



2625 BETHEL ROAD, COLUMBUS, OHIO

FOR LEASE: \$1,800/MONTH(MODIFIED GROSS)



**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.

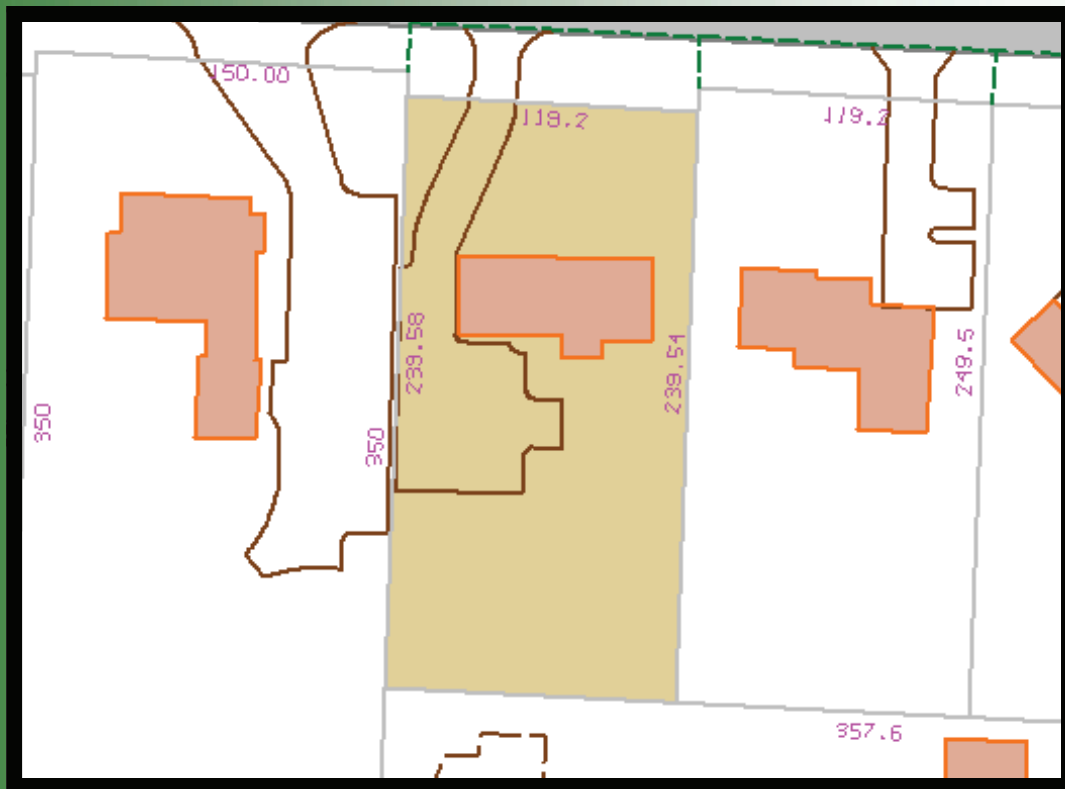


EXECUTIVE SUMMARY

Address: 2625 Bethel Road
For Lease: \$9.51 per sq ft (\$1,800/month)
County: Franklin
Parcel: 590-129926-00
Year Built: 1956
Possession: Immediate

Total Square Feet: 2,273
Number of Floors: 1
Description:

Single family converted to office located across the street from a Walmart anchored shopping center. Property offers highly visible monument signage on a busy retail corridor with over 26,000 cars per day. There is 2,273 sq ft of office on the first floor with 1,385 sq ft of basement storage space available for \$1,800 per month modified gross.



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Buyer Full Report**Office****MLS#:** 212001317**Status:** Active**LP:** \$0**Photos:** 10**VT:****Property Type:** OFFICE**Parcel #:** 590-129926-00
Use Code:**Previous Use:**
Zoning:**For Sale:** N **For Lease:** Y
Occupancy Rate:**For Exchange:** N
Mortg Balance:**Gross Inc:** \$0
Total Op Exp: \$0
NOI: \$0**Condo Fee:****Taxes (Yr):** \$9,529 / 2010
Assessment:**Tax Incentive:**
Possession:
Addl Acc Cond : NONEKNOWN**General Information****Address:** 2625 Bethel Rd**Between Street:** Sawmill Rd & Brandy Oaks Lan**Complex:****Distance to Interchange:****Unit/Suite:****City:** Columbus**County:** Franklin**Multi Parc:****Zip:** 43220**Corp Limit:** Columbus**Township:** None**Near Interchange:** Bethel & SR 315**Building Information****Tot Avail SqFt:** 2,273**Tot Bldg SqFt:** 3,596**# Flrs Abv Gnd:** 1**# of Docks:** 0**Year Built:** 1956**Common Area Factor:****Min SqFt Avail:** 2,273**Acreage:** 0.656**# Elevators:** 0**# of Drive-In Doors:** 0**Year Remodeled:** 2006**Ceiling Height:****Max Cntg SF Avail:** 2,273**Lot Size:** 119 X 250**Parking Ratio:** 3 / 1000**Total Parking:** 6**Basement:** Y

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1:	2,273	01/13/2012	3:		
2:			4:		

Financials**Lease Rate \$/SqFt:** \$9.51**Exp Paid By:****ALL****RE Taxes:****Bldg Insurance:****Utilities:****Maint/Repairs:****Janitorial:****CAM:****Cu Yr Est \$/SF****Features****L T Reimburse L T Contracts Directly**

x

x

x

x

x

x

3 per above checked items

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

Single family converted to office located across the street from a Walmart anchored shopping center. Property offers highly visible monument signage on a busy retail corridor w/over 26,000 cars per day. There is 2273 sq ft of office on the first flr w/1,385 sq ft of basement storage space available for \$1,800/month MG

Sold Information**Sold Date:****SP:**

Wednesday, January 18, 2012 11:29 AM

Information deemed reliable but not guaranteed

Prepared by: Randy Best

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Office

MLS#: 212001317

Status: Active

LP: \$0

Photos: 10 VT:

Zip: 43220

Unit/Suite #:

Address: [2625 Bethel Rd](#)

Complex:

Property Type: OFFICE

Tot Bldg SqFt: 3,596

Lot Size: 119 X 250

Avail SqFt: 2,273

Min Av SqFt: 2,273

Between Street: Sawmill Rd & Brandy Oaks Lan

Acres: 0.66

Max Cntg SF: 2,273

Lease \$/Sqft: \$0.00

Map Bottom/Side:

Remarks

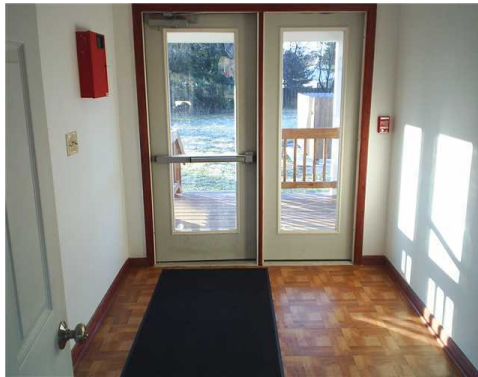
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Sold Information

Closed Date:

DOM: 6

SP:







Henderson Heights Rd



Bethel Rd



Columbus

2625 Bethel Rd

Office For Lease in Columbus



Property ID: 1284515

Single family converted to office located across the street from a Walmart anchored shopping center. The property offers highly visible monument signage on a busy retail corridor with over 26,000 cars per day. There is 2,273 sq ft of office on the first floor with an additional 1,385 sq ft of basement storage space available for \$1,800 per month modified gross.

Location		Listing Summary			
2625 Bethel Rd		Available SF	2,273 SF	Rate	\$9.51 MG
Columbus, OH 43220		Min Div	2,273 SF	Taxes/SF	
Park/Complex		Max Contig	2,273 SF	Operating Exp/SF	\$2.50
Market: Northwest		Sublease	No		
Submarket: Bethel					
Cross Streets:					

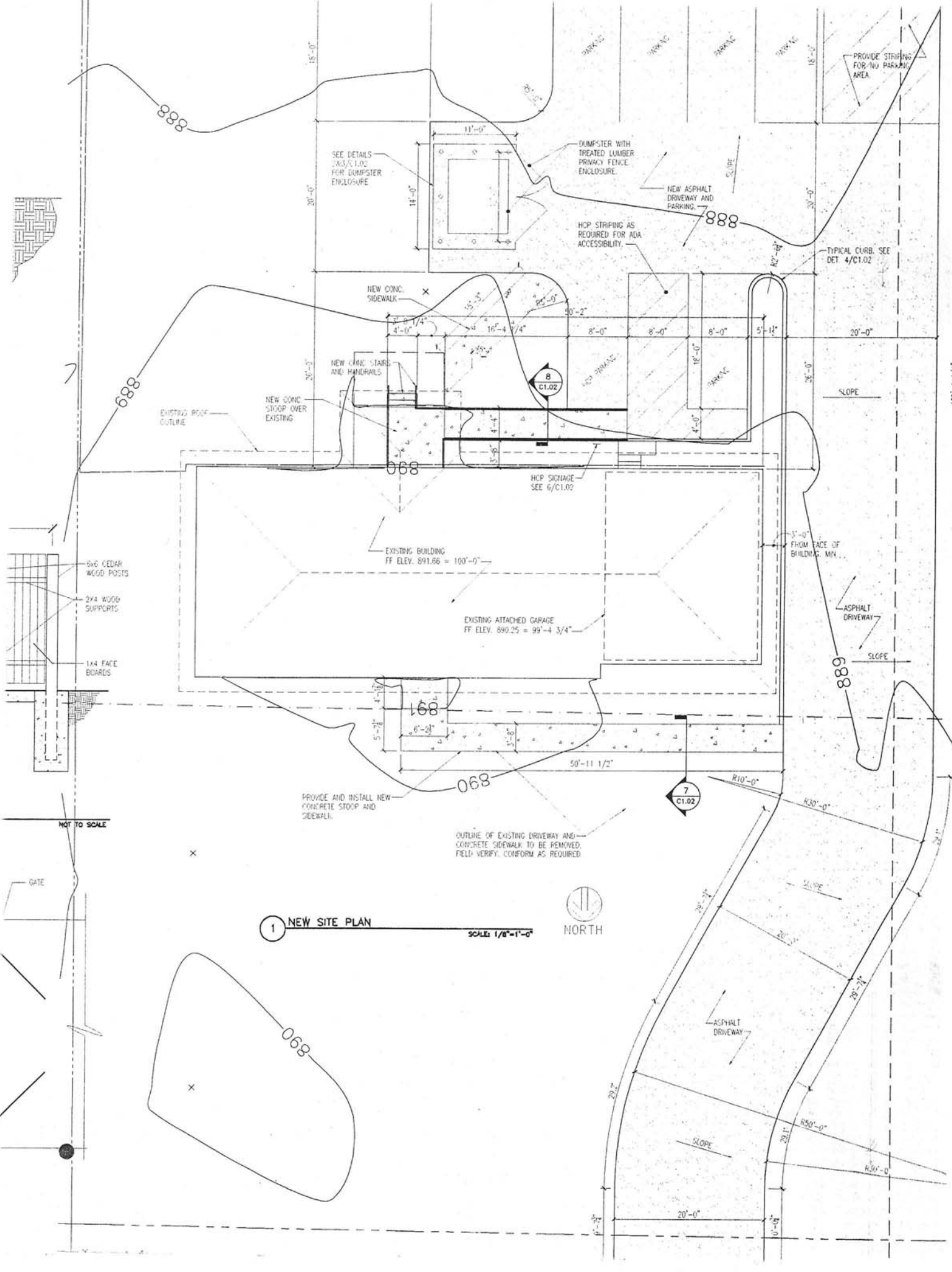
Property Description						
Building Size	3,596 SF	Class	B	Common Area Factor	Parking Spaces	6
Floors	1	Status	Existing	Min Floor Size	Parking Ratio	1.66/1000
		Year Built	1956	Max Floor		

Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Available	Suite ID
1		2,273	2,273	2,273	\$9.51 MG		1208759



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.



- 6x6 CEDAR WOOD POSTS
- 2x4 WOOD SUPPORTS
- 1x4 FACE BOARDS

1 NEW SITE PLAN
SCALE: 1/8"=1'-0"
NORTH

SEE DETAILS
203/C1.02
FOR DUMPSTER
ENCLOSURE

DUMPSTER WITH
TREATED LUMBER
PRIVACY FENCE
ENCLOSURE

HCP STRIPING AS
REQUIRED FOR ADA
ACCESSIBILITY

NEW ASPHALT
DRIVEWAY AND
PARKING

TYPICAL CURB, SEE
DET 4/C1.02

NEW CONC.
SIDEWALK

NEW CONC. STAIRS
AND HANDRAILS

NEW CONC.
STOOP OVER
EXISTING

EXISTING ROOF
OUTLINE

8
C1.02

HCP SIGNAGE
SEE 6/C1.02

EXISTING BUILDING
FF ELEV. 891.66 = 100'-0"

EXISTING ATTACHED GARAGE
FF ELEV. 890.25 = 99'-4 3/4"

3'-0"
FROM FACE OF
BUILDING, MIN.

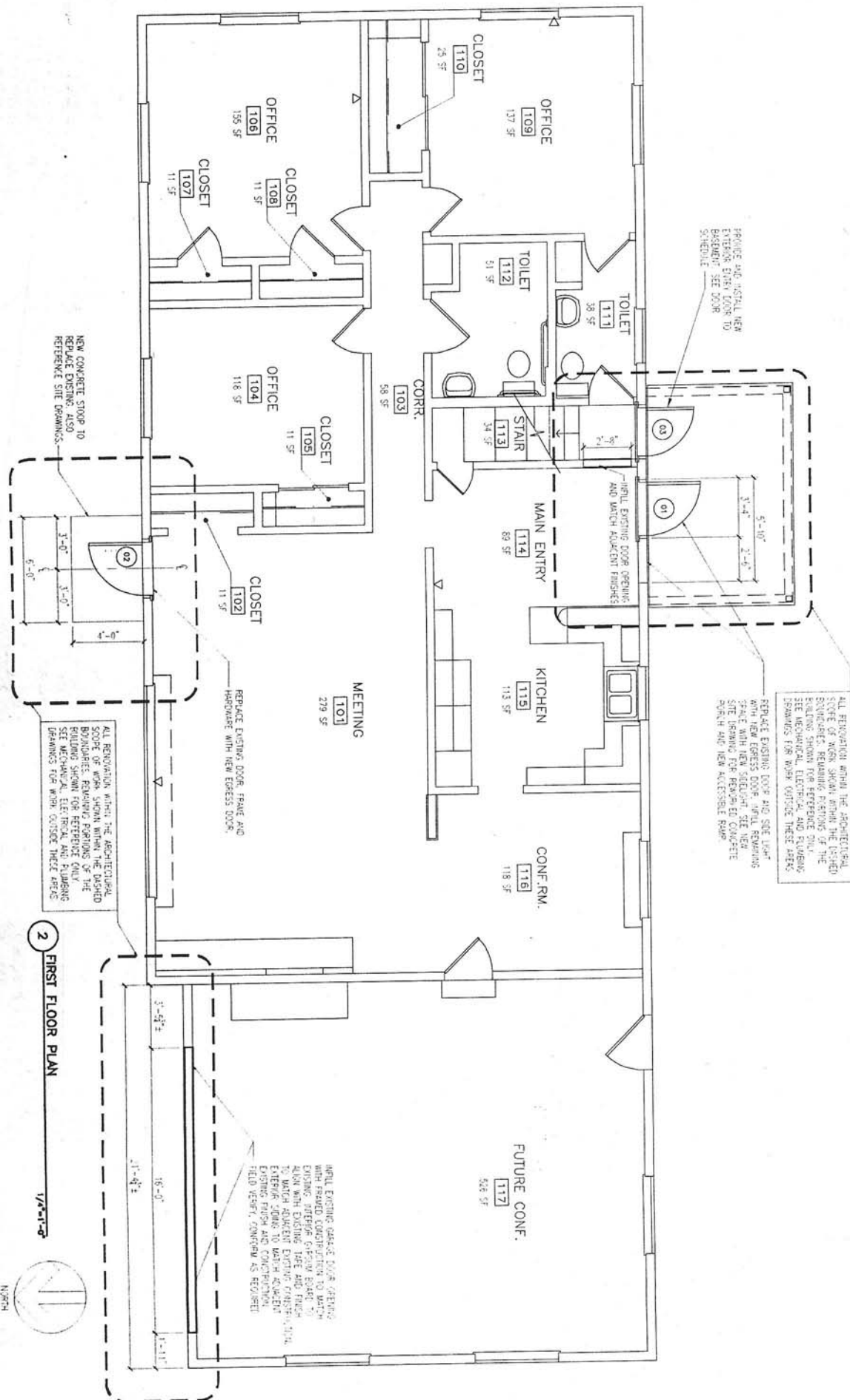
ASPHALT
DRIVEWAY

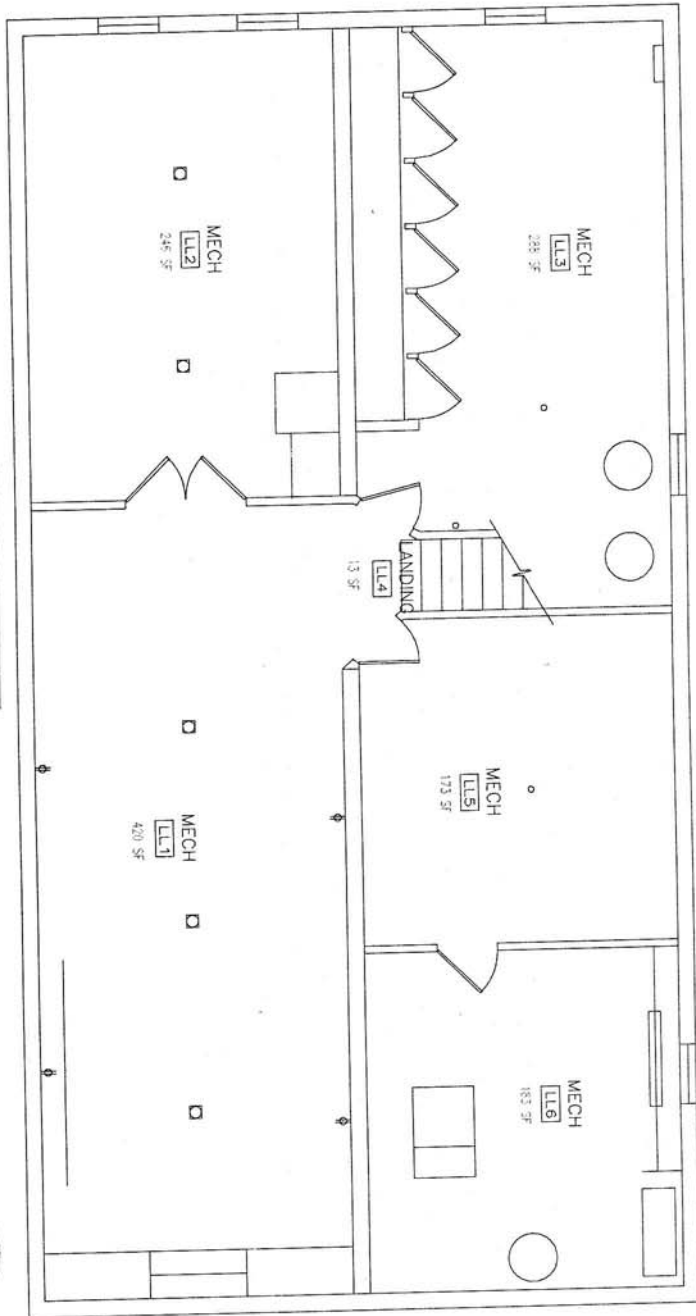
PROVIDE AND INSTALL NEW
CONCRETE STOOP AND
SIDEWALK

OUTLINE OF EXISTING DRIVEWAY AND
CONCRETE SIDEWALK TO BE REMOVED.
FIELD VERIFY, CONFORM AS REQUIRED

7
C1.02

ASPHALT
DRIVEWAY

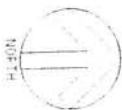




LOWER LEVEL AREA CALCULATIONS

MECH LL1	420 SF
MECH LL2	246 SF
MECH LL3	286 SF
LAND LL4	13 SF
MECH LL5	173 SF
MECH LL6	183 SF
TOTAL NET SF	1,321 SF
GROSS SF - 1,383	

2 LOWER LEVEL FLOOR PLAN 1/8"=1'-0"

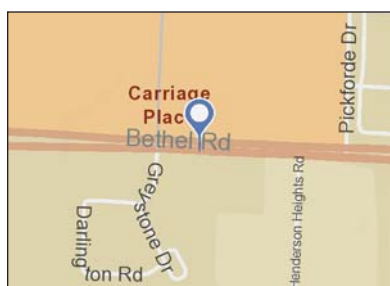
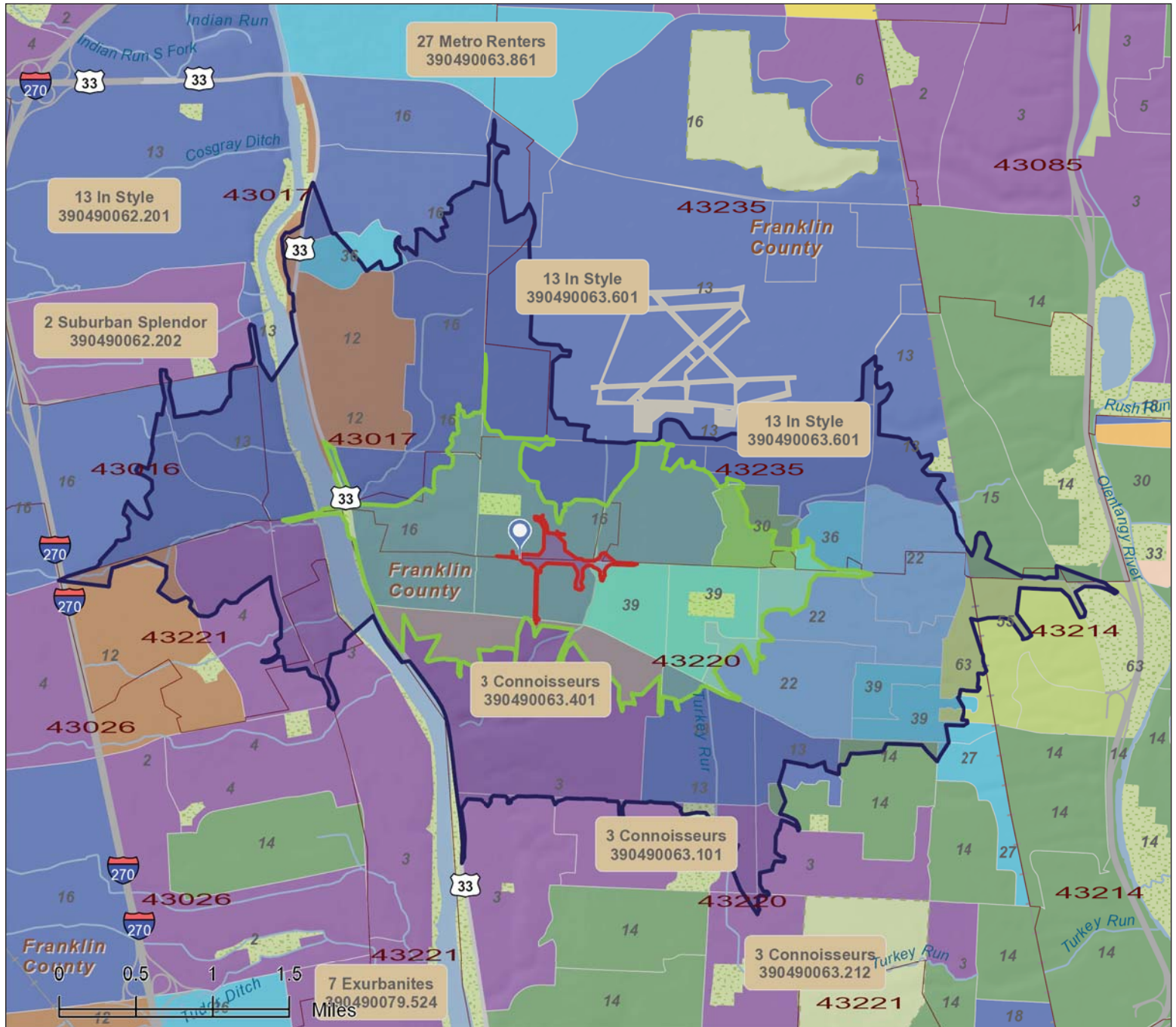




Dominant Tapestry Site Map

2625 Bethel Rd
2625 Bethel Rd, Columbus, OH, 43220, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 40.064744
Longitude: -83.089



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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2625 Bethel Rd, Columbus, OH, 43220, Demographics
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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>

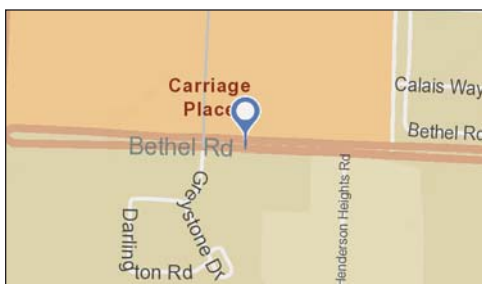
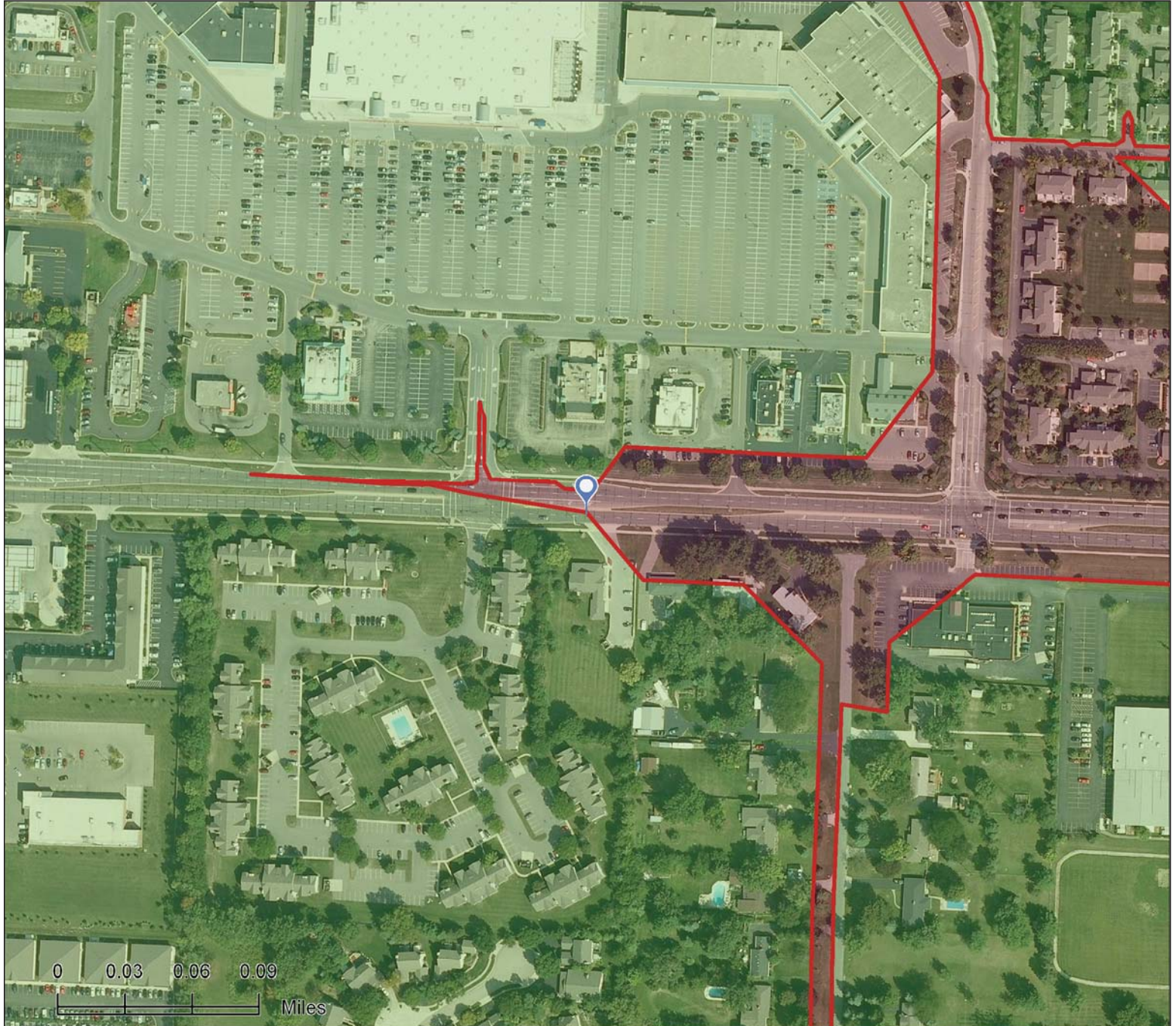
Segment 01: Top Rung	Segment 34: Family Foundations
Segment 02: Suburban Splendor	Segment 35: International Marketplace
Segment 03: Connoisseurs	Segment 36: Old and Newcomers
Segment 04: Boomburbs	Segment 37: Prairie Living
Segment 05: Wealthy Seaboard Suburbs	Segment 38: Industrious Urban Fringe
Segment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

2625 Bethel Rd
2625 Bethel Rd, Columbus, OH, 43220, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 40.064744
Longitude: -83.089



Source: ©i-cubed

January 17, 2012



Traffic Count Profile

Prepared by Randy Best

2625 Bethel Rd
2625 Bethel Rd, Columbus, OH, 43220, Demographics
Drive Time: 5 minutes

Latitude: 40.064744
Longitude: -83.089

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	Pickforde Dr	Winona Dr (0.02 miles N)	2001	3,050
0.14	Bethel Rd	Bethel Sawmill Ctr (0.15 miles W)	2002	25,820
0.26	Sawmill Rd	Delcane Dr (0.31 miles N)	2006	22,390
0.26	Sawmill Rd	W Henderson Rd (0.16 miles S)	2002	13,520
0.30	Bethel Rd	Bethel Sawmill Ctr (0.01 miles E)	2002	29,490
0.32	W Henderson Rd	Sawmill Rd (0.06 miles W)	2005	20,590
0.33	Sawmill Rd	W Henderson Rd (0.03 miles S)	2005	13,290
0.40	W Henderson Rd	Sawmill Rd (0.07 miles E)	2005	10,420
0.41	Sawmill Rd	W Henderson Rd (0.06 miles N)	2005	970
0.45	Hayden Rd	Riverside Dr (0.43 miles NW)	2002	27,770
0.46	W Henderson Rd	Chevy Chase Ct (0.09 miles E)	1997	20,004
0.50	Stonehaven Dr	Chevy Chase Ave (0.11 miles NE)	1991	1,100
0.55	Lynnmore Dr	Blinnton Pl (0.01 miles E)	1997	202
0.58	Sawmill Rd	Abbey Church Rd (0.07 miles N)	2002	20,550
0.60	W Henderson Rd	Stonehaven Dr (0.06 miles NW)	2002	19,220
0.63	W Case Rd	Co 69 (0.23 miles W)	2002	11,000
0.63	Bethel Rd	Co 67 (0.03 miles E)	1999	5,100
0.63	Bethel Rd	Bethel Lake Dr (0.06 miles W)	1997	25,603
0.65	W Henderson Rd	Sawmill Rd (0.38 miles E)	1999	9,400
0.66	Abbey Church Rd	Sawmill Rd (0.05 miles E)	2002	7,960
0.67	W Case Rd	Co 69 (0.05 miles E)	1997	20,403
0.71	W Case Rd	Dierker Rd (0.26 miles E)	1997	10,907
0.72	Hayden Rd	Riverside Dr (0.17 miles W)	2008	30,870
0.72	Arlington Centre Blvd	W Henderson Rd (0.08 miles N)	1997	5,404
0.72	Sawmill Rd	Abbey Church Rd (0.09 miles S)	2002	25,530
0.74	Dierker Rd	Hedgerow Rd (0.13 miles S)	2006	7,130
0.74	Dierker Rd	Hedgerow Rd (0.01 miles S)	1997	3,803
0.75	Riverside Dr	Squires Ridge (0.3 miles SE)	2006	21,230
0.79	Riverside Dr	Bethel Rd (0.15 miles N)	2002	29,860
0.80	W Case Rd	Meadowhurst Way (0.01 miles E)	1998	4,800

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.

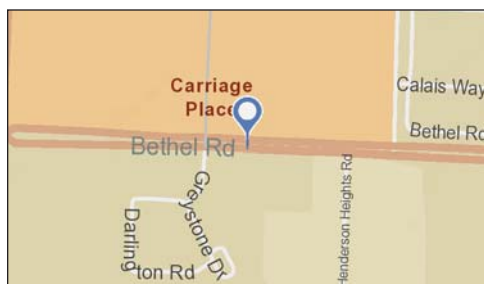
Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®



Traffic Count Map - Close Up

2625 Bethel Rd
2625 Bethel Rd, Columbus, OH, 43220, Demographics
Drive Time: 1, 3, 5 Minutes

Prepared by Randy Best
Latitude: 40.064744
Longitude: -83.089



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



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

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