



7168-7200 E BROAD STREET, COLUMBUS, OHIO

**FOR LEASE \$4.95 PER SQ FT.
FOR SALE: \$695,000
REDEVELOPMENT OPPORTUNITY—5 ACRES**



**BEST CORPORATE REAL ESTATE
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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**Industrial**

MLS#: 212028054

Status: **Active**

List Agr Type: ERS

LP: \$ 695,000

Photos: 18

VT:

Parcel #: 170-001790-00
Use Code:Previous Use: Office/War
Zoning: CommerFor Sale: Yes For Lease: Yes
Occupancy Rate: 0%For Exchange: No
Mortg Balance:Gross Inc: \$0
Total Op Exp: \$0
NOI: \$0Condo Fee:
Addl Acc Cond : NONEKNOWNTaxes (Yr): \$14,632 / 2012
Assessment:Tax Incentive:
Possession: immediate**General Information**Address: 7200 E Broad St
Between Street: Rey New Alb Rd & N Waggoner Road
Complex:
Distance to Interchange: 2Unit/Suite:
City: Columbus
County: Franklin
Multi Parc: YZip: 43213
Corp Limit: None
Township: Jefferson
Near Interchange: I-270 & Broad**Building Information**Tot Avail SqFt: 9,755
Tot Bldg SqFt: 15,361
Flrs Abv Gnd: 1
of Docks: 0
Year Built: 1979
Min Ceiling Ht: 14'Min SqFt Avail: 9,755
Acreage: 5.000
of Units:
of Drive-In Doors: 4
Year Remodeled: 2012
Max Ceiling Height: 14'Max Cntg SF Avail: 9,755
Lot Size:
Parking:
Bay Size:
Bldg Depth:
Office SqFt: 2,000

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1:	9,755	08/14/2012	3:		
2:			4:		

Financials

Lease Rate \$/SqFt: \$5

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		\$ 2 per above checked items	

Terms Desired: 5 Years

Will Landlord Remodel: Y
Finish Allowance/SqFt:
Pass-Thru of Exp ovr Base Yr:
Exp Stop:**Features**

Primary Photo Source: Realtor Provided(Time limited)

Property Description

Great Retail exposure (40,000 cars/day) on East Broad Street across from Strader's Garden Center and down from Menards, Kroger, Giant Eagle & many other retailers. The main building is 9,755 SF and is available for lease. Great redevelopment opportunity; two parcels for sale with 5 acres total & 15,361 sq ft.

Sold Information

Sold Date:

SP:



Exterior Front





Warehouse



Exterior Front



Warehouse

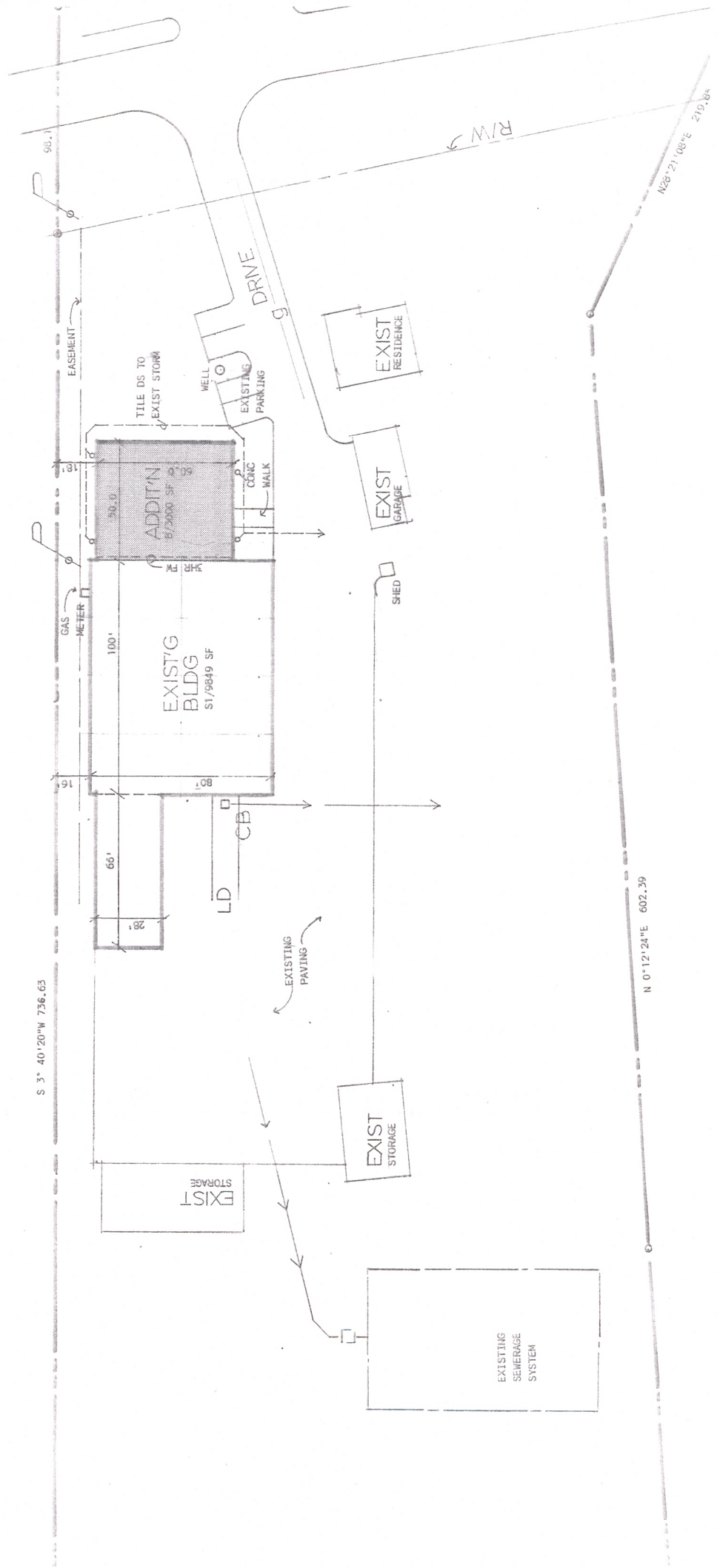


Interior Space/Layout

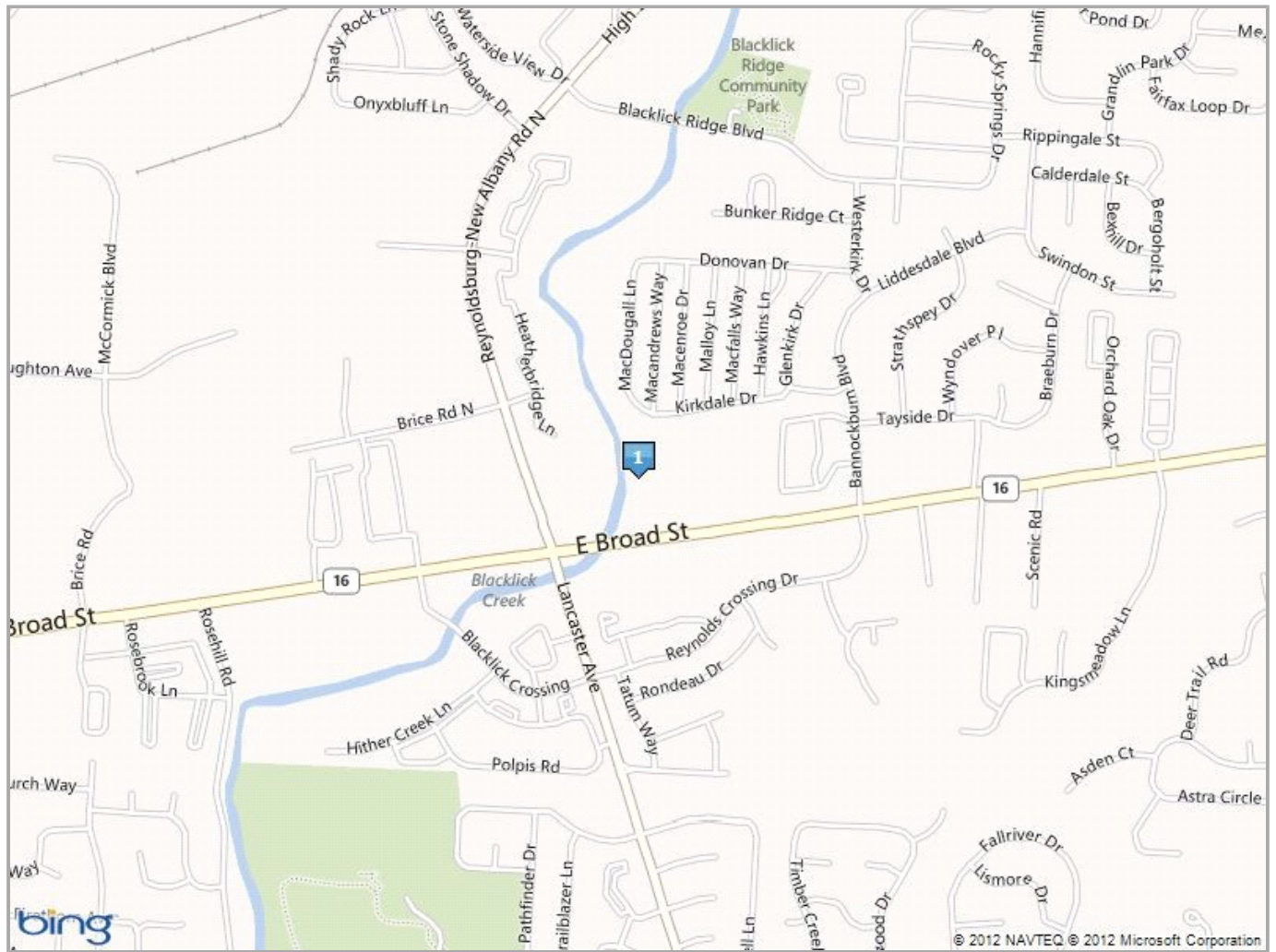


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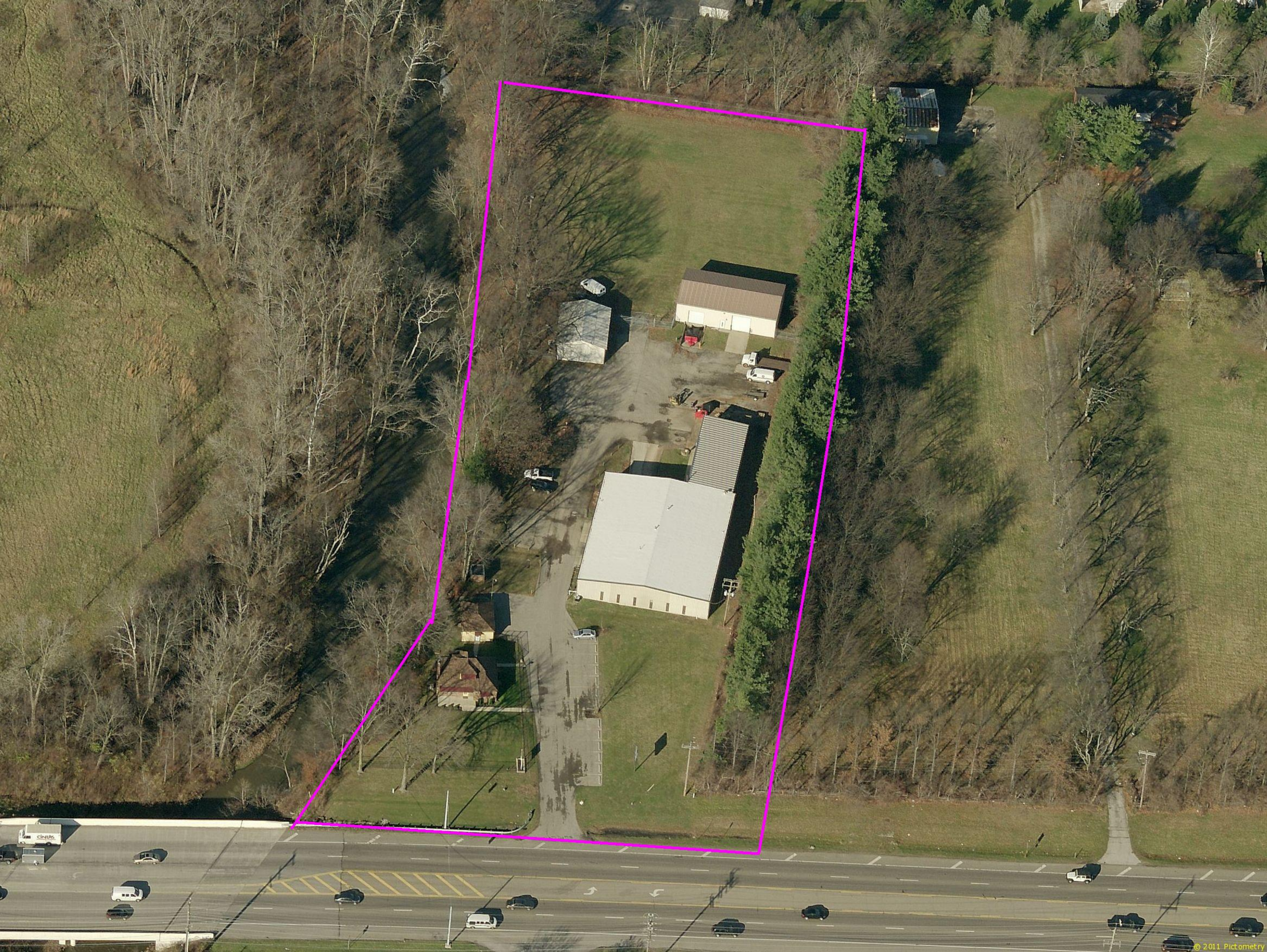




Road Map



1 7200 E Broad St, Columbus, OH 43213





#	Listing #	Address	Status	List Price	Sold Price
1	212028054	7200 E Broad St	Active	695,000	



Executive Summary

Prepared by James Mangas

7200 E Broad St
7201 E Broad St, Columbus, OH, 43004
Ring: 1, 3, 5 Miles

Latitude: 39.983153
Longitude: -82.80959

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	10,416	68,284	161,218
Male Population	47.8%	48.0%	48.3%
Female Population	52.2%	52.0%	51.7%
Median Age	32.5	36.5	35.9
2010 Income			
Median HH Income	\$55,159	\$64,324	\$61,920
Per Capita Income	\$29,349	\$32,327	\$30,337
Average HH Income	\$67,744	\$76,950	\$73,962
2010 Households			
Total Households	4,585	28,776	65,388
Average Household Size	2.27	2.36	2.46
2010 Housing			
Owner Occupied Housing Units	48.8%	56.2%	55.4%
Renter Occupied Housing Units	40.0%	33.5%	34.8%
Vacant Housing Units	11.3%	10.3%	9.8%
Population			
1990 Population	4,290	38,571	110,022
2000 Population	8,617	53,763	138,708
2010 Population	10,416	68,284	161,218
2015 Population	11,314	73,829	170,610
1990-2000 Annual Rate	7.22%	3.38%	2.34%
2000-2010 Annual Rate	1.87%	2.36%	1.48%
2010-2015 Annual Rate	1.67%	1.57%	1.14%

In the identified market area, the current year population is 161,218. In 2000, the Census count in the market area was 138,708. The rate of change since 2000 was 1.48 percent annually. The five-year projection for the population in the market area is 170,610, representing a change of 1.14 percent annually from 2010 to 2015. Currently, the population is 48.3 percent male and 51.7 percent female.

Households			
1990 Households	1,551	15,391	43,044
2000 Households	3,731	22,577	56,194
2010 Households	4,585	28,776	65,388
2015 Households	5,011	31,208	69,314
1990-2000 Annual Rate	9.17%	3.91%	2.7%
2000-2010 Annual Rate	2.03%	2.4%	1.49%
2010-2015 Annual Rate	1.79%	1.64%	1.17%

The household count in this market area has changed from 56,194 in 2000 to 65,388 in the current year, a change of 1.49 percent annually. The five-year projection of households is 69,314, a change of 1.17 percent annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2000. The number of families in the current year is 41,939 in the market area.

Housing

Currently, 55.4 percent of the 72,531 housing units in the market area are owner occupied; 34.8 percent, renter occupied; and 9.8 percent are vacant. In 2000, there were 59,346 housing units - 59.1 percent owner occupied, 35.6 percent renter occupied and 5.3 percent vacant. The rate of change in housing units since 2000 is 1.98 percent. Median home value in the market area is \$141,419, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.45 percent annually to \$151,990. From 2000 to the current year, median home value changed by 1.54 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.



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Ring: 1, 3, 5 Miles

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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$43,918	\$38,376	\$35,562
2000 Median HH Income	\$44,051	\$50,562	\$48,243
2010 Median HH Income	\$55,159	\$64,324	\$61,920
2015 Median HH Income	\$62,619	\$71,603	\$68,487
1990-2000 Annual Rate	0.03%	2.8%	3.1%
2000-2010 Annual Rate	2.22%	2.38%	2.46%
2010-2015 Annual Rate	2.57%	2.17%	2.04%
Per Capita Income			
1990 Per Capita Income	\$16,388	\$17,684	\$16,065
2000 Per Capita Income	\$23,617	\$25,671	\$24,177
2010 Per Capita Income	\$29,349	\$32,327	\$30,337
2015 Per Capita Income	\$33,028	\$36,024	\$33,651
1990-2000 Annual Rate	3.72%	3.8%	4.17%
2000-2010 Annual Rate	2.14%	2.27%	2.24%
2010-2015 Annual Rate	2.39%	2.19%	2.1%
Average Household Income			
1990 Average Household Income	\$47,263	\$44,976	\$40,736
2000 Average Household Income	\$54,938	\$61,107	\$58,906
2010 Average HH Income	\$67,744	\$76,950	\$73,962
2015 Average HH Income	\$75,849	\$85,503	\$81,928
1990-2000 Annual Rate	1.52%	3.11%	3.76%
2000-2010 Annual Rate	2.07%	2.27%	2.25%
2010-2015 Annual Rate	2.29%	2.13%	2.07%

Households by Income

Current median household income is \$61,920 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$68,487 in five years. In 2000, median household income was \$48,243, compared to \$35,562 in 1990.

Current average household income is \$73,962 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$81,928 in five years. In 2000, average household income was \$58,906, compared to \$40,736 in 1990.

Current per capita income is \$30,337 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$33,651 in five years. In 2000, the per capita income was \$24,177, compared to \$16,065 in 1990.

Population by Employment

Total Businesses	224	2,326	5,118
Total Employees	2,307	33,240	74,288

Currently, 91.0 percent of the civilian labor force in the identified market area is employed and 9.0 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 92.7 percent of the civilian labor force, and unemployment will be 7.3 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, 73.2 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:

- 69.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 15.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 15.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 85.1 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 23.4 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:

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

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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.

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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.

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