



**1061 SOUTH 22ND STREET, COLUMBUS, OHIO**

**FOR SALE: \$149,000**



**Property Features:**

- Precious Church
- 3,394 Sq Ft (doesn't include lower level space)
- Holds 270 occupants
- Offices, Classrooms, Sanctuary, and Bathrooms on 1st floor
- Classrooms, Kitchen, Storage Area & Bathrooms on lower level
- Located at the corner of 22nd Street and Reinhard Avenue

**This property can  
also be leased.  
Please ask  
for details.**



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.

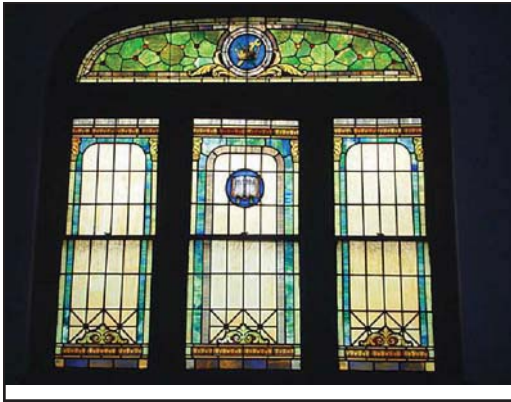
**Buyer Full Report****Commercial****ML#:** 212031370**Status:** Active  
**List Agr Type:** ERS**LP:** \$149,000  
**Photos:** 13  
**VT:****Parcel #:** 010-066926-00  
**Use Code:****Previous Use:** Church  
**Zoning:** Church**For Sale:** Yes      **For Lease:** No  
**Occupancy Rate:****For Exchange:** No  
**Mortg Balance:****Gross Inc:** \$0  
**Total Op Exp:** \$0  
**NOI:** \$0**Condo Fee:****Taxes (Yrly):**  
**Assessment:****Tax Incentive:**  
**Possession:** Immediately  
**Addl Acc Cond :** NONEKNOWN**General Information****Address:** 1061 22nd St S  
**Between Street:** 22nd Street & Reinhard Avenue  
**Complex:**  
**Distance to Interchange:****Unit/Suite #:**  
**City:** Columbus  
**County:** Franklin  
**Multi Parc:****Zip:** 43206  
**Corp Limit:** Columbus  
**Township:** None  
**Near Interchange:****Building Information****Tot Avail SqFt:**  
**Tot Bldg SqFt:** 3,394  
**# Flrs Abv Gnd:** 1  
**# of Docks:** 0  
**Year Built:** 0  
**Traffic Count:****Min SqFt Avail:** 3,394  
**Acreage:** 0.220  
**# of Units:**  
**# of Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height:****Max Cntg SF Avail:** 3,394  
**Lot Size:** 89 x 112  
**Parking:**  
**Bay Size:**

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

**Financials****Lease Rate \$/SqFt:** \$0  
**Exp Paid By:** L    T Reimburse L    T Contracts Directly  
**ALL**  
**RE Taxes:**  
**Bldg Insurance:**  
**Utilities:**  
**Maint/Repairs:**  
**Janitorial:**  
**CAM:**  
**Cu Yr Est \$/SF**      \$0 per above checked items**Terms Desired:**  
**Will Landlord Remodel:** n  
**Finish Allowance/SqFt:**  
**Pass-Thru of Exp ovr Base Yr:**  
**Exp Stop:****Features****Property Description**

Cathedral holds 270 occupants according to the owner. It also offers offices, bathrooms, classrooms and sanctuary on first floor. Finished lower level with classrooms, kitchen, bathrooms and storage areas.

**Sold Information****Sold Date:**      **DOM:** 313      **SP:**





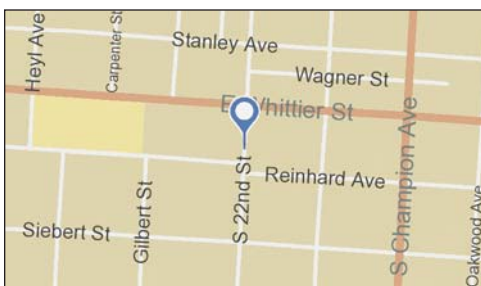
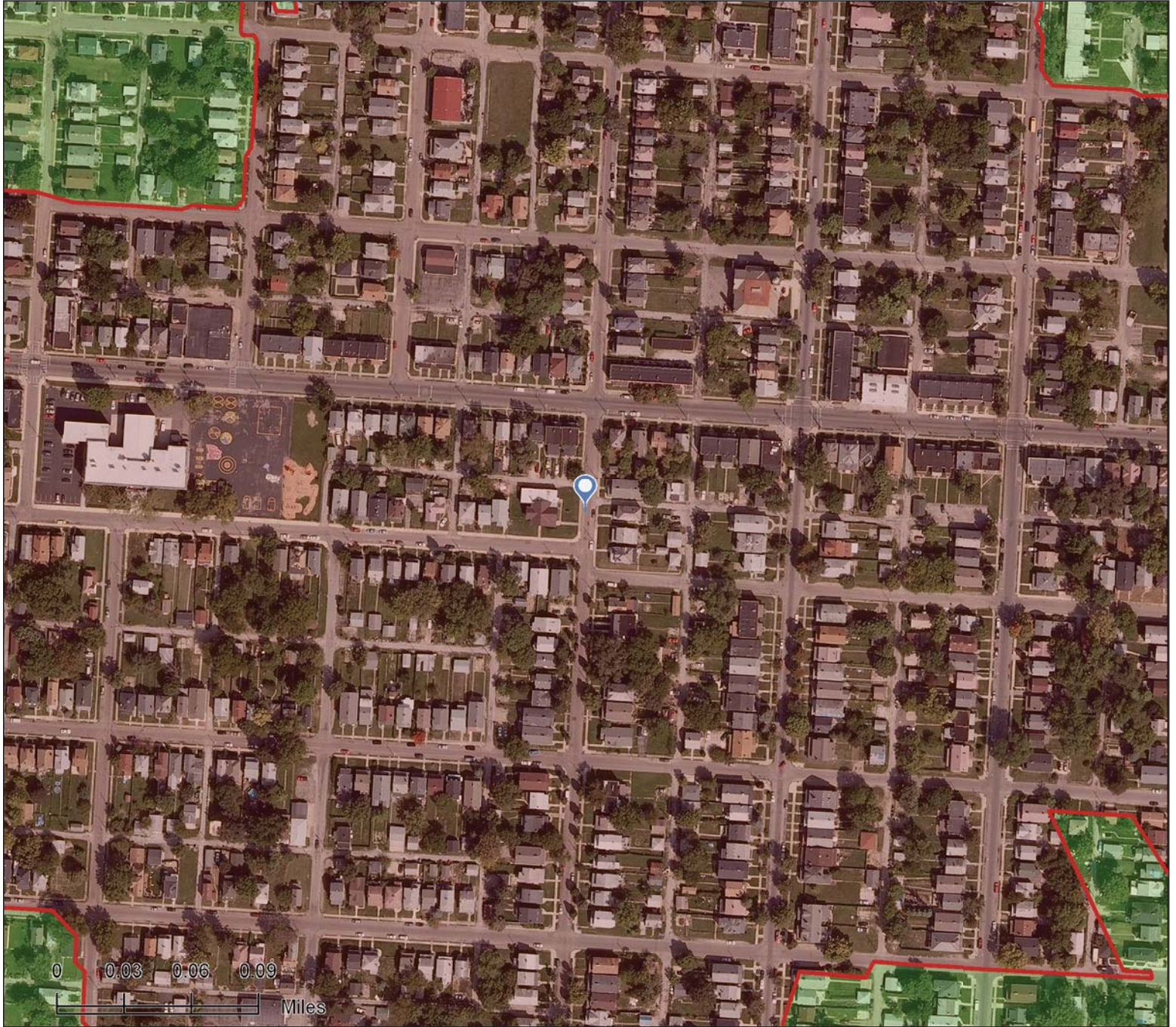




# Site Map on Satellite Imagery - 0.4 Miles Wide

1061 S 22nd St, Columbus, Ohio  
1061 S 22nd St, Columbus, OH, 43206, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.943113  
Longitude: -82.973337



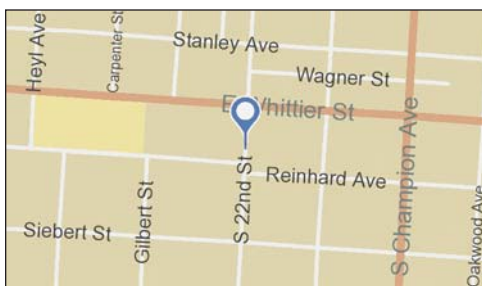
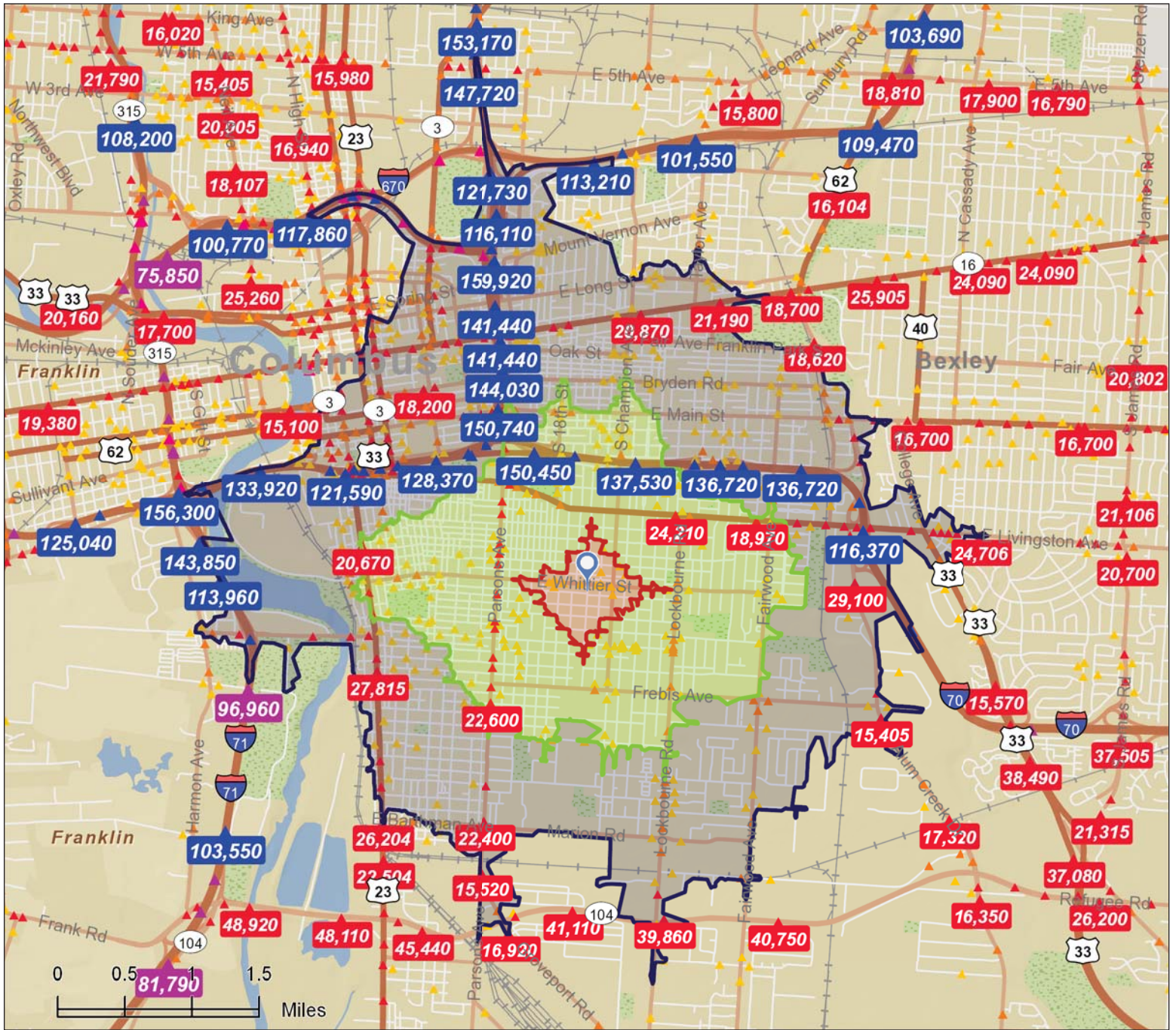
Source: ©i-cubed



# Traffic Count Map

1061 S 22nd St, Columbus, Ohio  
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 Drive Time: 1, 3, 5 Minutes

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 Latitude: 39.943113  
 Longitude: -82.973337



- 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





# Traffic Count Profile

Prepared by Randy Best

1061 S 22nd St, Columbus, Ohio  
1061 S 22nd St, Columbus, OH, 43206, Demographics  
Drive Time: 5 minutes

Latitude: 39.943113  
Longitude: -82.973337

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	E Whittier St	Wagner St (0.01 miles E)	1997	6,107
0.06	E Whittier St	S Ohio Ave (0.02 miles E)	2007	4,270
0.09	S Ohio Ave	E Whittier St (0.01 miles S)	2007	3,200
0.09	E Whittier St	S Ohio Ave (0.01 miles W)	2007	4,370
0.14	S Ohio Ave	Stanley Ave (0.02 miles S)	1997	4,254
0.14	E Whittier St	S Champion Ave (0.01 miles E)	2007	4,550
0.15	E Whittier St	Heyl Ave (0.05 miles W)	1997	5,907
0.15	S Champion Ave	Reinhard Ave (0.01 miles S)	2007	1,700
0.19	Heyl Ave	E Whittier St (0.03 miles N)	1997	600
0.20	E Whittier St	Oakwood Ave (0.02 miles E)	2007	4,610
0.20	Heyl Ave	E Whittier St (0.02 miles S)	2000	710
0.22	E Whittier St	Heyl Ave (0.03 miles E)	1997	5,907
0.23	E Kossuth St	S Champion Ave (0.03 miles W)	2004	430
0.24	Oakwood Ave	Stanley Ave (0.02 miles S)	2004	1,470
0.25	S Ohio Ave	E Deshler Ave (0.02 miles N)	1997	5,805
0.27	S Ohio Ave	E Columbus St (0.04 miles S)	2001	4,060
0.30	Thurman Ave	S 22nd St (0.03 miles W)	1997	4,005
0.33	Thurman Ave	S Champion Ave (0.02 miles E)	2008	2,225
0.35	Thurman Ave	S Champion Ave (0.03 miles W)	2008	2,395
0.35	Oakwood Ave	Thurman Ave (0.02 miles S)	2009	870
0.38	S Champion Ave	Mithoff St (0.02 miles S)	2008	1,670
0.38	Stewart Ave	S 17th St (0.03 miles E)	1997	1,304
0.38	Thurman Ave	Oakwood Ave (0.01 miles W)	2009	2,730
0.38	Oakwood Ave	Thurman Ave (0.01 miles N)	1997	3,605
0.39	Ann St	Reinhard Ave (0.05 miles N)	1997	654
0.41	Thurman Ave	Wilson Ave (0.02 miles E)	2005	2,595
0.41	Wilson Ave	Thurman Ave (0.01 miles S)	2005	945
0.42	Ann St	Stewart Ave (0.03 miles N)	1997	1,002
0.43	Thurman Ave	Wilson Ave (0.01 miles W)	2005	2,545
0.43	Wilson Ave	Thurman Ave (0.01 miles N)	2005	675

**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.

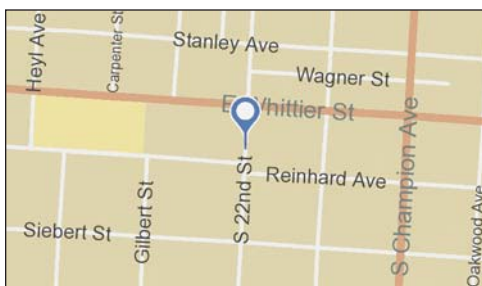
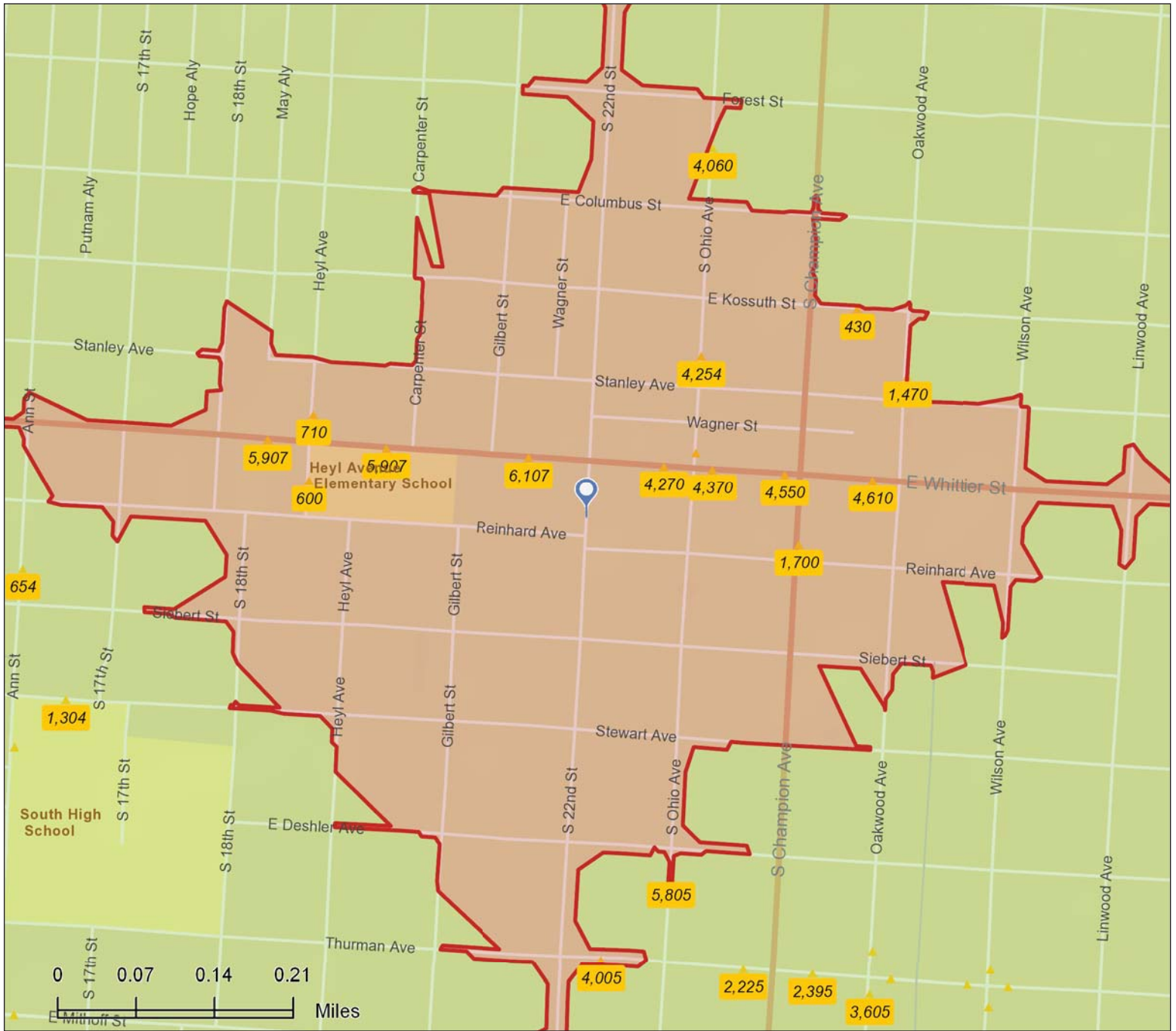
**Source:** ©2011 MPSI Systems Inc. d.b.a. DataMetrix®



# Traffic Count Map - Close Up

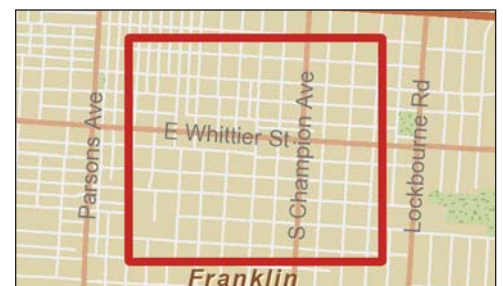
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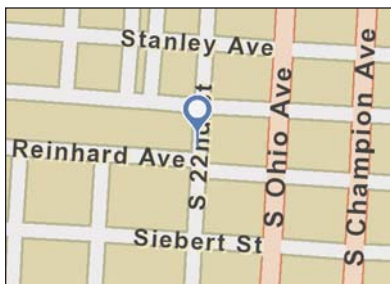
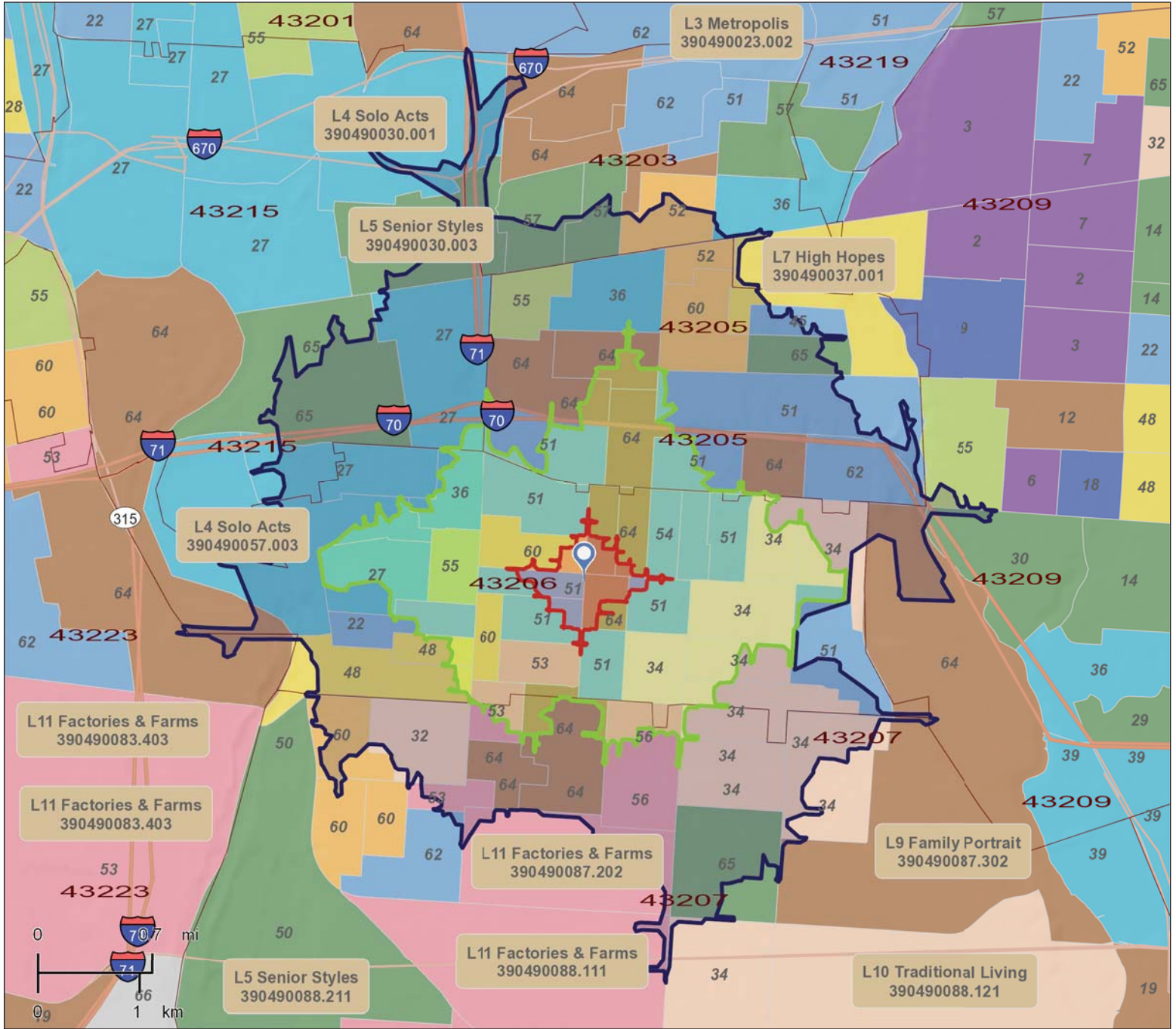




# Dominant Tapestry Site Map

1061 S 22nd St, Columbus, Ohio  
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## 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

September 18, 2012



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## 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

## **Disclaimer And Confidentiality Agreement**

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