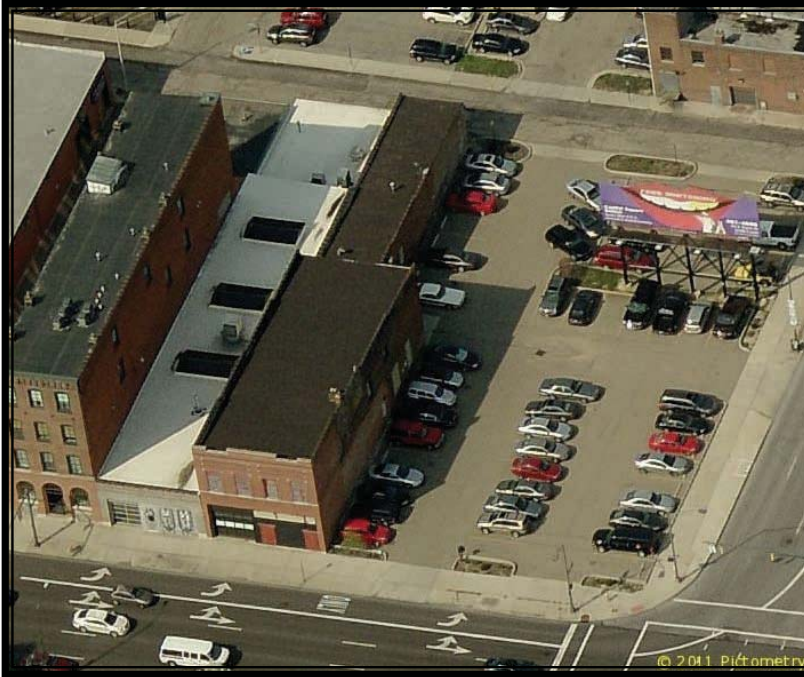




# 171 N 4TH STREET, COLUMBUS, OHIO

**FOR SALE: \$450,000**  
**FOR LEASE: \$4.00 PER SQ FT NNN**



## Property Features:

- Unique retail/office/warehouse building
- Downtown warehouse district
- Offers high ceilings, exposed brick walls and 8 on site parking spaces
- Immediate possession
- 8600 sq ft
- 3,500 sq ft second floor office space
- Additional basement storage space
- 2 Drive-in doors
- 1 Dock door



BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
2121 RIVERSIDE DRIVE  
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[WWW.BESTCORPORATEREALESTATE.COM](http://WWW.BESTCORPORATEREALESTATE.COM)  
PHONE: 614-559-3350 EXT. 15  
FAX: 614-559-3390  
EMAIL: [JMANGAS@BESTCORPORATEREALESTATE.COM](mailto: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.

**A2A-Agent to Agent Remarks**
**Industrial**  
**MLS#:** 212010635

**Status:** **Active**  
**List Agr Type:** ERS  
**Original LP:** \$450,000

**LP:** \$ 450,000  
**Photos:** 1  
**VT:**
**Parcel #:** 029525 **Tax** 010 **Previous Use:** Flex  
**Use Code:** **Zoning:** 899-97

**For Sale:** Yes **For Lease:** Yes **For Exchange:** Yes  
**Occupancy Rate:** 0% **Mortg Balance:**
**Gross Inc:** \$0 **Condo Fee:** \$0

**Total Op Exp:** \$0

**NOI:** \$0

**Addl Acc Cond :** NONEKNOWN

**Taxes (Yr):** \$3,710.30

**Assessment:**
**Tax Incentive:**  
**Possession:** Immediate
**General Information**
**Address:** 171 N Fourth Street  
**Between Street:** Spring St & Lafayette St  
**Complex:**  
**Distance to Interchange:** 0.57

**Unit/Suite:**  
**City:** Columbus  
**County:** Franklin  
**Multi Parc:** N

**Zip:** 43215  
**Corp Limit:** Columbus  
**Township:** None  
**Near Interchange:** N 4th St& I-670
**Building Information**
**Tot Avail SqFt:**  
**Tot Bldg SqFt:** 8,600  
**# Flrs Abv Gnd:** 2  
**# of Docks:** 1  
**Year Built:** 1910  
**Min Ceiling Ht:**
**Min SqFt Avail:** 8,600  
**Acreage:** 0.152  
**# of Units:**  
**# of Drive-In Doors:** 2  
**Year Remodeled:**  
**Max Ceiling Height:**
**Max Cntg SF Avail:** 8,600  
**Lot Size:**  
**Parking:** 1/1000  
**Bay Size:**  
**Bldg Depth:**  
**Office SqFt:** 3,500

	Suite #	SqFt	Date Avail		Suite #	SqFt	Date Avail
1:	171	8,600	04/02/12	3:			
2:				4:			

**Financials**
**Lease Rate \$/SqFt:** \$ 4.00

**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:** 5-7 years

**Will Landlord Remodel:**
**Finish Allowance/SqFt:**
**Pass-Thru of Exp ovr Base Yr:**
**Exp Stop:**
[Additional Financials / Expenses](#)
**Features**
**Primary Photo Source:** Realtor Provided(Time limited)
**Property Description**

This unique office warehouse building in the downtown "Warehouse District" offers a rare redevelopment opportunity for someone looking for a loft environment. This building offers high ceilings, exposed brick walls and 8 onsite parking spaces, with an adjacent surface lot for additional parking. The building is in shell condition and ready for tenant improvements.

**A2A-Agent to Agent Remarks****Listing Info**
**Property Type:** FLEX

**Auction:** **Date:**
**Deposit Req:**
**Cond:**
**SUB AGENCY:** no

**BUYBROK/REN REP:** 3%

**VRC:** N

**Internet:** Y

**LD:** 04/02/2012

**XD:** 09/10/2012

**List Office:** 01970

Best Corporate Real Estate

614-559-3350

**Ofc Fax:** 614-559-3390

**List Agent:** 311236

Randy Best

614-397-8380

**Agent Other Phone:** (614) 397-8380

**Agent Email:** [rbest@bestcorporaterealestate.com](mailto:rbest@bestcorporaterealestate.com)
**Pref Agt Fax:**
**Showing Phone #:** 614-559-3350

**Additional Contact Info:**
**Sold Info**
**Contract Date:**
**Sold Date:**
**Imprln:**
**DOM:** 1

**SP:**
**Sell Office:**
**Fin:**
**Sell Agent:**
**SlrCns:**
**SlrAst:**
**Monday, April 2, 2012 11:58 AM**
*Information deemed reliable but not guaranteed*
**Prepared by:** Randy Best

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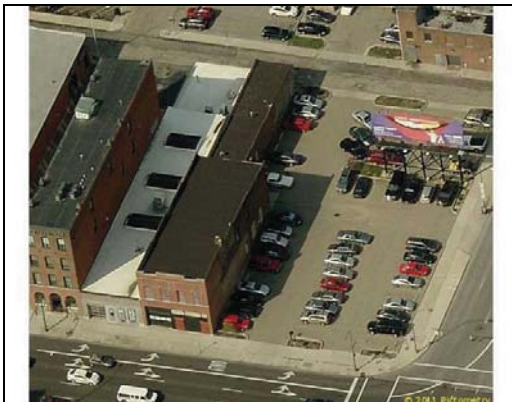
212010635

171 N 4th St

\$ 450000



Exterior Front

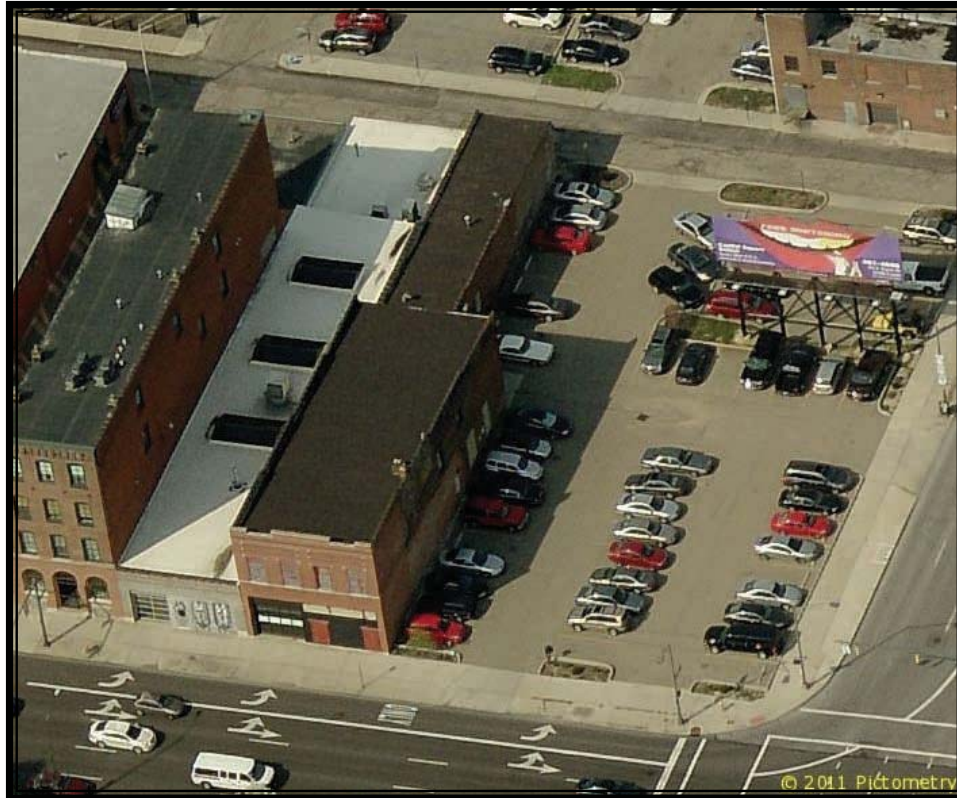








# 171 N 4TH STREET, COLUMBUS, OHIO





## **Columbus Region Overview**

Columbus Ohio Region is a growing metropolitan area of 1.8 million people. Columbus is the 15<sup>th</sup> 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 7<sup>th</sup> 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.

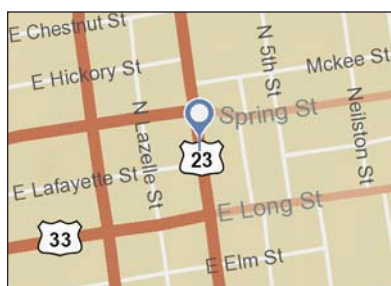
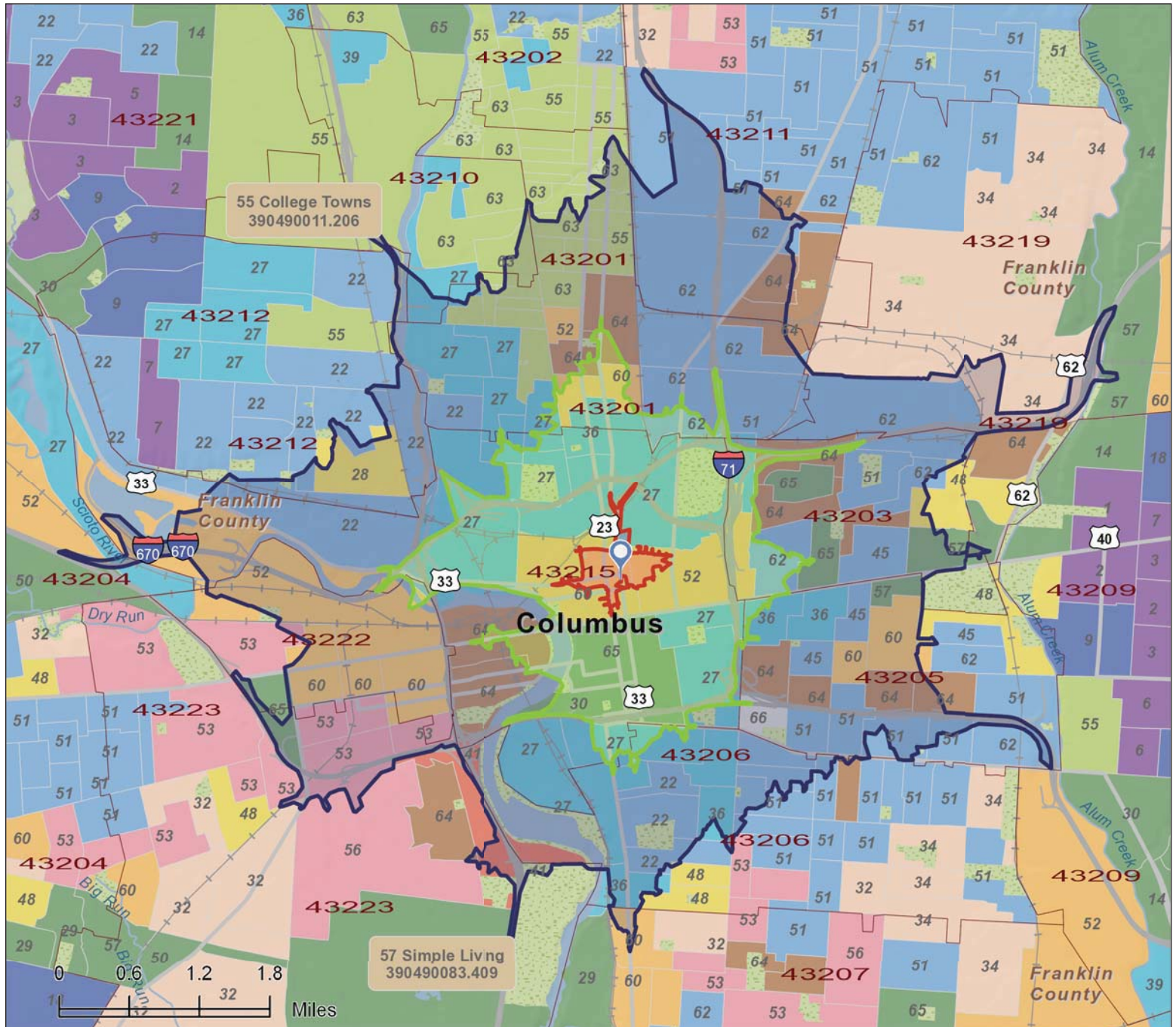
Source: Columbus Chamber of Commerce and Columbus 2020



## Dominant Tapestry Site Map

171 N 4th Street  
171 N 4th St, Columbus, OH, 43215, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.966292  
Longitude: -82.996964



### 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

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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

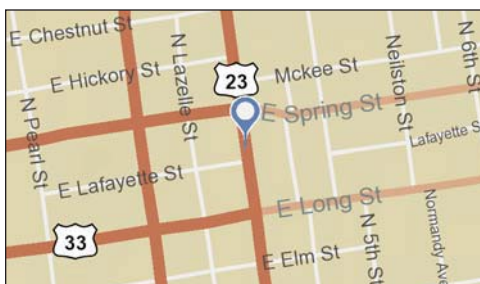
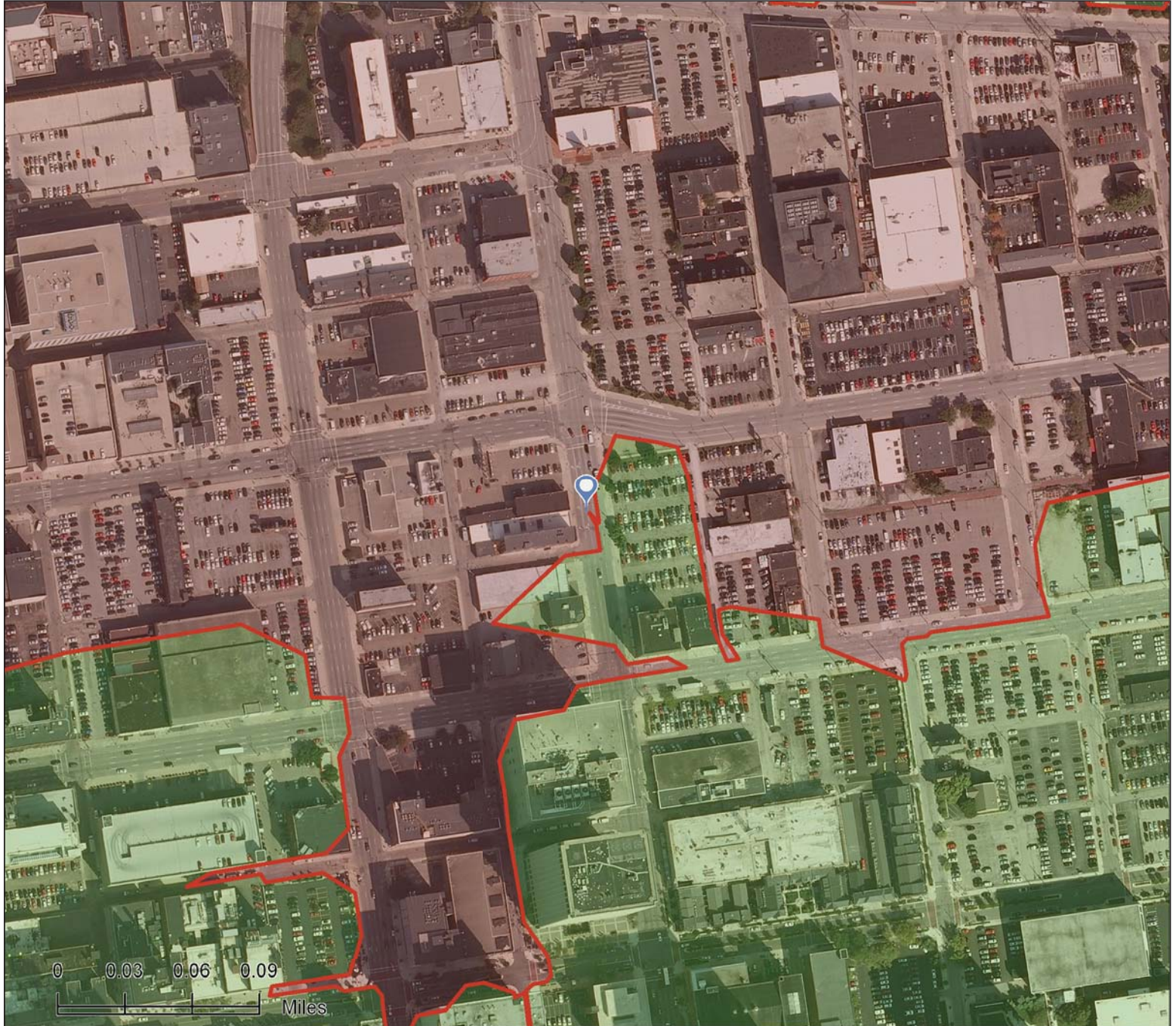




## Site Map on Satellite Imagery - 0.4 Miles Wide

171 N 4th Street  
171 N 4th St, Columbus, OH, 43215, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.966292  
Longitude: -82.996964



Source: ©i-cubed

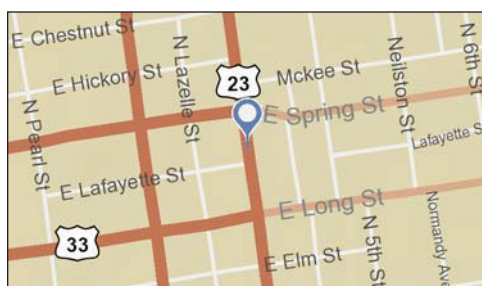
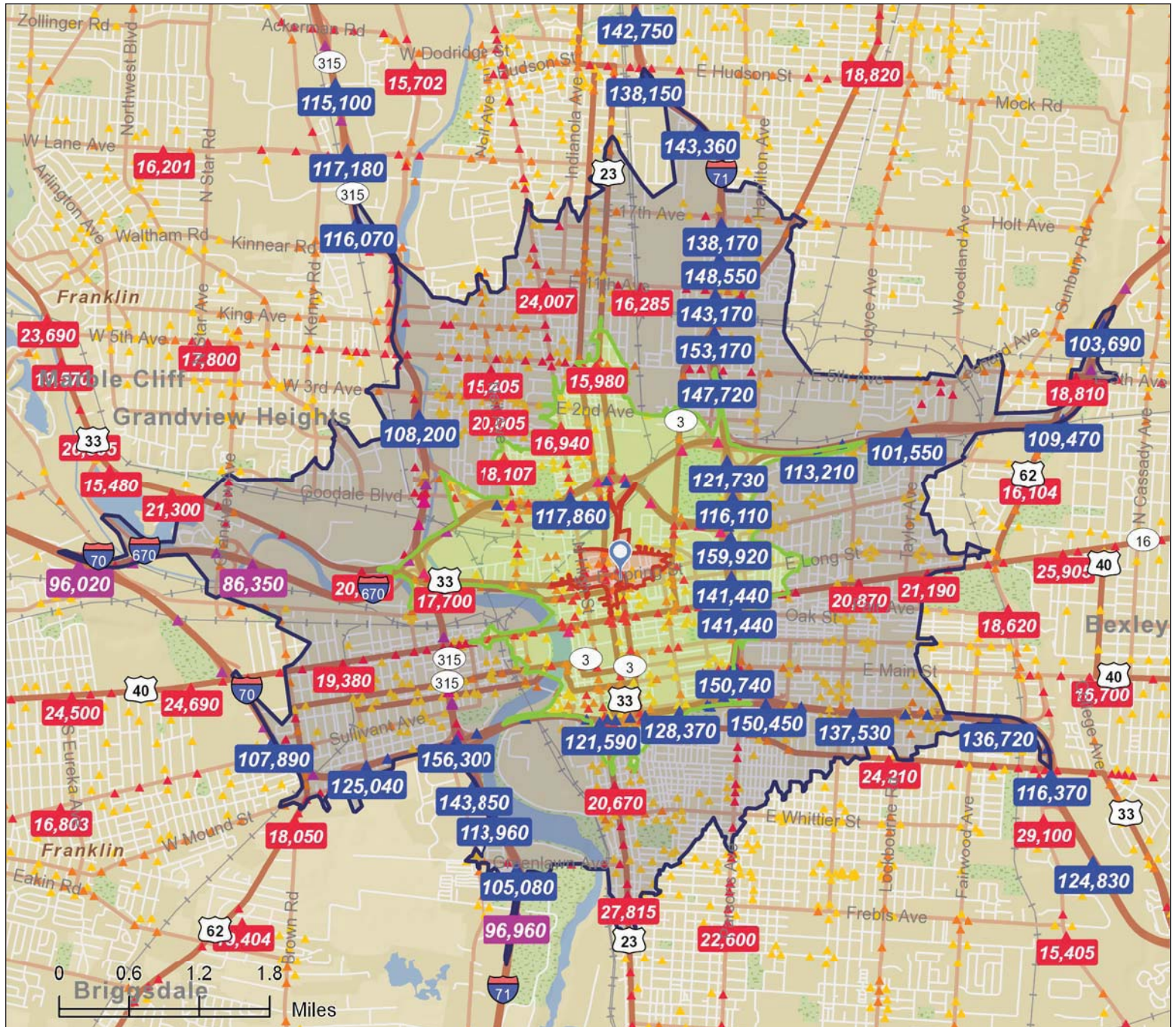




## Traffic Count Map

171 N 4th Street  
171 N 4th St, Columbus, OH, 43215, Demographics  
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
Latitude: 39.966292  
Longitude: -82.996964



**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®





## Traffic Count Profile

Prepared by Randy Best

171 N 4th Street  
171 N 4th St, Columbus, OH, 43215, Demographics  
Drive Time: 5 minutes

Latitude: 39.966292  
Longitude: -82.996964

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.00	N 4th St	E Spring St (0.04 miles N)	2003	23,880
0.04	E Spring St	N 4th St (0.03 miles W)	2003	8,150
0.04	N 4th St	E Long St (0.02 miles S)	2006	18,930
0.05	E Spring St	N Lazelle St (0.01 miles W)	2009	9,450
0.07	N 4th St	E Hickory St (0.01 miles N)	2002	20,980
0.07	N 5th St	Lafayette St (0.01 miles S)	1997	561
0.08	E Long St	N Young St (0.0 miles W)	2006	8,360
0.08	E Long St	N Lazelle St (0.01 miles E)	2009	12,140
0.09	N 3rd St	E Spring St (0.02 miles N)	2006	17,120
0.10	Mc Kee St	N 5th St (0.01 miles W)	1997	2,801
0.11	E Elm St	N Lazelle St (0.03 miles W)	1997	744
0.11	E Elm St	N 5th St (0.07 miles E)	1997	1,104
0.12	E Spring St	N 3rd St (0.03 miles E)	2006	9,490
0.12	N 3rd St	E Long St (0.02 miles N)	2006	18,970
0.13	E Spring St	Neilston St (0.02 miles E)	2006	6,230
0.13	N 3rd St	E Hickory St (0.01 miles S)	2001	22,910

0.13	N 3rd St	E Hickory St (0.01 miles S)	2001	22,910
0.13	N 4th St	E Gay St (0.02 miles S)	2003	19,660
0.14	E Chestnut St	N Lazelle St (0.01 miles E)	2007	3,630
0.15	N 5th St	E Elm St (0.01 miles N)	2000	2,005
0.15	N 4th St	E Chestnut St (0.03 miles S)	1997	29,405
0.17	E Gay St	N 3rd St (0.02 miles W)	2009	4,720
0.18	E Naghten St	N 5th St (0.05 miles E)	1997	4,807
0.18	E Chestnut St	N 3rd St (0.04 miles E)	1997	8,308
0.20	E Nationwide Blvd	N Lazelle St (0.0 miles E)	2009	8,340
0.20	N 3rd St	E Chestnut St (0.06 miles S)	1997	11,308
0.20	N 5th St	E Lynn St (0.02 miles S)	2000	1,815
0.21	N Lazelle St	E Lynn St (0.0 miles N)	1997	567
0.21	E Gay St	Normandy Ave (0.02 miles E)	1997	4,309
0.21	N 4th St	E Gay St (0.06 miles N)	2006	16,610
0.22	N 4th St	E Nationwide Blvd (0.03 miles S)	2006	19,110

---

**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®

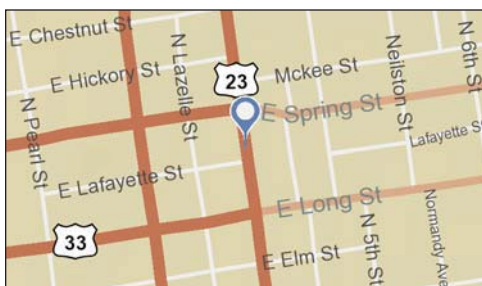
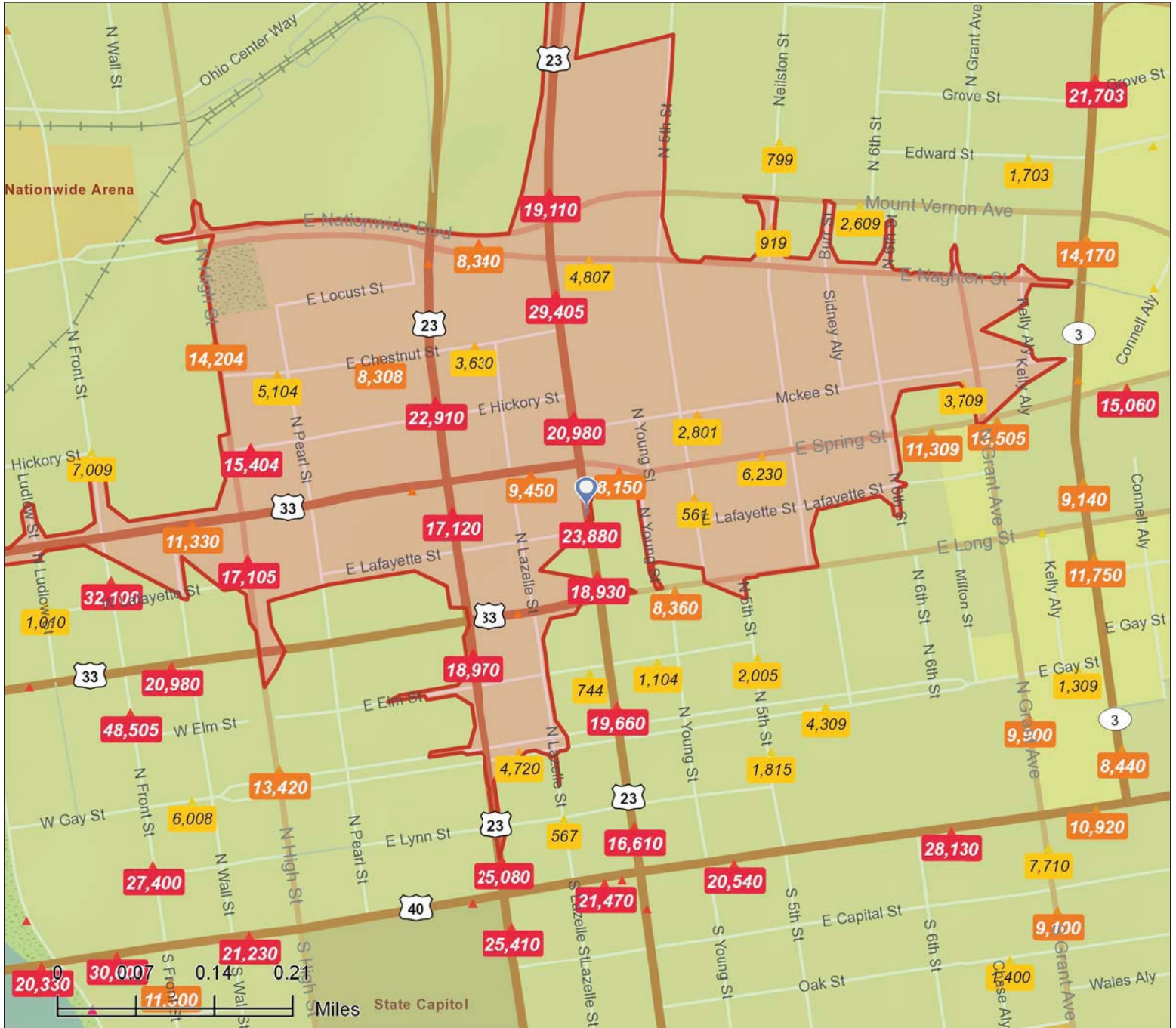




# Traffic Count Map - Close Up

171 N 4th Street  
 171 N 4th St, Columbus, OH, 43215, Demographics  
 Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best  
 Latitude: 39.966292  
 Longitude: -82.996964



**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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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.

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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.

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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.

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.