



## 1100 BEECHER CROSSING N., COLUMBUS, OH

**PURCHASE PRICE: \$335,000**  
**LEASE PRICE: \$12.00 PER SQ. FT**



### Property Features:

- 1,950 Sq. Ft.
- Built in 2002
- Immediate Possession
- Office Condo



**BEST CORPORATE REAL ESTATE**  
**JAMES MANGAS CCIM**  
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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.



# Office

MLS#: 211009438

Status: Active

LP: \$335,000

Photos: 8 VT:

Zip: 43230

Unit/Suite #: C

Address: [1100 Beecher Crossing](#)

Complex:

Property Type: OFFICE

Tot Bldg SqFt: 1,950

Lot Size: cnd X cnd

Avail SqFt: 1,950

Min Av SqFt: 1,950

Between Street: N. Hamilton & Johnstown

Acres:

Max Cntg SF: 1,950

Lease \$/Sqft: \$171.80

Map Bottom/Side:

## Remarks

Custom Office Condo built in 2002. Previously medical office and can be retrofitted for tenant use, property could also be purchased.

## Sold Information

Closed Date:

DOM: 210

SP:



Monday, October 17, 2011 1:21 PM

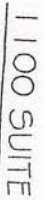
Information deemed reliable but not guaranteed

Prepared by: Randy Best

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SCALE 1/4" = 1'-0"

**Buyer Full Report****Office****MLS#:** 211009438**Status:** Active**LP:** \$335,000**Photos:** 8**VT:****Property Type:** OFFICE**Parcel #:** 025-013058-00  
**Use Code:****Previous Use:** Medical Of  
**Zoning:****For Sale:** Y **For Lease:** Y  
**Occupancy Rate:****For Exchange:** N  
**Mortg Balance:****Gross Inc:** \$0  
**Total Op Exp:** \$0  
**NOI:** \$0**Condo Fee:****Taxes (Yr):** \$8,738 / 2010  
**Assessment:****Tax Incentive:**  
**Possession:** Immediate**General Information****Address:** [1100 Beecher Crossing](#)  
**Between Street:** N. Hamilton & Johnstown  
**Complex:**  
**Distance to Interchange:****Unit/Suite:** C  
**City:** Columbus  
**County:** [Franklin](#)  
**Multi Parc:****Zip:** 43230  
**Corp Limit:** Gahanna  
**Township:**  
**Near Interchange:****Building Information****Tot Avail SqFt:** 1,950  
**Tot Bldg SqFt:** 1,950  
**# Flrs Abv Gnd:** 1  
**# of Docks:** 0  
**Year Built:** 2002  
**Common Area Factor:****Min SqFt Avail:** 1,950  
**Acreage:**  
**# Elevators:** 0  
**# of Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height:****Max Cntg SF Avail:** 1,950  
**Lot Size:** cnd X cnd  
**Parking Ratio:**  
**Total Parking:**  
**Basement:** N

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1: C	1,950	03/21/2011	3:		
2:			4:		

**Financials****Lease Rate \$/SqFt:** \$12.00**Terms Desired:** 3 years**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** 0 per above checked items**Will Landlord Remodel:**  
**Finish Allowance/SqFt:**  
**Pass-Thru of Exp ovr Base Yr:**  
**Exp Stop:****Features****Property Description**

Custom Office Condo built in 2002. Previously medical office and can be retrofitted for tenant use, property could also be purchased.

**Sold Information****Sold Date:****SP:****Monday, October 17, 2011 1:17 PM***Information deemed reliable but not guaranteed***Prepared by:** Randy Best*Copyright: 2001 - 2011 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.*

# 1100 Beecher Crossing N - Suite C

Office For Lease or Sale in Gahanna



Property ID: 480427

Custom Office Condo built in 2002. Previous medical office, can be retrofitted for Tenant use. Office Condo could also be purchased.

Location		Listing Summary		
1100 Beecher Crossing N		FOR LEASE		FOR SALE
Gahanna, OH 43230-4565		Available SF	1,950 SF	Sale Type Inv. or Owner/User
Park/Complex	Crossing Creek Office Park	Vacant SF	1,950 SF	Unit
Market:	East	Min Div	1,950 SF	Price \$335,000
Submarket:	Gahanna	Max Contig	1,950 SF	Price/SF \$171.79 /SF
Cross Streets: NE of Beecher Rd and Beecher Crossing		Rate	\$12.00 MG	
		Sublease	No	
		Taxes/SF		
		Operating Exp/SF		

Property Description					
Building Size	10,160 SF	Class	C	Common Area Factor	Parking Spaces 18
Floors	1	Status	Existing	Min Floor Size	10,160 SF
		Year Built	2002	Max Floor	10,160 SF
					Parking Ratio 1.77/1000





## Demographic and Income Profile

1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565,  
Drive Time: 5 minutes

Prepared by Randy Best  
Latitude: 40.046429  
Longitude: -82.860527

Summary	2000		2010		2015	
Population	11,894		14,071		15,180	
Households	4,525		5,425		5,883	
Families	3,255		3,846		4,142	
Average Household Size	2.61		2.58		2.57	
Owner Occupied Housing Units	3,555		4,170		4,528	
Renter Occupied Housing Units	970		1,255		1,355	
Median Age	37.2		41.0		41.7	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	1.53%		0.14%		0.76%	
Households	1.63%		0.20%		0.78%	
Families	1.49%		0.06%		0.64%	
Owner HHs	1.66%		0.23%		0.82%	
Median Household Income	2.79%		2.42%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	179	4.0%	135	2.5%	110	1.9%
\$15,000 - \$24,999	238	5.3%	169	3.1%	123	2.1%
\$25,000 - \$34,999	242	5.4%	200	3.7%	136	2.3%
\$35,000 - \$49,999	532	11.8%	514	9.5%	354	6.0%
\$50,000 - \$74,999	1,094	24.3%	1,127	20.8%	1,193	20.3%
\$75,000 - \$99,999	774	17.2%	989	18.2%	1,018	17.3%
\$100,000 - \$149,999	897	19.9%	1,376	25.4%	1,691	28.7%
\$150,000 - \$199,999	297	6.6%	440	8.1%	665	11.3%
\$200,000+	254	5.6%	472	8.7%	592	10.1%
Median Household Income	\$74,017		\$87,298		\$100,149	
Average Household Income	\$93,159		\$111,007		\$122,102	
Per Capita Income	\$35,711		\$43,174		\$47,512	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	796	6.7%	836	5.9%	874	5.8%
5 - 9	884	7.4%	903	6.4%	947	6.2%
10 - 14	944	7.9%	1,017	7.2%	1,054	6.9%
15 - 19	802	6.7%	968	6.9%	1,007	6.6%
20 - 24	533	4.5%	678	4.8%	762	5.0%
25 - 34	1,537	12.9%	1,541	11.0%	1,695	11.2%
35 - 44	2,215	18.6%	1,889	13.4%	1,924	12.7%
45 - 54	2,110	17.7%	2,526	18.0%	2,328	15.3%
55 - 64	1,028	8.6%	2,077	14.8%	2,384	15.7%
65 - 74	623	5.2%	956	6.8%	1,429	9.4%
75 - 84	349	2.9%	511	3.6%	580	3.8%
85+	71	0.6%	169	1.2%	200	1.3%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,513	88.4%	11,863	84.3%	12,577	82.8%
Black Alone	730	6.1%	1,095	7.8%	1,240	8.2%
American Indian Alone	18	0.2%	24	0.2%	25	0.2%
Asian Alone	440	3.7%	762	5.4%	953	6.3%
Pacific Islander Alone	2	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	40	0.3%	83	0.6%	98	0.6%
Two or More Races	151	1.3%	242	1.7%	286	1.9%
Hispanic Origin (Any Race)	127	1.1%	318	2.3%	424	2.8%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 22, 2011

Made with Esri Business Analyst



## Demographic and Income Profile

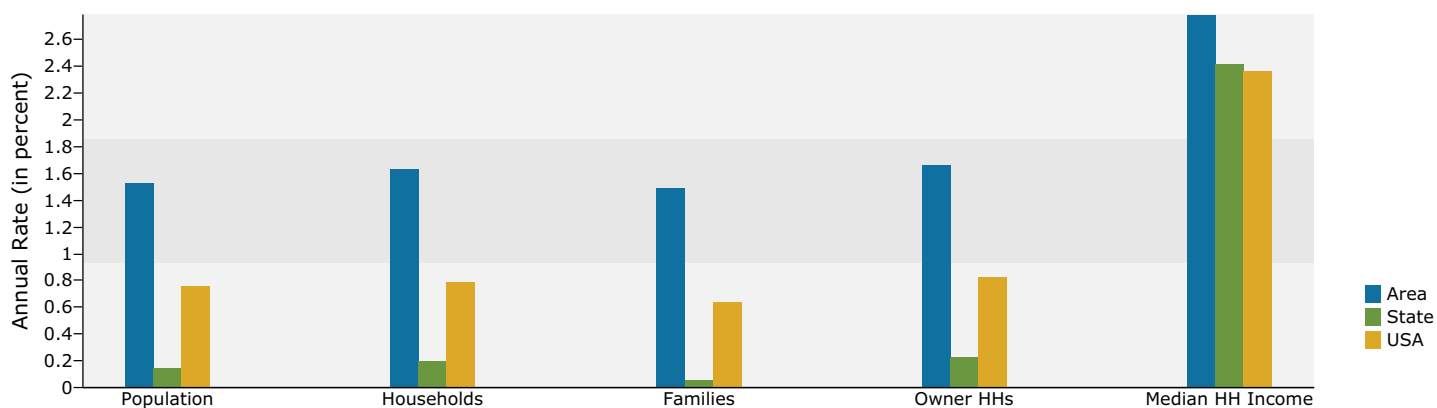
1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565,  
Drive Time: 5 minutes

Prepared by Randy Best

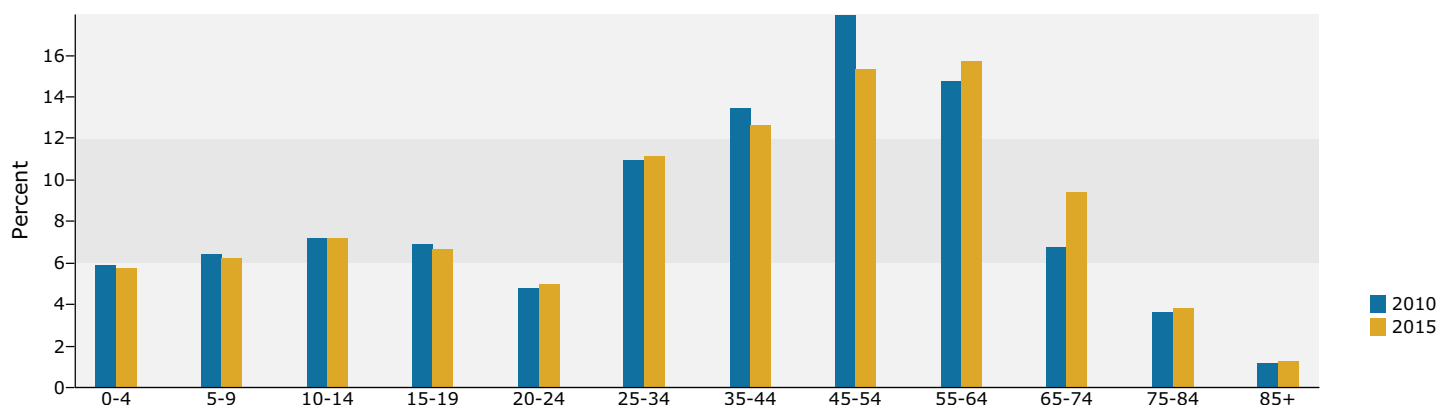
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Longitude: -82.860527

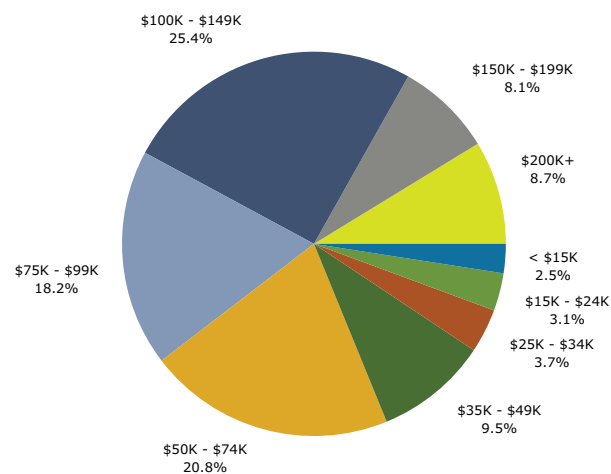
### Trends 2010-2015



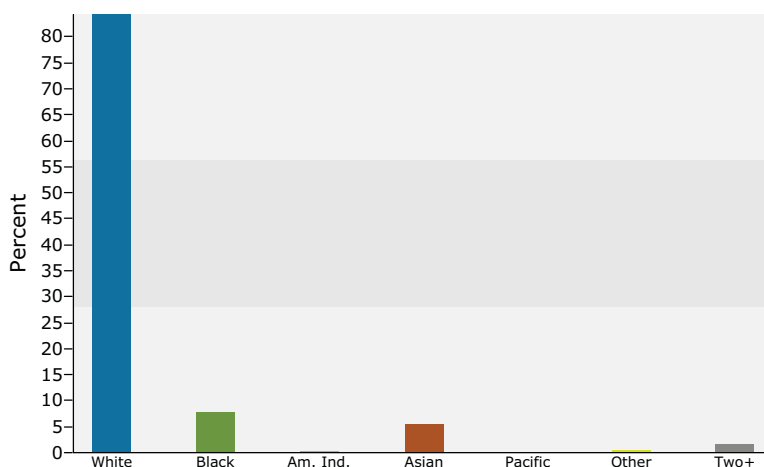
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 2.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 22, 2011

Made with Esri Business Analyst





## Demographic and Income Profile

1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565,  
Drive Time: 10 minutes

Prepared by Randy Best  
Latitude: 40.046429  
Longitude: -82.860527

Summary		2000		2010		2015	
Population		70,892		85,758		91,696	
Households		27,959		34,039		36,505	
Families		18,665		22,202		23,572	
Average Household Size		2.51		2.50		2.49	
Owner Occupied Housing Units		18,009		21,353		22,916	
Renter Occupied Housing Units		9,949		12,685		13,589	
Median Age		33.5		35.2		35.1	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.35%		0.14%		0.76%	
Households		1.41%		0.20%		0.78%	
Families		1.21%		0.06%		0.64%	
Owner HHs		1.42%		0.23%		0.82%	
Median Household Income		2.30%		2.42%		2.36%	
		2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	2,145	7.7%	2,009	5.9%	1,834	5.0%	
\$15,000 - \$24,999	2,312	8.3%	1,732	5.1%	1,422	3.9%	
\$25,000 - \$34,999	2,956	10.6%	2,299	6.8%	1,742	4.8%	
\$35,000 - \$49,999	4,217	15.1%	4,924	14.5%	3,714	10.2%	
\$50,000 - \$74,999	6,828	24.4%	7,035	20.7%	8,154	22.3%	
\$75,000 - \$99,999	4,038	14.5%	5,780	17.0%	5,933	16.3%	
\$100,000 - \$149,999	3,434	12.3%	6,392	18.8%	7,279	19.9%	
\$150,000 - \$199,999	961	3.4%	1,823	5.4%	3,634	10.0%	
\$200,000+	1,045	3.7%	2,044	6.0%	2,793	7.7%	
Median Household Income		\$57,494		\$70,961		\$79,523	
Average Household Income		\$73,442		\$91,534		\$103,649	
Per Capita Income		\$29,033		\$36,395		\$41,346	
		2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	5,490	7.7%	6,635	7.7%	7,029	7.7%	
5 - 9	5,850	8.3%	6,444	7.5%	6,918	7.5%	
10 - 14	5,398	7.6%	6,232	7.3%	6,670	7.3%	
15 - 19	4,656	6.6%	5,880	6.9%	5,851	6.4%	
20 - 24	4,211	5.9%	5,404	6.3%	5,928	6.5%	
25 - 34	11,618	16.4%	12,077	14.1%	13,267	14.5%	
35 - 44	13,098	18.5%	12,986	15.1%	12,898	14.1%	
45 - 54	10,068	14.2%	13,272	15.5%	13,012	14.2%	
55 - 64	5,014	7.1%	8,932	10.4%	10,230	11.2%	
65 - 74	2,997	4.2%	4,399	5.1%	6,058	6.6%	
75 - 84	1,817	2.6%	2,445	2.9%	2,685	2.9%	
85+	673	0.9%	1,051	1.2%	1,149	1.3%	
		2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	56,508	79.7%	63,473	74.0%	66,459	72.5%	
Black Alone	10,307	14.5%	15,371	17.9%	16,987	18.5%	
American Indian Alone	167	0.2%	216	0.3%	225	0.2%	
Asian Alone	2,148	3.0%	3,770	4.4%	4,664	5.1%	
Pacific Islander Alone	26	0.0%	62	0.1%	67	0.1%	
Some Other Race Alone	422	0.6%	839	1.0%	977	1.1%	
Two or More Races	1,315	1.9%	2,028	2.4%	2,316	2.5%	
Hispanic Origin (Any Race)	1,083	1.5%	2,556	3.0%	3,282	3.6%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 22, 2011

Made with Esri Business Analyst





## Demographic and Income Profile

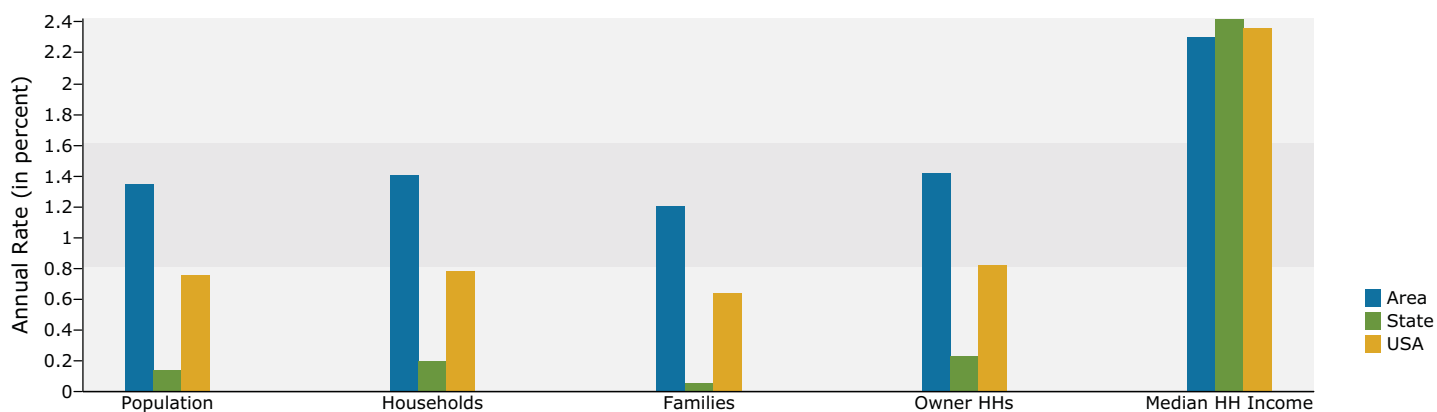
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1100 Beecher Xing N, Columbus, OH 43230-4565,  
Drive Time: 10 minutes

Prepared by Randy Best

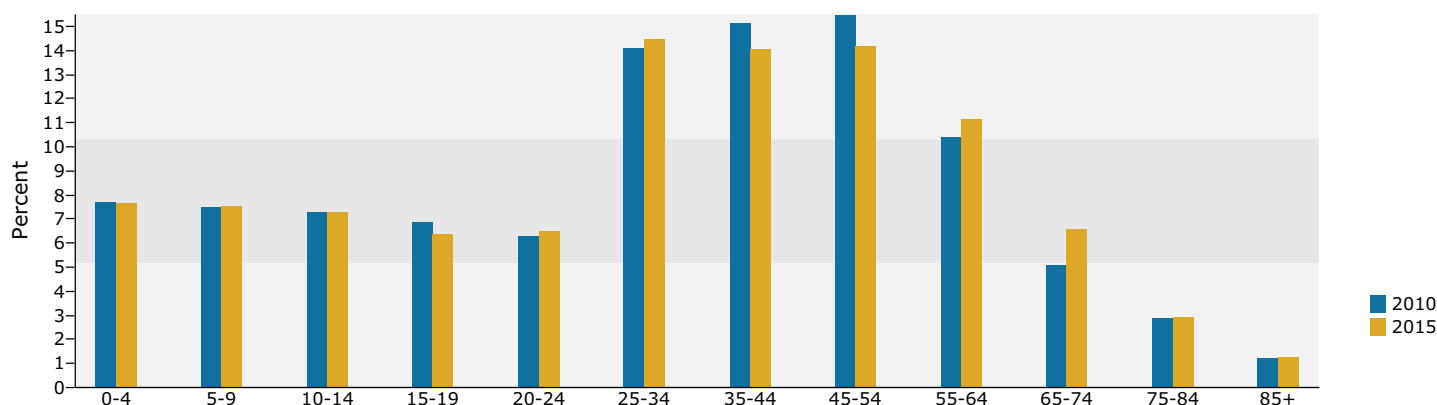
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Longitude: -82.860527

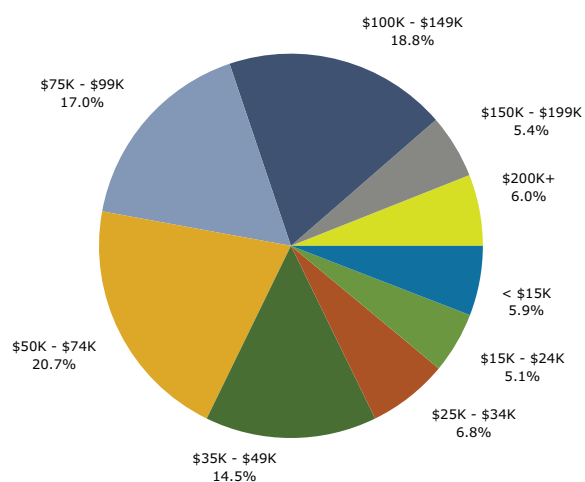
### Trends 2010-2015



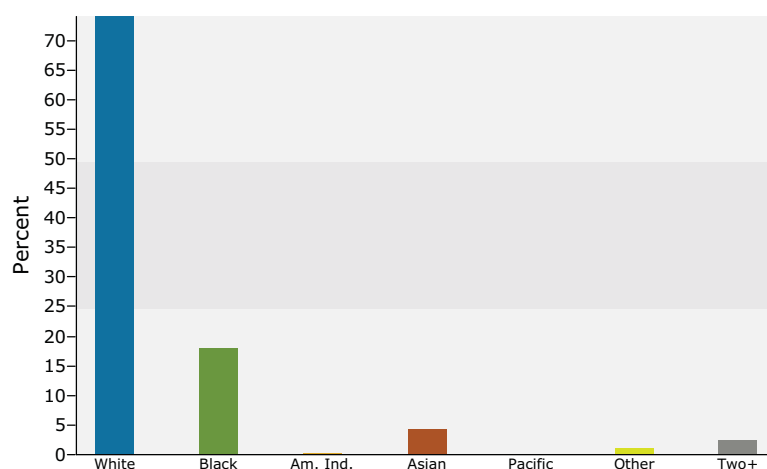
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 3.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 22, 2011

Made with Esri Business Analyst



## Demographic and Income Profile

1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565,  
Drive Time: 15 minutes

Prepared by Randy Best  
Latitude: 40.046429  
Longitude: -82.860527

Summary	2000		2010		2015	
Population	367,011		393,171		406,817	
Households	152,970		165,065		171,242	
Families	91,023		95,593		98,120	
Average Household Size	2.36		2.34		2.34	
Owner Occupied Housing Units	79,992		85,503		89,150	
Renter Occupied Housing Units	72,978		79,562		82,092	
Median Age	33.2		34.9		35.0	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.69%		0.14%		0.76%	
Households	0.74%		0.20%		0.78%	
Families	0.52%		0.06%		0.64%	
Owner HHs	0.84%		0.23%		0.82%	
Median Household Income	2.82%		2.42%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	25,954	16.9%	21,425	13.0%	19,863	11.6%
\$15,000 - \$24,999	20,751	13.5%	15,440	9.4%	13,010	7.6%
\$25,000 - \$34,999	22,020	14.4%	17,051	10.3%	13,338	7.8%
\$35,000 - \$49,999	25,317	16.5%	27,989	17.0%	22,575	13.2%
\$50,000 - \$74,999	29,510	19.3%	33,751	20.4%	41,117	24.0%
\$75,000 - \$99,999	13,971	9.1%	22,845	13.8%	24,904	14.5%
\$100,000 - \$149,999	10,004	6.5%	16,939	10.3%	22,381	13.1%
\$150,000 - \$199,999	2,675	1.7%	4,697	2.8%	7,491	4.4%
\$200,000+	3,054	2.0%	4,928	3.0%	6,562	3.8%
Median Household Income	\$38,812		\$50,368		\$57,893	
Average Household Income	\$52,578		\$65,548		\$74,302	
Per Capita Income	\$22,203		\$27,721		\$31,489	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,296	7.4%	28,628	7.3%	29,435	7.2%
5 - 9	27,817	7.6%	27,039	6.9%	27,865	6.9%
10 - 14	25,911	7.1%	25,576	6.5%	26,712	6.6%
15 - 19	24,896	6.8%	27,451	7.0%	25,982	6.4%
20 - 24	28,509	7.8%	31,304	8.0%	32,549	8.0%
25 - 34	59,492	16.2%	56,965	14.5%	61,081	15.0%
35 - 44	58,741	16.0%	52,869	13.4%	51,103	12.6%
45 - 54	47,835	13.0%	55,207	14.0%	52,021	12.8%
55 - 64	28,235	7.7%	42,899	10.9%	46,918	11.5%
65 - 74	20,985	5.7%	23,790	6.1%	30,900	7.6%
75 - 84	12,999	3.5%	15,016	3.8%	15,364	3.8%
85+	4,293	1.2%	6,427	1.6%	6,891	1.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	233,543	63.6%	235,381	59.9%	239,778	58.9%
Black Alone	111,052	30.3%	125,678	32.0%	130,813	32.2%
American Indian Alone	1,000	0.3%	1,163	0.3%	1,189	0.3%
Asian Alone	7,421	2.0%	11,260	2.9%	13,402	3.3%
Pacific Islander Alone	178	0.0%	300	0.1%	313	0.1%
Some Other Race Alone	3,785	1.0%	6,646	1.7%	7,472	1.8%
Two or More Races	10,032	2.7%	12,743	3.2%	13,850	3.4%
Hispanic Origin (Any Race)	8,151	2.2%	16,332	4.2%	19,706	4.8%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 22, 2011

Made with Esri Business Analyst



## Demographic and Income Profile

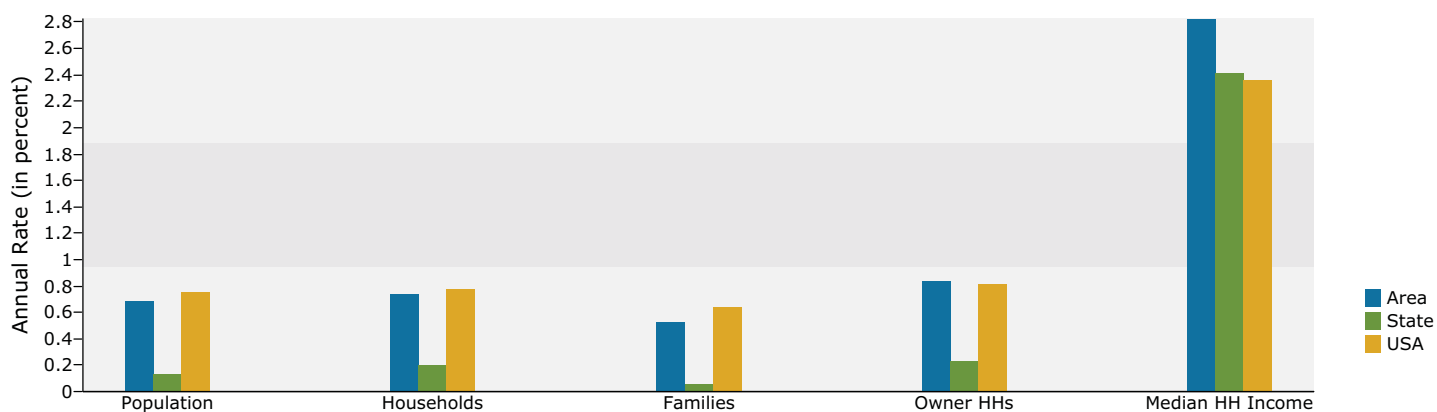
1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565,  
Drive Time: 15 minutes

Prepared by Randy Best

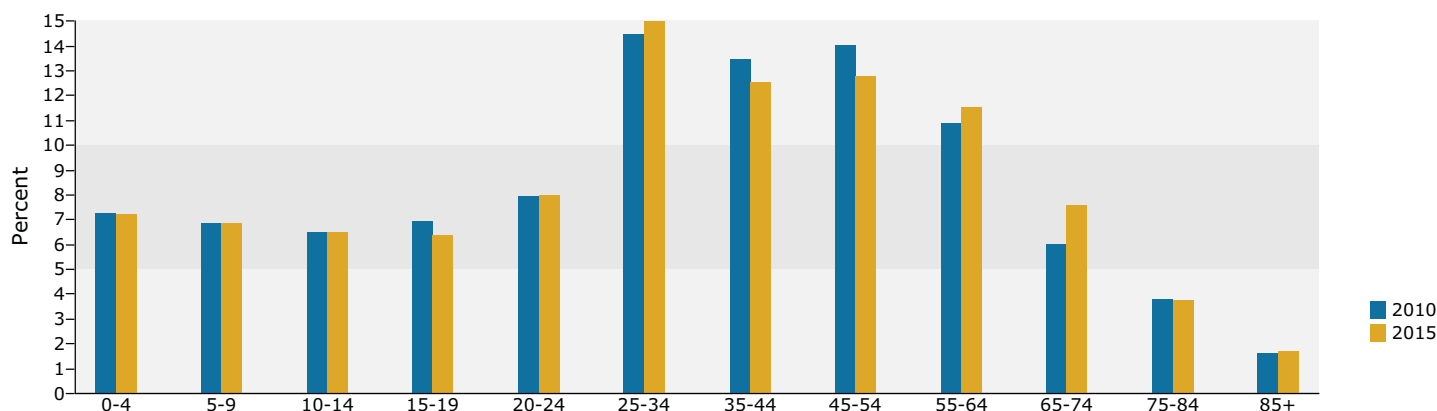
Latitude: 40.046429

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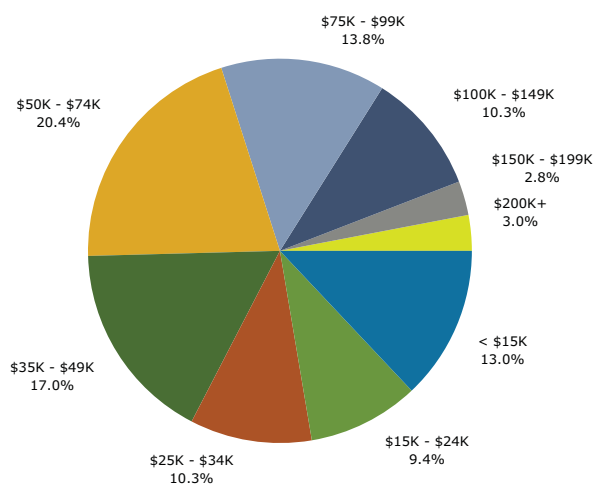
### Trends 2010-2015



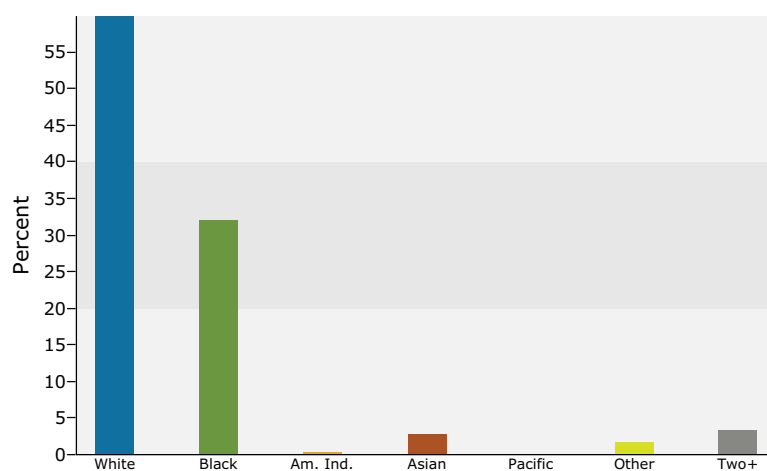
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 4.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

March 22, 2011

Made with Esri Business Analyst

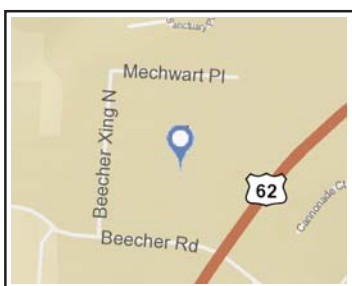
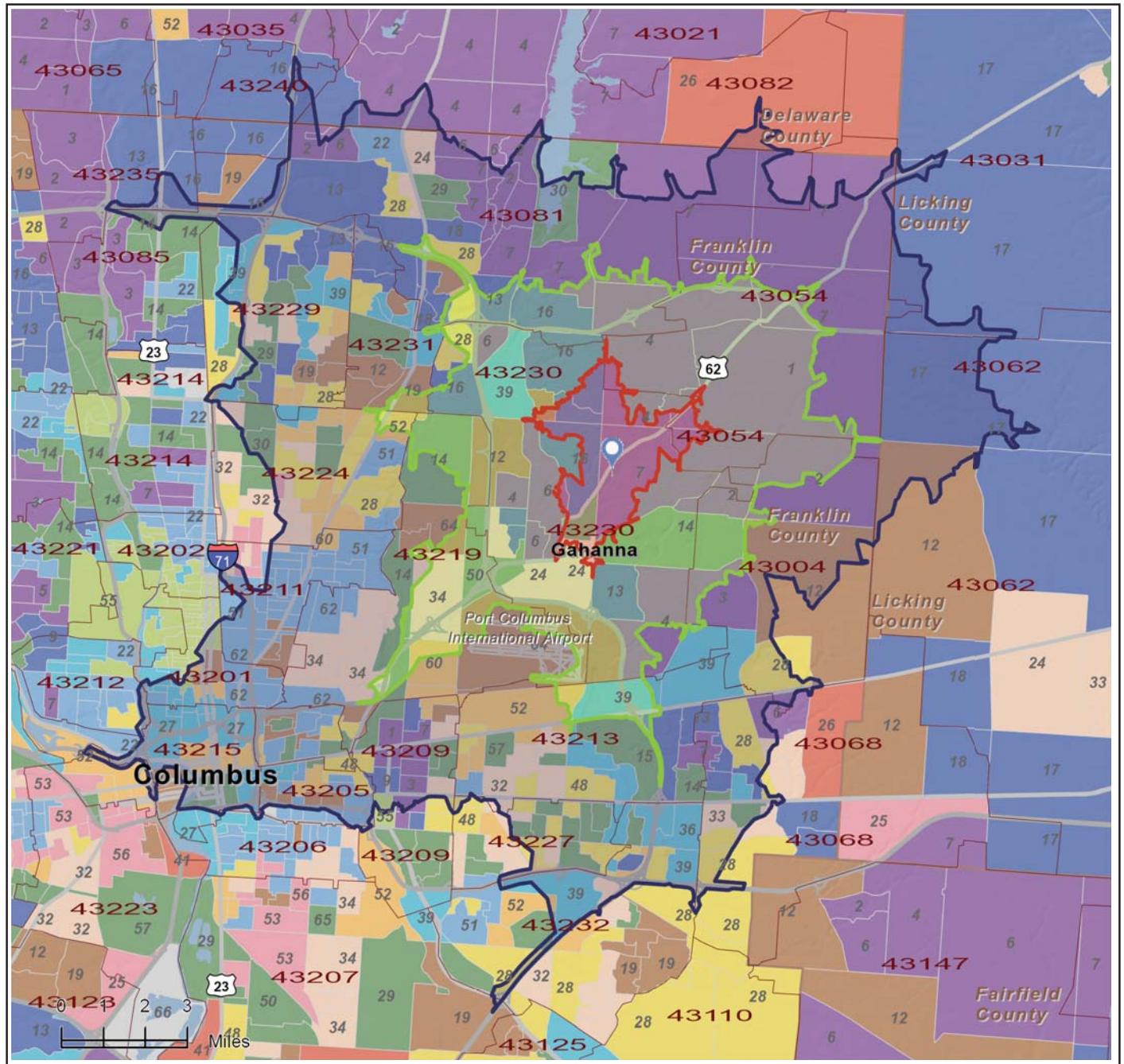


# Dominant Tapestry Site Map

Prepared by Randy Best

1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565  
Drive Time: 5, 10, 15 Minutes

Latitude: 40.046429  
Longitude: -82.860527



## 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



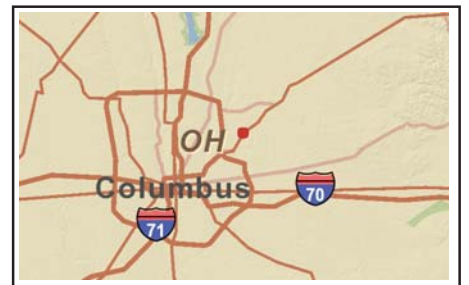
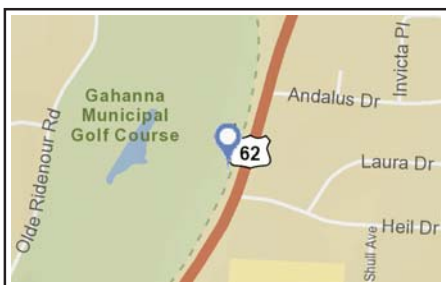
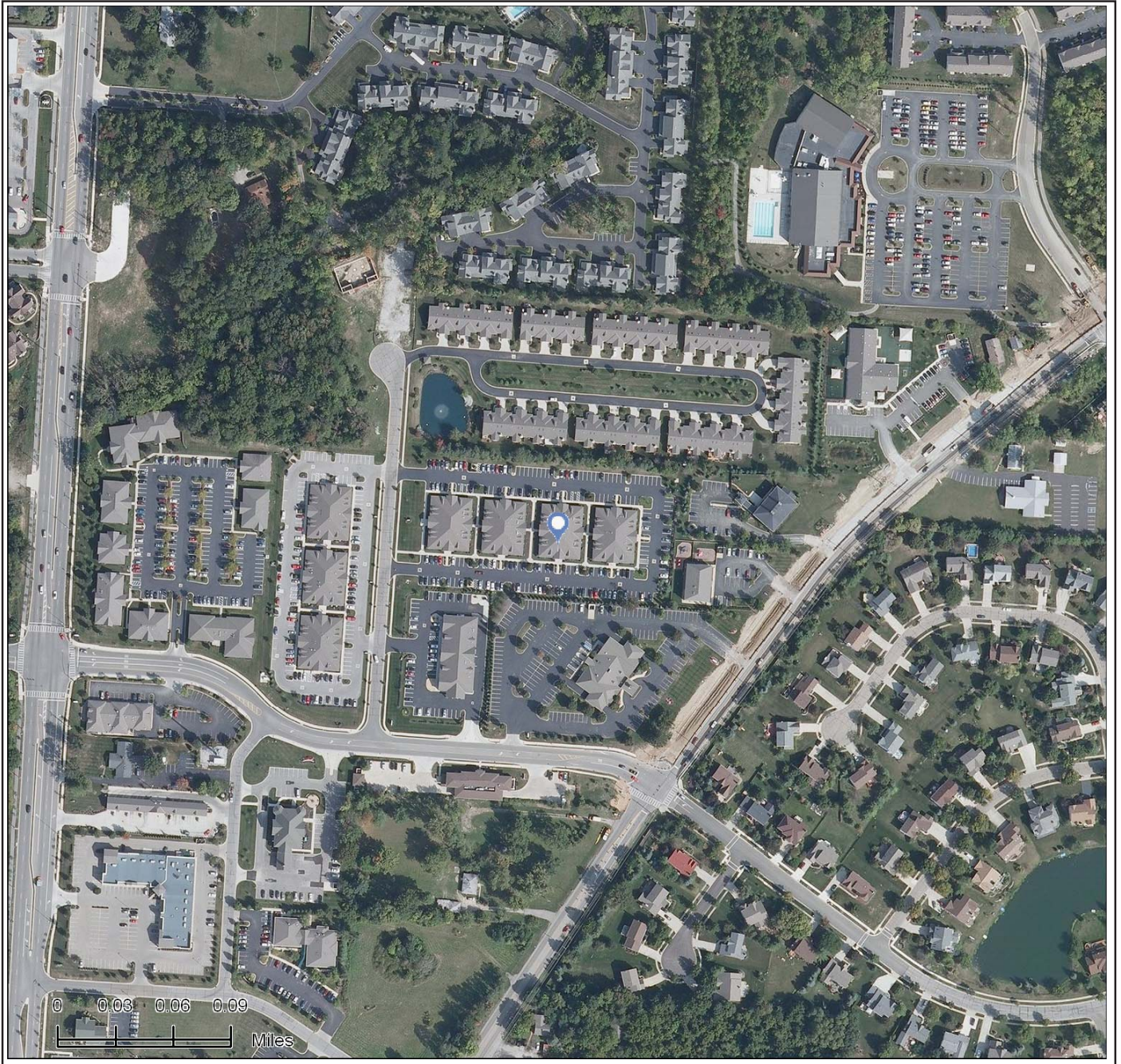


## Site Map on Satellite Imagery – 0.4 Miles Wide

Prepared by Randy Best

1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565  
Drive Time: 5, 10, 15 Minutes

Latitude: 40.046429  
Longitude: -82.860527



Source: © i-cubed





## Traffic Count Profile

Prepared by Randy Best

1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565  
Drive Time: 15 minutes

Latitude: 40.046429

Longitude: -82.860527

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	Beecher Rd	N Hamilton Rd (0.16 miles W)	2008	5,529
0.14	E Johnstown Rd	Dark Star Ave (0.05 miles NE)	2002	9,280
0.20	N Hamilton Rd	Beecher Rd (0.08 miles S)	2003	26,640
0.32	N Hamilton Rd	Beecher Rd (0.19 miles N)	2008	19,016
0.35	E Johnstown Rd	Riva Ridge Blvd (0.11 miles NE)	2008	8,977
0.41	Clotts Rd	Clark State Road (0.93 miles S)	1997	2,706
0.47	E Johnstown Rd	Silver Ln (0.24 miles NE)	2008	10,216
0.55	N Hamilton Rd	Stoneridge Ln (0.07 miles S)	2004	32,820
0.60	Morse Rd	Polo Club Dr (0.03 miles E)	2008	19,461
0.63	E Johnstown Rd	Riva Ridge Blvd (0.17 miles SW)	2006	9,720
0.69	Morse Rd	Stoneridge Dr (0.02 miles E)	2002	31,560
0.71	E Johnstown Rd	Silver Ln (0.48 miles NE)	2002	9,280
0.71	N Hamilton Rd	Chestnut Hill Dr (0.12 miles N)	2006	24,440
0.76	N Hamilton Rd	Old Mill Dr (0.03 miles S)	1997	12,205
0.86	Broadview Rd	Chandlee Pl (0.08 miles NW)	1997	1,904
0.97	Morse Rd	E Johnstown Rd (0.2 miles E)	2009	11,380
1.01	Chestnut Hill Dr	Thompson Rd (0.25 miles N)	2007	2,420
1.01	E Johnstown Rd	Morse Rd (0.13 miles NE)	2009	8,900
1.03	Morse Rd	Sleaford Ave (0.09 miles E)	1998	15,500
1.04	Christopher Wren Dr	Bird St (0.01 miles S)	1998	680
1.06	Collingwood Pointe Pl	Faneuil Hall Pl (0.01 miles N)	2004	560
1.10	Maidstone Dr	(0.0 miles )	1998	330
1.12	Morse Rd	Greencroft Rd (0.05 miles W)	1998	17,000
1.17	N Hamilton Rd	Thompson Rd (0.09 miles N)	2007	22,390
1.22	E Johnstown Rd	Morse Rd (0.08 miles SW)	2009	7,270
1.24	Thompson Rd	Chestnut Hill Dr (0.03 miles E)	2001	1,780
1.27	Morse Rd	Shull Rd (0.03 miles W)	2009	11,130
1.30	Cherry Bottom Rd	Nob Hill Dr S (0.56 miles N)	2008	3,829
1.30	E Johnstown Rd	Silver Ln (1.08 miles NE)	2008	11,159
1.35	N Hamilton Rd	Blendon Place Dr (0.08 miles N)	2005	21,640

**Data Note:** The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2010 to 1963. Just over 66% of the counts were taken between 2001 and 2010 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:** © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



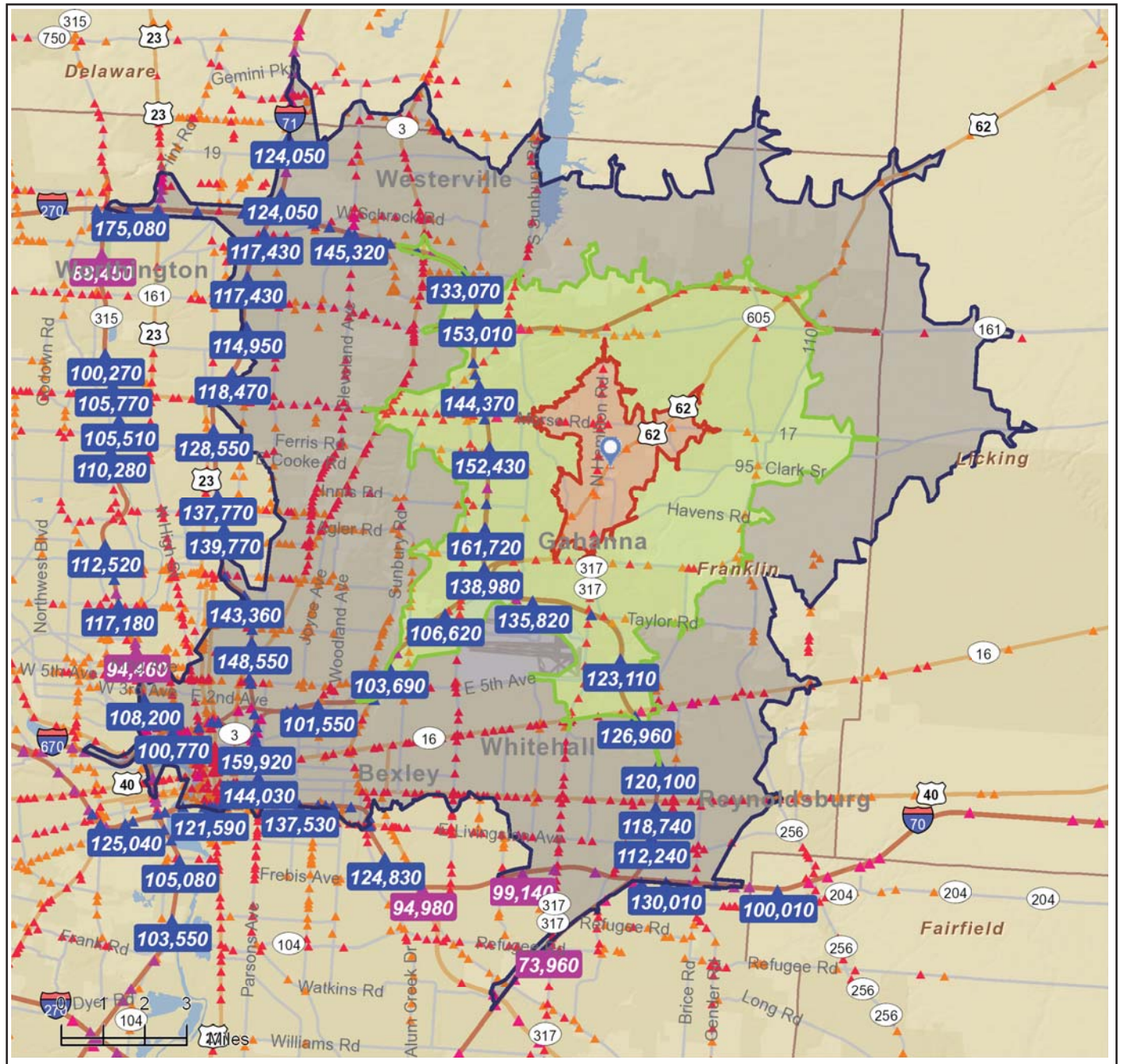
# Traffic Count Map

Prepared by Randy Best

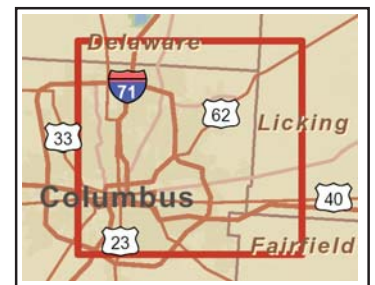
1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565  
Drive Time: 5, 10, 15 Minutes

Latitude: 40.046429

Longitude: -82.860527



**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 (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®





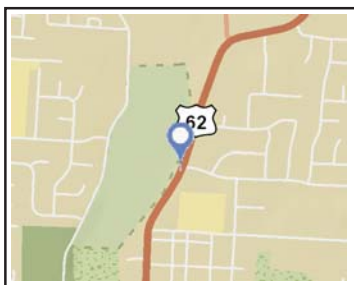
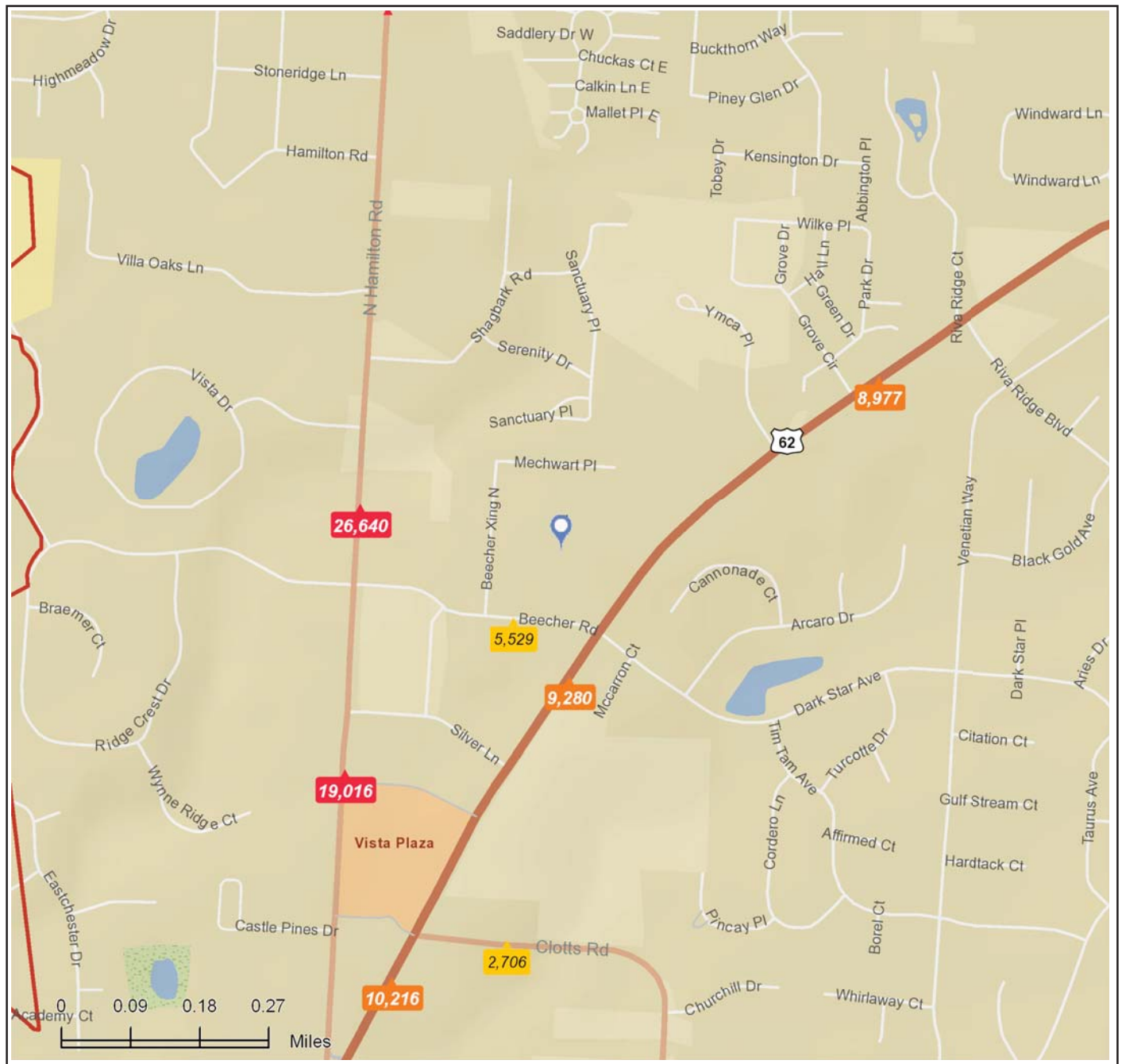
## Traffic Count Map - Close Up

Prepared by Randy Best

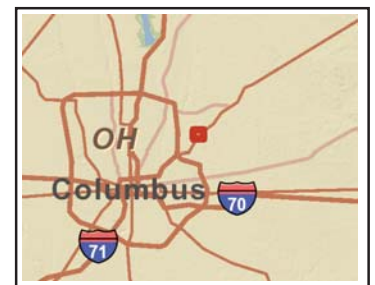
1100 Beecher Xing, Suite C  
1100 Beecher Xing N, Columbus, OH 43230-4565  
Drive Time: 5, 10, 15 Minutes

Latitude: 40.046429

Longitude: -82.860527



**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 (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®