

Buyer Full Report**Industrial**

MLS#: 212013784

Status: **Active**

List Agr Type: ERS

LP: \$ 1,400,000

Photos: 1

VT:

Parcel #: 010-087470-00

Use Code:

Previous Use: Office

Zoning:

For Sale: Yes

For Lease: Yes

For Exchange: Yes

Occupancy Rate: 0%

Mortg Balance:

Gross Inc: \$0

Total Op Exp: \$0

NOI: \$0

Condo Fee:

Addl Acc Cond : NONEKNOWN

Taxes (Yr): \$5,314 / 2010

Assessment:

Tax Incentive:

Possession: Immediate

General InformationAddress: [1212 Chesapeake Ave](#)

Between Street: Northwest Blvd & Kenny Rd

Complex:

Distance to Interchange:

Unit/Suite:

City: Columbus

County: [Franklin](#)

Multi Parc:

Zip: 43212

Corp Limit:

Columbus

Township:

None

Near Interchange:

Building Information

Tot Avail SqFt:

Tot Bldg SqFt: 22,887

Flrs Abv Gnd: 1

of Docks: 2

Year Built: 1942

Min Ceiling Ht:

Min SqFt Avail: 11,000

Acreage: 1.310

of Units:

of Drive-In Doors: 0

Year Remodeled:

Max Ceiling Height: 14'

Max Cntg SF Avail: 22,887

Lot Size:

Parking:

Bay Size:

Bldg Depth:

Office SqFt: 13,674

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1:	22,887	04/24/2012	3:		
2:			4:		

Financials

Lease Rate \$/SqFt: \$6

Exp Paid By:

L

T Reimburse L

T Contracts Directly

ALL

RE Taxes:

x

Bldg Insurance:

x

Utilities:

x

Maint/Repairs:

x

Janitorial:

x

CAM:

x

Cu Yr Est \$/SF

\$ 1 per above checked items

Terms Desired: 1-5 years

Will Landlord Remodel:

Finish Allowance/SqFt:

Pass-Thru of Exp ovr Base Yr:

Exp Stop:

Features

Primary Photo Source: Realtor Provided(Time limited)

Property Description

Grandview area redevelopment opportunity! Two parcels with 1,314 acres with additional acreage next door that could be added in a sale. There is a total of 22,887 sq ft of office warehouse available for sale or lease.

Sold Information

Sold Date:

SP:

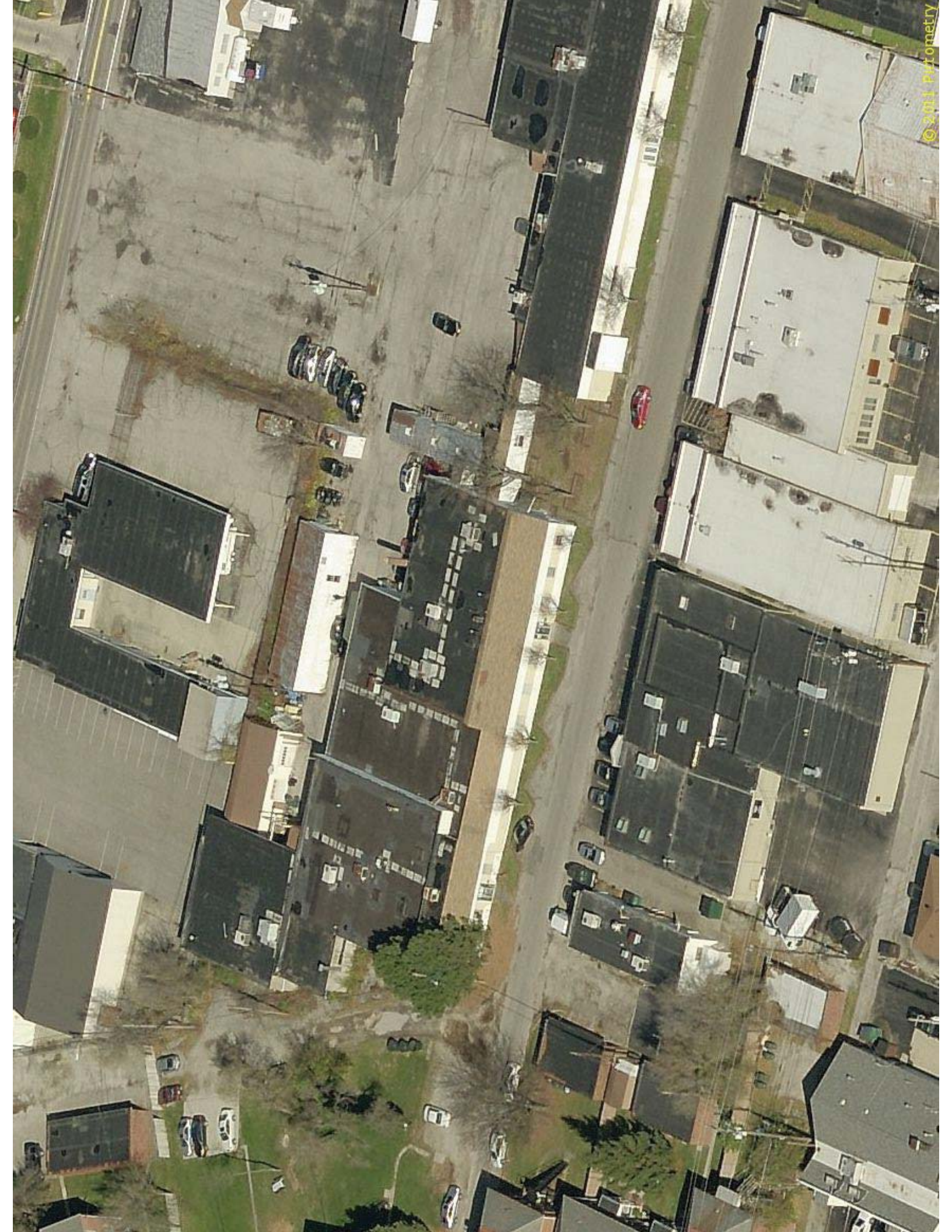
Tuesday, April 24, 2012 1:54 PM

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.

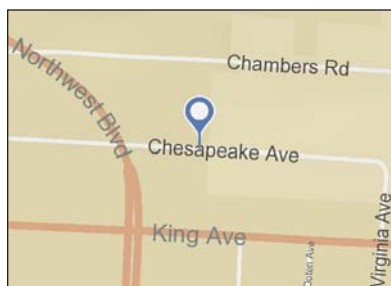
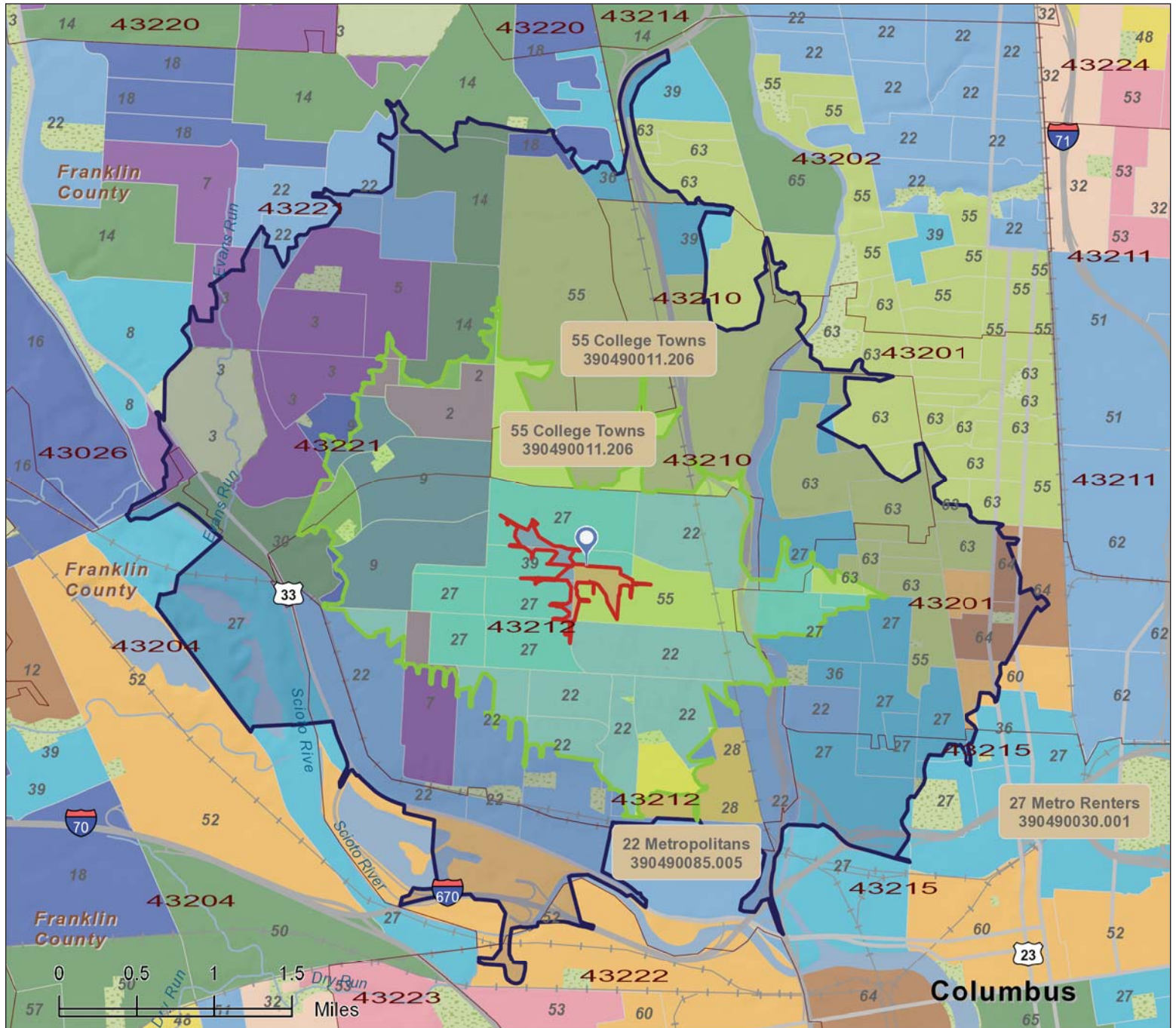




Dominant Tapestry Site Map

1212 Chesapeake Ave
1212 Chesapeake Ave, Columbus, OH, 43212, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 39.992518
Longitude: -83.039529



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





Dominant Tapestry Site Map

1212 Chesapeake Ave
1212 Chesapeake Ave, Columbus, OH, 43212, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 39.992518
Longitude: -83.039529

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>

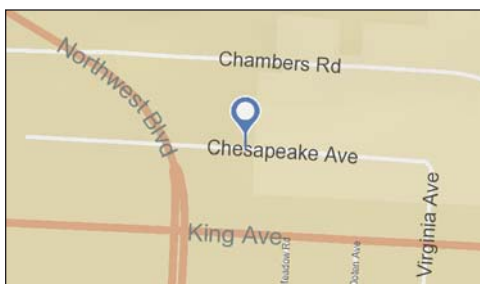
Segment 01: Top Rung	Segment 34: Family Foundations
Segment 02: Suburban Splendor	Segment 35: International Marketplace
Segment 03: Connoisseurs	Segment 36: Old and Newcomers
Segment 04: Boomburbs	Segment 37: Prairie Living
Segment 05: Wealthy Seaboard Suburbs	Segment 38: Industrious Urban Fringe
Segment 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

1212 Chesapeake Ave
1212 Chesapeake Ave, Columbus, OH, 43212, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 39.992518
Longitude: -83.039529



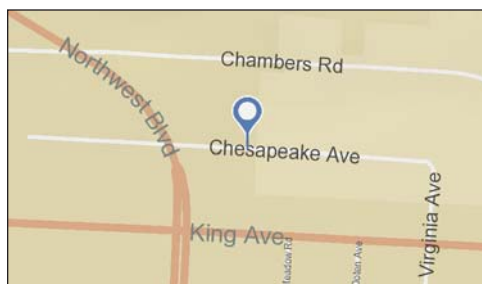
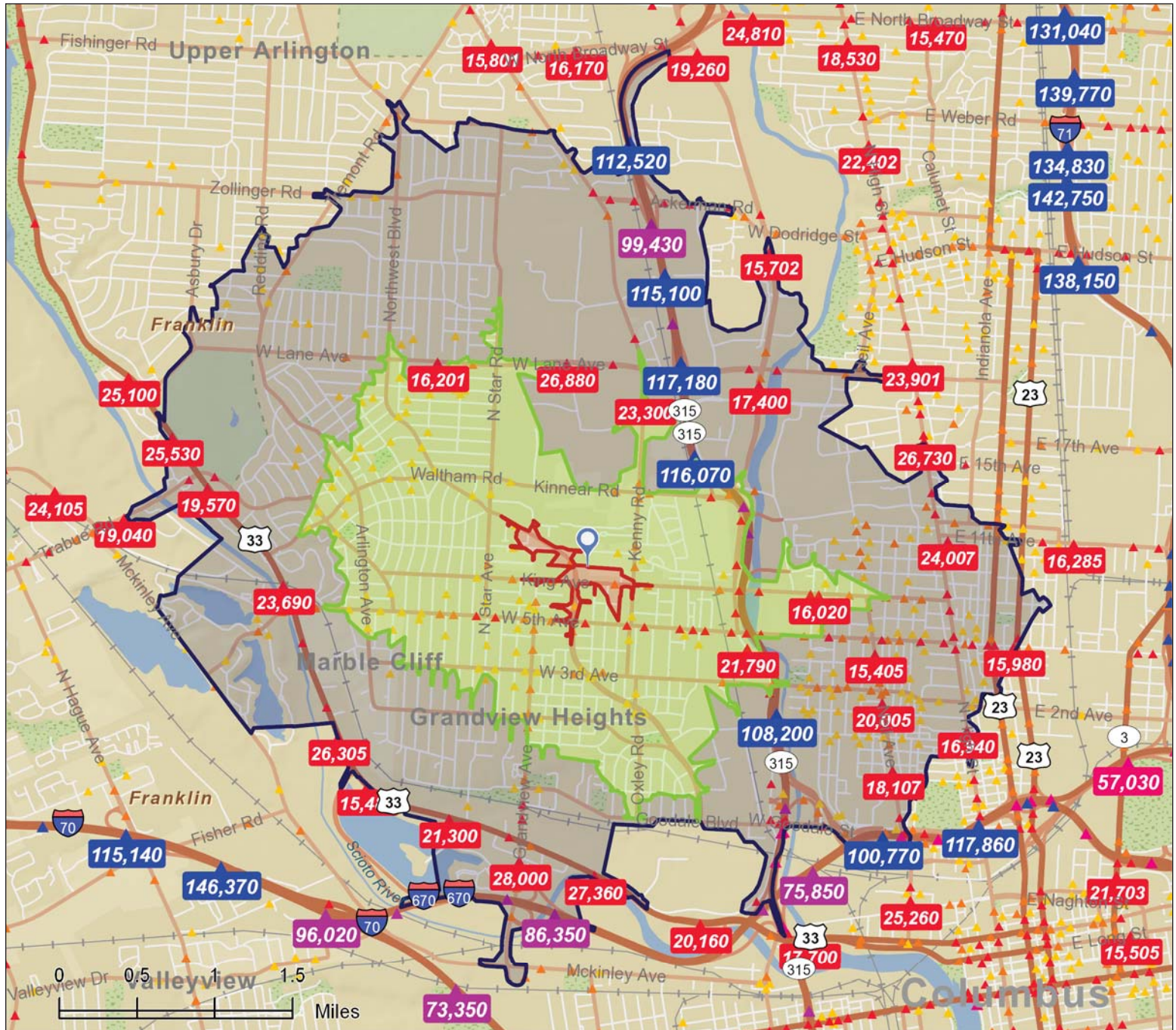
Source: ©i-cubed



Traffic Count Map

1212 Chesapeake Ave
1212 Chesapeake Ave, Columbus, OH, 43212, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 39.992518
Longitude: -83.039529



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®

April 24, 2012

©2012 Esri



Traffic Count Profile

Prepared by Randy Best

1212 Chesapeake Ave
1212 Chesapeake Ave, Columbus, OH, 43212, Demographics
Drive Time: 5 minutes

Latitude: 39.992518
Longitude: -83.039529

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	Northwest Blvd	Chesapeake Ave (0.03 miles SE)	1999	8,100
0.16	King Ave	Meadow Rd (0.1 miles W)	1999	12,900
0.16	Chambers Rd	Kenny Rd (0.09 miles E)	2008	2,610
0.19	King Ave	Northwest Blvd (0.12 miles E)	2007	10,270
0.20	Northwest Blvd	W 6th Ave (0.02 miles N)	2006	7,640
0.23	Kenny Rd	Concord Ave (0.02 miles S)	2008	9,460
0.26	Kenny Rd	Sells Ave (0.05 miles N)	2008	10,190
0.27	Chambers Rd	Kenny Rd (0.04 miles NW)	2008	650
0.27	W 5th Ave	Meadow Rd (0.04 miles E)	1999	17,800
0.31	Grandview Ave	W 3rd Ave (0.34 miles S)	1999	12,700
0.31	King Ave	Gerrard Ave (0.05 miles E)	1999	8,300
0.32	W 5th Ave	Meadow Rd (0.21 miles E)	2009	14,910
0.32	Northwest Blvd	Thornwood Pl (0.09 miles S)	1999	8,500
0.32	Kenny Rd	W 5th Ave (0.05 miles S)	2006	5,350
0.33	Grandview Ave	W 3rd Ave (0.3 miles S)	2006	4,030
0.34	W 6th Ave	Broadview Ave (0.05 miles W)	1997	6,003
0.34	W 5th Ave	Eastview Ave (0.02 miles E)	1999	16,400
0.37	Broadview Ave	W 6th Ave (0.03 miles S)	1999	2,900
0.37	King Ave	Broadview Ave (0.04 miles E)	1999	8,200
0.38	Chambers Rd	North Star Ave (0.12 miles W)	1999	1,900
0.40	Kinnear Rd	Kenny Rd (0.11 miles E)	2008	8,200
0.40	W 5th Ave	Fairview Ave (0.11 miles W)	2007	12,730
0.40	Grandview Ave	W 3rd Ave (0.21 miles S)	1999	12,600
0.40	W 5th Ave	Kenny Rd (0.06 miles W)	2001	16,680
0.41	Northwest Blvd	North Star Ave (0.14 miles NW)	2009	6,410
0.41	Eastview Ave	Thornwood Pl (0.06 miles S)	1999	1,500
0.42	Kenny Rd	Kinnear Rd (0.03 miles N)	2008	10,190
0.46	Broadview Ave	5th Ave (0.05 miles N)	1999	5,000
0.47	Kinnear Rd	Kenny Rd (0.05 miles W)	2008	9,030
0.49	Grandview Ave	W 3rd Ave (0.11 miles S)	1999	12,600

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.

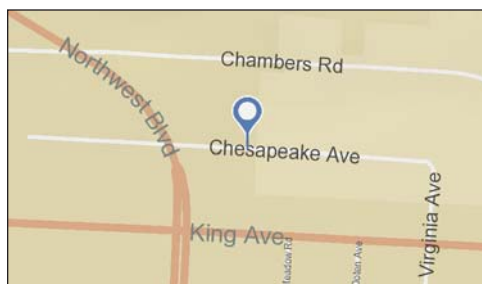
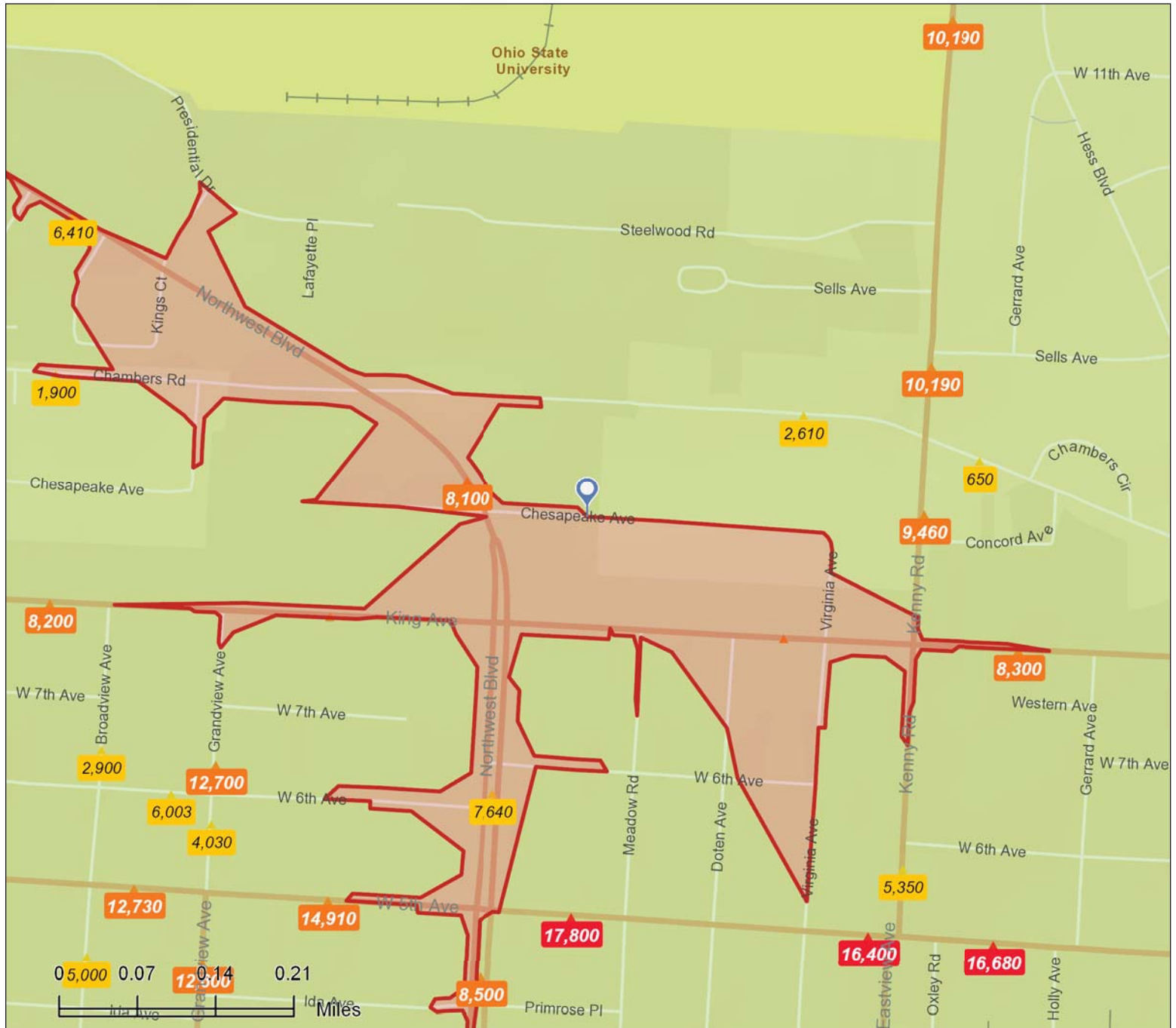
Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®



Traffic Count Map - Close Up

1212 Chesapeake Ave
1212 Chesapeake Ave, Columbus, OH, 43212, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 39.992518
Longitude: -83.039529



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®

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

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.