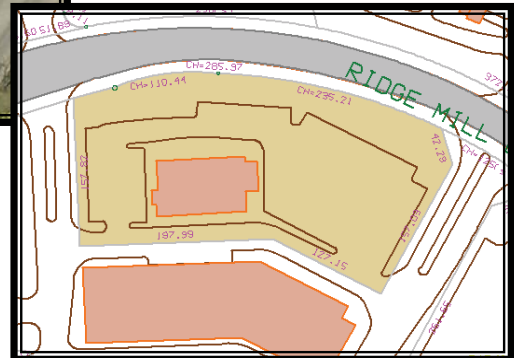




3939 RIDGE MILL DRIVE, HILLIARD, OHIO

FOR SALE



Property Features:

- Built in 1994
- Near Fishinger & I-270
- Bank owned
- Former Lone Star Restaurant
- All furniture, fixtures, and equipment are included in sale

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
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.





Former Lonestar

Retail For Sale in Hilliard



Property ID: 958865

Bank owned former Lonestar restaurant with all FF&E included in the sale. This property is being co-listed with David Cohen with Friedman Integrated Real Estate Solutions (248-324-2000).

Location		Listing Summary		
3939 Ridge Mill Rd		Sale Type	Inv. or Owner/User	Income
Hilliard, OH 43026		Unit		Cap Rate
Park/Complex		Price	Negotiable	
Market: Greater Franklin County		Price/SF		
Submarket: Northwest		Available SF	5,120 SF	
Cross Streets: NW of Fishinger Rd and Smiley Rd				

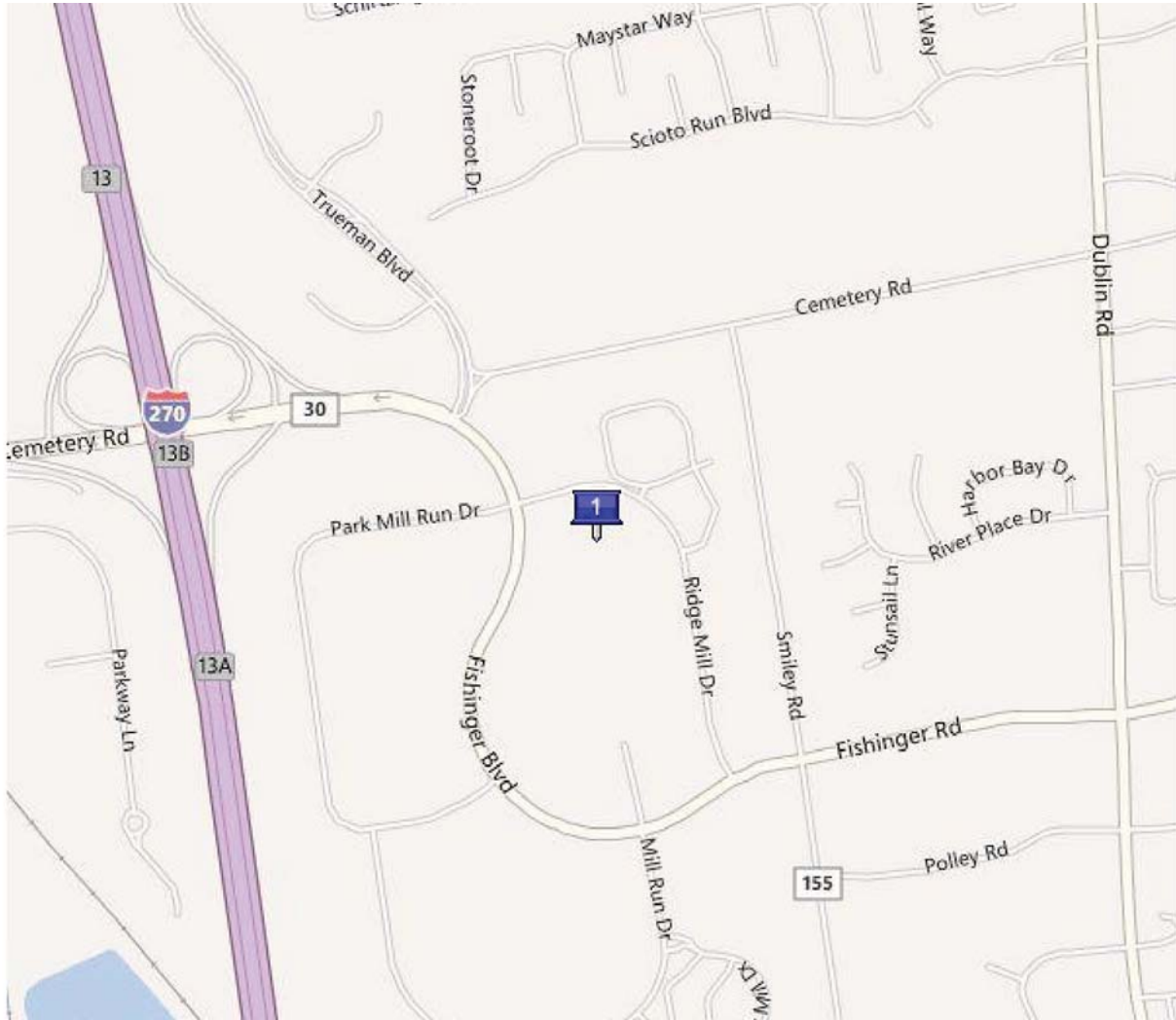
Property Description						
Building Size	5,120 SF	Status	Existing	Lot Size	1.46 Ac.	Major Tenants
Specific Use	Restaurant	Year Built	1994	Parking Spaces	82	former Lonestar
		Year Renovated				



This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



Property Map



Map Legend

- 1) Former Lonestar, Hilliard, OH 43026
-

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.

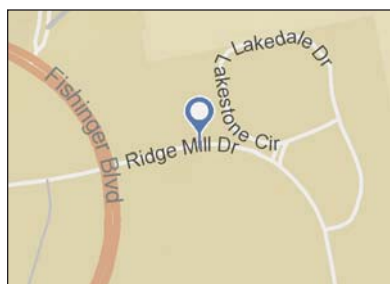
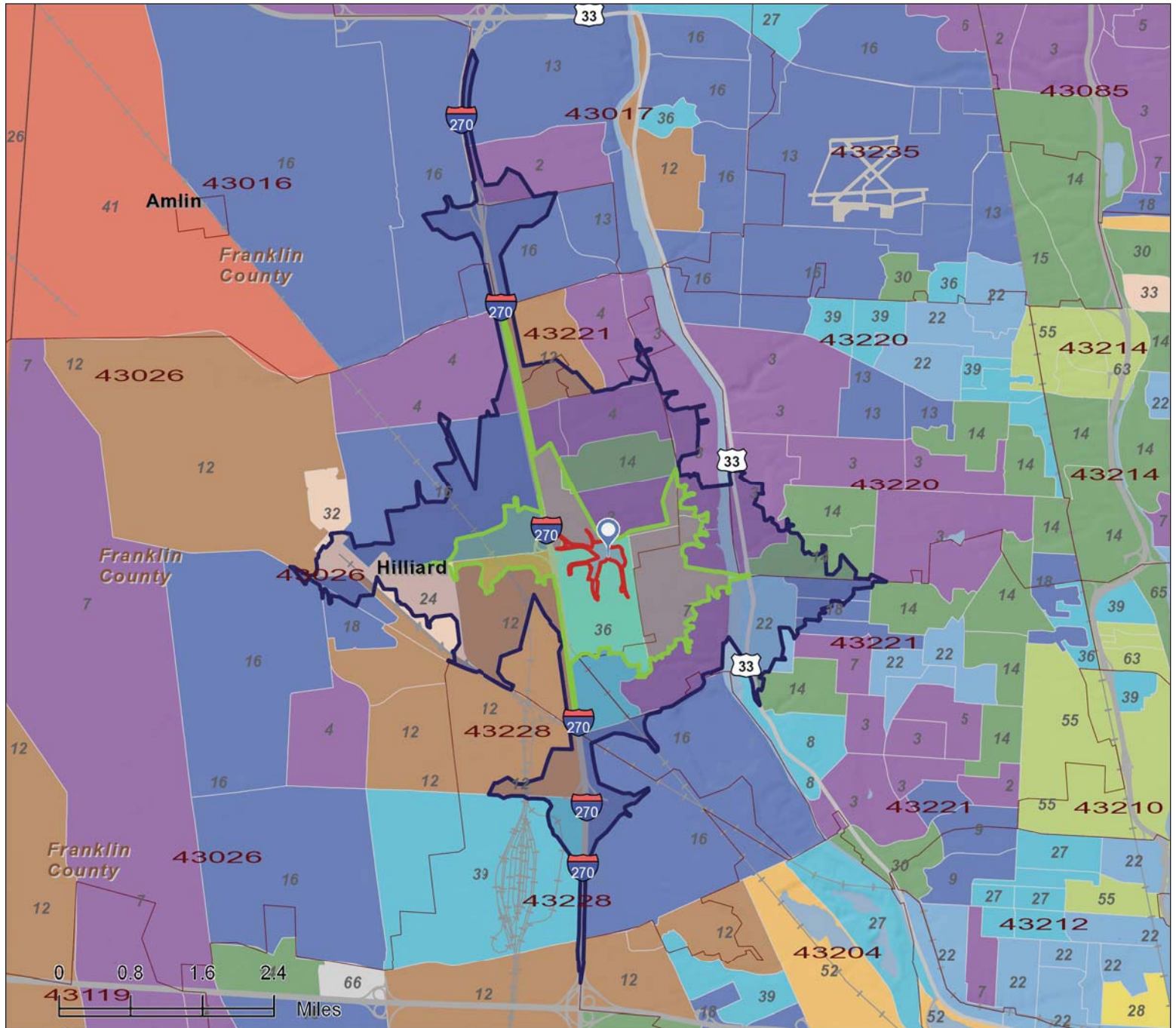
Source: Columbus Chamber of Commerce and Columbus 2020



Dominant Tapestry Site Map

3939 Ridge Mill Drive
 3939 Ridge Mill Dr, Hilliard, OH, 43026, Demographics
 Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
 Latitude: 40.032204
 Longitude: -83.114558



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



Dominant Tapestry Site Map

3939 Ridge Mill Drive
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Drive Time: 1, 3, 5 Minutes

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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>

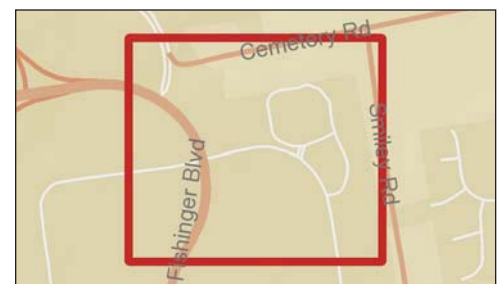
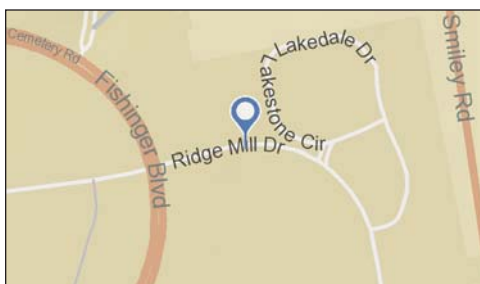
Segment 01: Top Rung	Segment 34: Family Foundations
Segment 02: Suburban Splendor	Segment 35: International Marketplace
Segment 03: Connoisseurs	Segment 36: Old and Newcomers
Segment 04: Boomburbs	Segment 37: Prairie Living
Segment 05: Wealthy Seaboard Suburbs	Segment 38: Industrious Urban Fringe
Segment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



Site Map on Satellite Imagery - 0.4 Miles Wide

3939 Ridge Mill Drive
3939 Ridge Mill Dr, Hilliard, OH, 43026, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 40.032204
Longitude: -83.114558



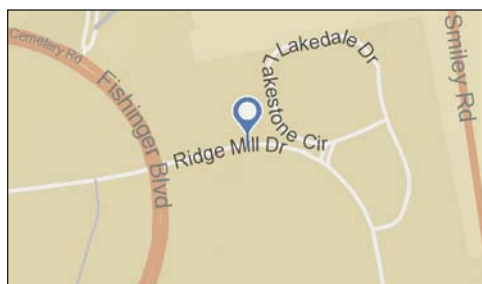
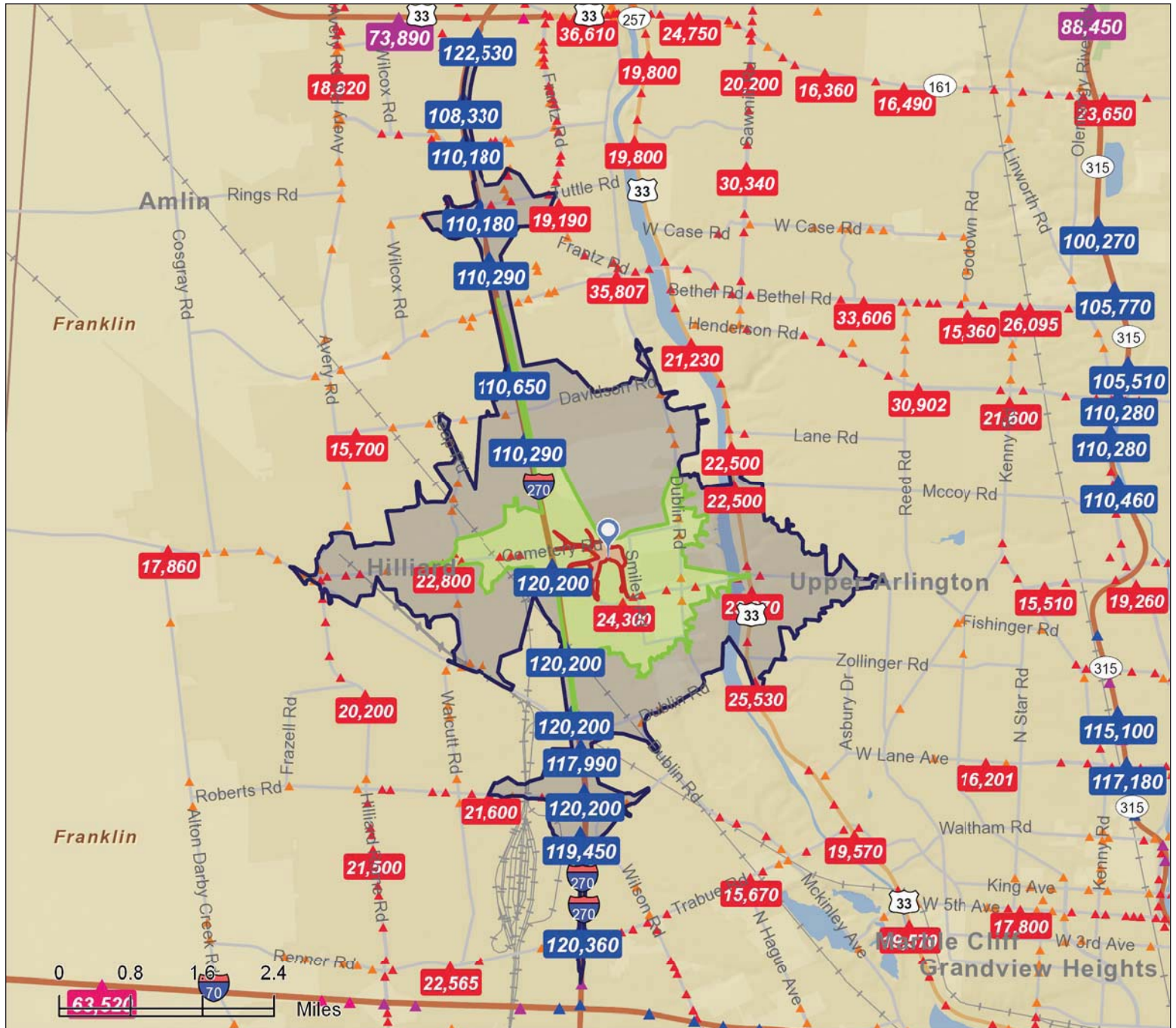
Source: ©i-cubed



Traffic Count Map

3939 Ridge Mill Drive
3939 Ridge Mill Dr, Hilliard, OH, 43026, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 40.032204
Longitude: -83.114558



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 23, 2012



Traffic Count Profile

Prepared by Randy Best

3939 Ridge Mill Drive
3939 Ridge Mill Dr, Hilliard, OH, 43026, Demographics
Drive Time: 5 minutes

Latitude: 40.032204
Longitude: -83.114558

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	Fishinger Blvd	Cemetery Rd (0.04 miles NW)	1996	10,810
0.21	Cemetery Rd	Wahler Frontage Rd (0.01 miles NW)	1997	45,305
0.25	Ridge Mill Dr	Lakedale Dr (0.14 miles N)	1998	2,300
0.34	Smiley Rd	Fishinger Blvd (0.08 miles S)	2007	1,390
0.39	Fishinger Blvd	Smiley Rd (0.04 miles E)	2007	19,010
0.39	Fishinger Blvd	Smiley Rd (0.13 miles NE)	1998	24,300
0.42	Fishinger Rd	Riverview Dr (0.68 miles E)	2007	18,750
0.47	Smiley Rd	Fishinger Blvd (0.08 miles N)	2007	1,420
0.48	Jack Nicklaus Fwy	Co 3O (0.11 miles N)	2003	120,200
0.54	Cemetery Rd	Dublin Rd (0.13 miles E)	2006	3,910
0.56	Fishinger Rd	Riverview Dr (0.46 miles E)	2007	18,120
0.57	Stellar Dr	Maystar Way (0.01 miles S)	1999	1,400
0.62	Schirtzinger Rd	Astral Dr (0.1 miles W)	1999	1,500
0.64	Dublin Rd	Stoney Bridge Ln (0.02 miles S)	2006	11,440
0.64	Dublin Rd	Stonewyck Ct (0.08 miles N)	2007	10,420
0.67	Schirtzinger Rd	Astral Dr (0.24 miles W)	1999	1,400
0.68	Smiley Rd	Marla Dr (0.17 miles SE)	1997	1,706
0.69	Dublin Rd	Cemetery Rd (0.07 miles S)	2006	14,500
0.72	Dublin Rd	Stonewyck Ct (0.27 miles N)	2007	10,620
0.73	Stellar Dr	Saturn Rd (0.02 miles N)	1999	340
0.75	Cemetery Rd	Conner Frontage Rd (0.02 miles W)	2003	42,530
0.77	Lyman Dr	Cemetery Rd (0.14 miles S)	2006	7,700
0.78	Fishinger Rd	Riverview Dr (0.21 miles E)	2007	24,470
0.80	Dinsmore Castle Dr	Dunlavin Glen Rd (0.05 miles W)	1997	1,607
0.81	Dinsmore Castle Dr	Dunlavin Glen Rd (0.04 miles E)	1997	606
0.81	Jack Nicklaus Fwy	I-270 (0.75 miles S)	2002	120,200
0.83	Cemetery Rd	Lyman Dr (0.04 miles E)	2006	33,150
0.83	Schirtzinger Rd	River Crossing Dr (0.26 miles N)	1997	1,006
0.83	Smiley Rd	Marla Dr (0.01 miles W)	1997	856
0.87	Dunlavin Glen Rd	Ravens Glen Dr (0.02 miles N)	1997	1,806

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.

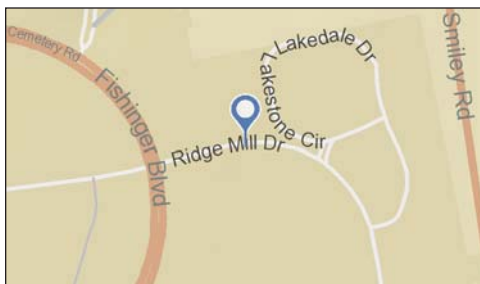
Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®



Traffic Count Map - Close Up

3939 Ridge Mill Drive
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Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 40.032204
Longitude: -83.114558



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®

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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.

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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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