kitchen, 2 restrooms, rear service entrance with an exterior loading dock and an approximately 1,100 sq ft basement for storage. This is parking on the street in front of the building as well as in the adjacent city public parking lot.

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	- -	3,685	3,685	3,685	\$9.00 MG	- -	Yes	- -	3-5 years desired





## Road Map



**1** 25 E Waterloo St, Canal Winchester, OH 43110





212009005

25 E Waterloo St

\$ 290000



Exterior Front













Public Parking



## **Columbus Region Overview**

Columbus Ohio Region is a growing metropolitan area of 1.8 million people. Columbus is the 15<sup>th</sup> 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 7<sup>th</sup> 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





## Dominant Tapestry Site Map

25 East Waterloo Street  
25 E Waterloo St, Canal Winchester, OH, 43110, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.842428  
Longitude: -82.804889

### 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

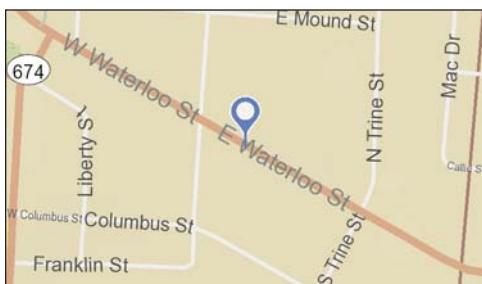
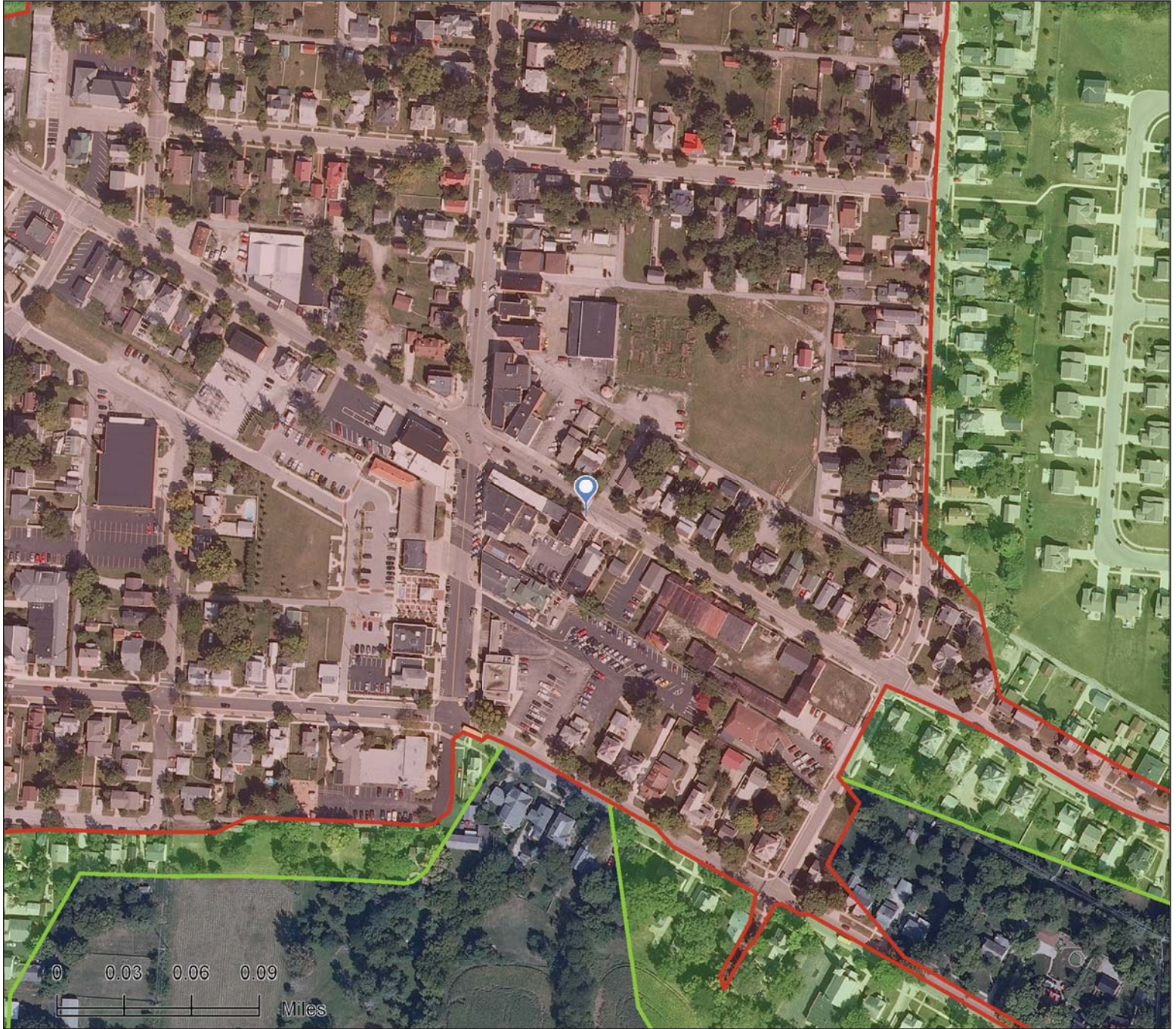




## Site Map on Satellite Imagery - 0.4 Miles Wide

25 East Waterloo Street  
25 E Waterloo St, Canal Winchester, OH, 43110, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.842428  
Longitude: -82.804889



Source: ©i-cubed

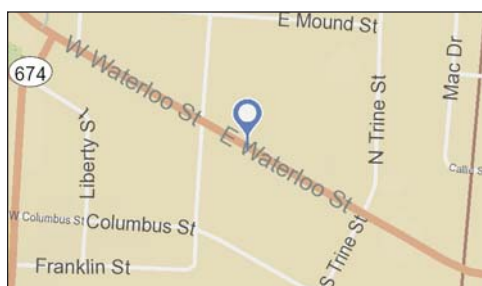
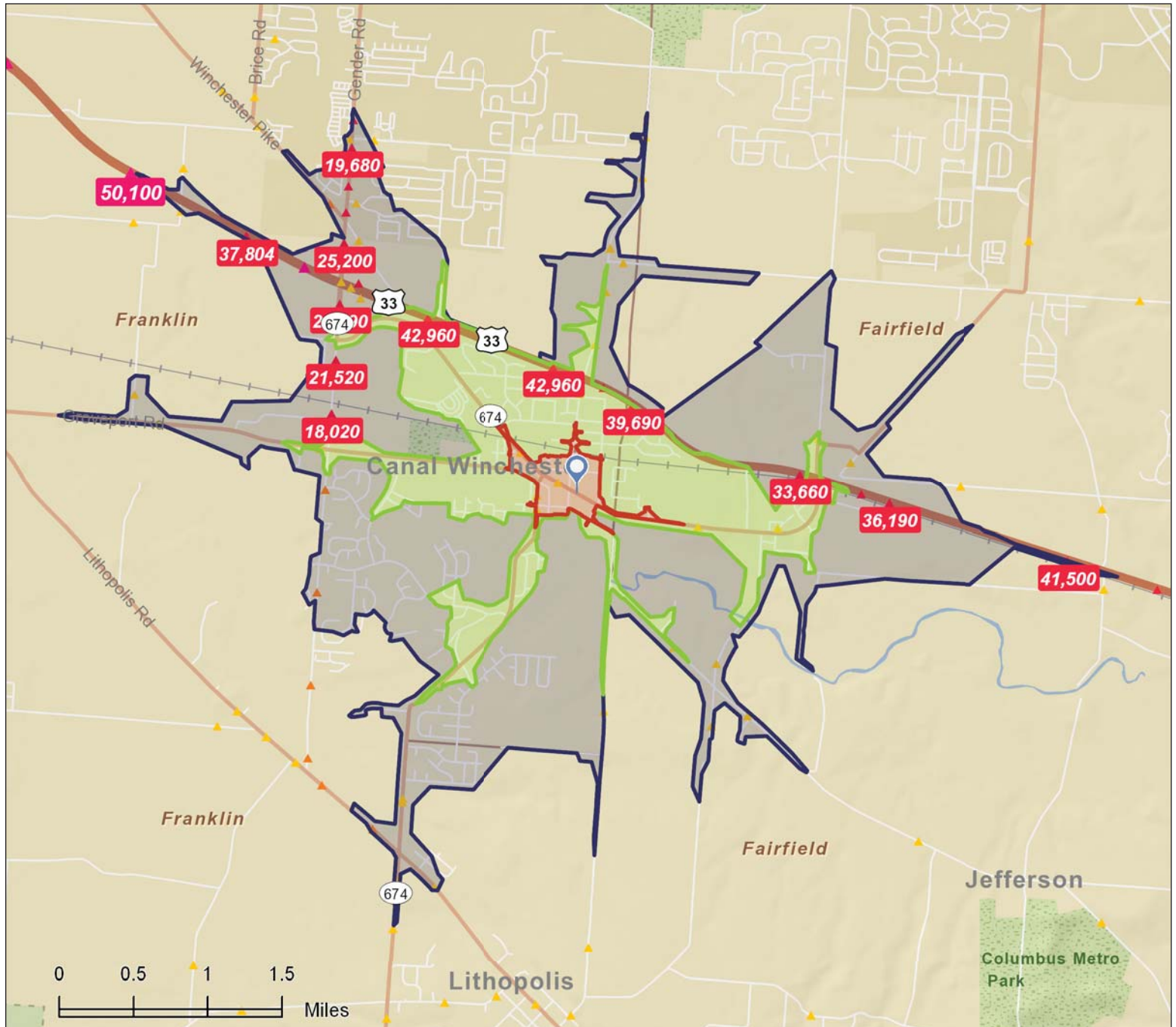




# Traffic Count Map

25 East Waterloo Street  
25 E Waterloo St, Canal Winchester, OH, 43110, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.842428  
Longitude: -82.804889



**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: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



## Traffic Count Profile

Prepared by Randy Best

25 East Waterloo Street  
25 E Waterloo St, Canal Winchester, OH, 43110, Demographics  
Drive Time: 5 minutes

Latitude: 39.842428  
Longitude: -82.804889

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	W Waterloo St	Elm St (0.06 miles NW)	1997	4,607
0.20	Washington St	W Columbus St (0.05 miles S)	2005	5,065
0.22	Washington St	W Columbus St (0.02 miles N)	2005	5,075
0.34	N High St	Jennings Dr (0.01 miles S)	2008	3,200
0.36	W Waterloo St	Washington St (0.16 miles SE)	1997	4,407
0.52	N High St	High St (0.02 miles S)	1997	4,102
0.54	Columbus-Lancaster Rd NW	Waterloo Rd NW (0.66 miles SE)	2006	39,690
0.57	Southeast Expy	Winchester Cemetery Rd (0.92 miles NW)	1997	29,002
0.64	Hill Rd NW	Cannon Dr (0.26 miles W)	2008	4,955
0.67	Southeast Expy	Winchester Cemetery Rd (0.64 miles NW)	2006	42,960
0.93	Winchester Rd NW	Pickerington Rd NW (3.76 miles SE)	1997	2,902
1.05	Hill Rd NW	Columbus-Lancaster Rd NW (0.35 miles NE)	2008	6,704
1.11	Winchester Cemetery Rd	Southeast Expy (0.04 miles N)	1997	6,300
1.12	Lithopolis Winchester Rd	Lithopolis Winchester Rd NW (0.23 miles S)	2008	1,695
1.13	Waterloo Rd NW	Canal St (0.67 miles N)	2002	1,200
1.15	Columbus-Lancaster Rd NW	Diley Rd NW (0.08 miles E)	2003	33,660
1.20	Southeast Expy	Winchester Cemetery Rd (0.06 miles SE)	2006	42,960
1.22	Diley Rd NW	Columbus-Lancaster Rd NW (0.04 miles N)	1999	1,800
1.26	Hill Rd NW	Columbus-Lancaster Rd NW (0.05 miles NE)	2004	1,660
1.27	Diley Rd NW	Columbus-Lancaster Rd NW (0.2 miles S)	2004	4,940
1.30	Gender Rd	Canal St (0.36 miles N)	2002	11,540
1.31	Winchester Cemetery Rd	Southeast Expy (0.22 miles S)	1997	3,100
1.34	Gender Rd	Canal St (0.03 miles S)	2006	18,020
1.35	Groveport Rd	Covenant Way (0.82 miles E)	2008	6,080
1.38	Waterloo Rd NW	Canal St (0.99 miles N)	1997	672
1.42	Hill Rd NW	Columbus-Lancaster Rd NW (0.14 miles SW)	2008	3,530
1.43	Gender Rd	Canal St (0.1 miles S)	2008	21,520
1.44	Gender Rd	Old Creek Ln (0.2 miles S)	2008	10,600
1.44	Winchester Rd NW	Pickerington Rd NW (3.25 miles SE)	2004	2,710
1.46	Columbus-Lancaster Rd NW	Hill Rd NW (0.16 miles NW)	1997	29,904



## Traffic Count Profile

Prepared by Randy Best

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2011 MPSI Systems Inc. d.b.a. DataMetrix®

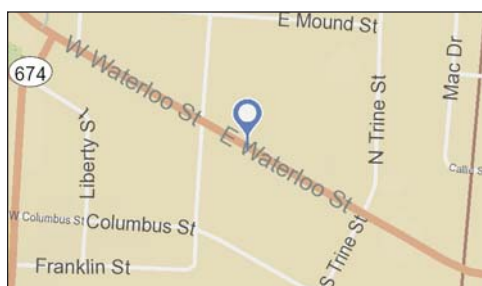




## Traffic Count Map - Close Up

25 East Waterloo Street  
25 E Waterloo St, Canal Winchester, OH, 43110, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.842428  
Longitude: -82.804889



**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: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

March 19, 2012

©2012 Esri

## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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.