



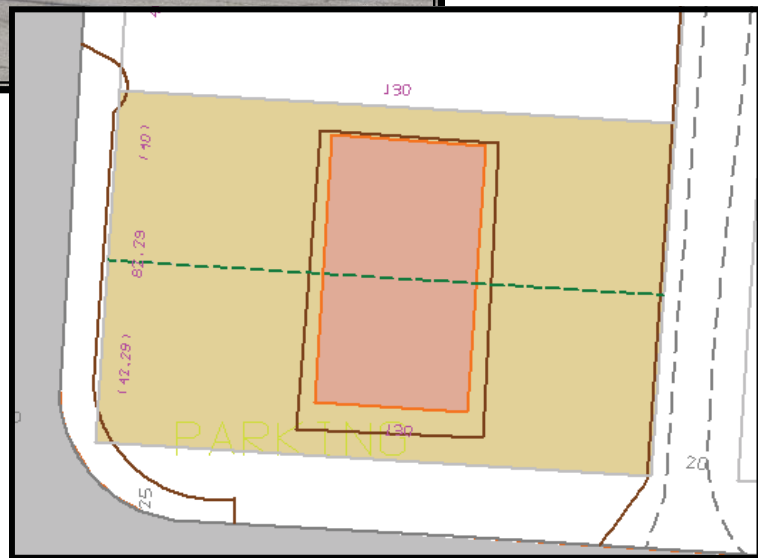
4520 CLEVELAND AVE, COLUMBUS, OHIO 43231

**FOR SALE: \$250,000
FOR LEASE: \$10.25 PER SQ FT**



Property Features:

- Medical/General Office
- (3) one bedroom apartments on 2nd floor
- Full Basement for storage
- Well Maintained
- Many Updates



BEST CORPORATE REAL ESTATE
JAMES MANGAS CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
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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#: 211032815

Status: Active

LP: \$250,000

List Agr Type: ERS

Photos: 10

VT:



Parcel #: 010-242557-00
Use Code:

Previous Use:
Zoning:

For Sale: Yes **For Lease:** Yes
Occupancy Rate: 100%

For Exchange: No
Mortg Balance:

Gross Inc: \$34,500
Total Op Exp: \$0
NOI: \$0

Condo Fee:

Taxes (Yr):
Assessment:

Tax Incentive:
Possession:

General Information

Address: [4520 Cleveland Ave](#)
Between Street: Clybourne Rd & Brooklyn Rd
Complex:
Distance to Interchange:

Unit/Suite #:
City: Columbus
County: [Franklin](#)
Multi Parc: N

Zip: 43231
Corp Limit: Columbus
Township: None
Near Interchange:

Building Information

Tot Avail SqFt:
Tot Bldg SqFt: 4,035
Flrs Abv Gnd: 2
of Docks: 0
Year Built: 0
Traffic Count:

Min SqFt Avail: 2,048
Acreage:
of Units:
of Drive-In Doors: 0
Year Remodeled:
Ceiling Height:

Max Cntg SF Avail: 2,048
Lot Size:
Parking:
Bay Size:

	Suite #	SqFt	Date Avail		Suite #	SqFt	Date Avail
1:	A	2,048	10/01/2011	3:			
2:				4:			

Financials

Lease Rate \$/SqFt: \$11
Exp Paid By: L T Reimburse L T Contracts Directly
ALL
RE Taxes: y
Bldg Insurance: y
Utilities: y
Maint/Repairs: y
Janitorial: y
CAM: y
Cu Yr Est \$/SF: 0 per above checked items

Terms Desired:

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

Features

Property Description

This is a medical/general office building with 3-one bedroom apartments on the second floor. It is a solid brick building with a full basement for storage. The building has been well maintained with many updates including new high efficiency furnaces for the office space and all 3 apartment units.

Sold Information

Sold Date: **DOM:** 7 **SP:**

211032815

4520 Cleveland Ave

\$ 250000



Exterior Front



Exterior Front



View



Entry/Foyer



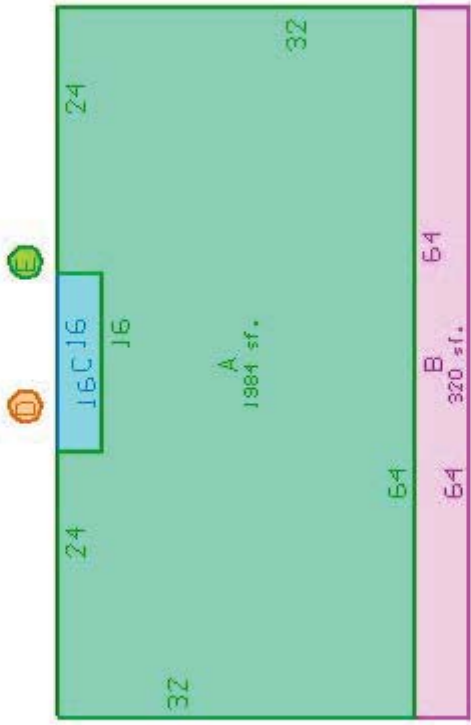




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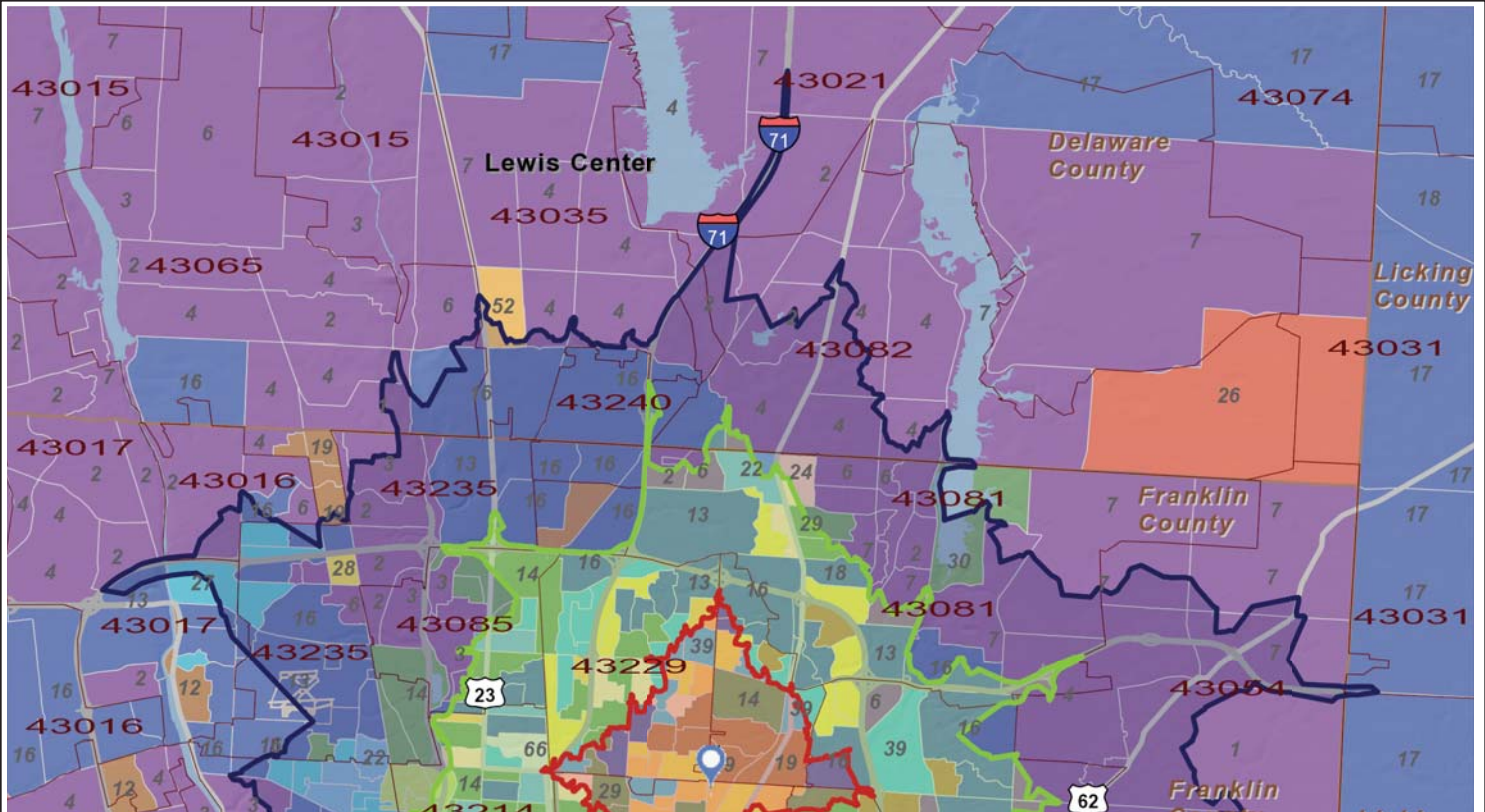


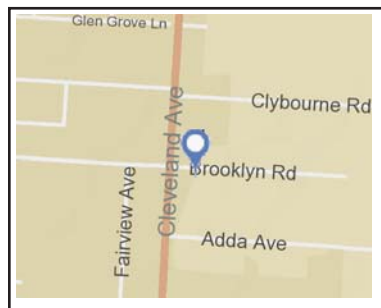
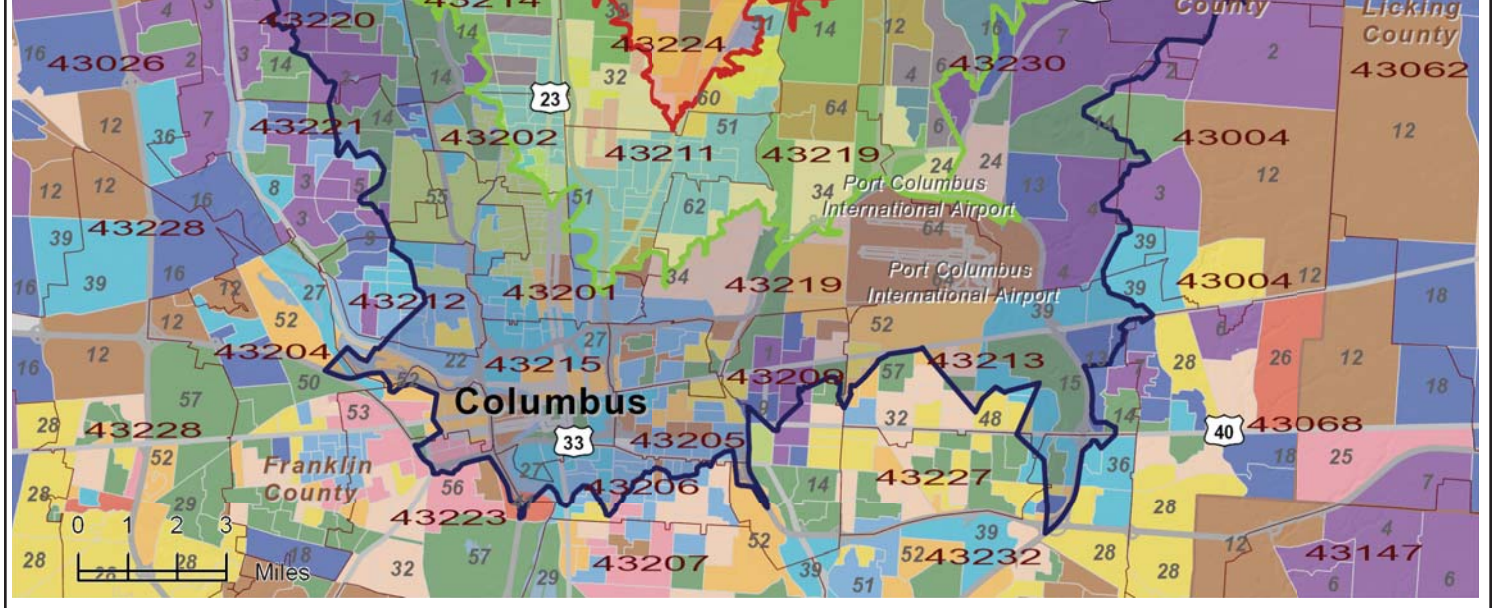
Dominant Tapestry Site Map

Prepared by Randy Best

4520 Cleveland Ave
4520 Cleveland Ave, Columbus, OH 43231
Drive Time: 5, 10, 15 Minutes

Latitude: 40.061592
Longitude: -82.952477





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

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9/21/2011

Page 1 of 2



Dominant Tapestry Site Map

Prepared by Randy Best

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 02: Suburban Splendor

Segment 03: Connoisseurs

Segment 04: Boomburbs

Segment 05: Wealthy Seaboard Suburbs

Segment 06: Sophisticated Squires

Segment 07: Exurbanites

Segment 08: Laptops and Lattes

Segment 09: Urban Chic

Segment 10: Pleasant-Ville

Segment 11: Pacific Heights

Segment 12: Up and Coming Families

Segment 13: In Style

Segment 14: Prosperous Empty Nesters

Segment 15: Silver and Gold

Segment 34: Family Foundations

Segment 35: International Marketplace

Segment 36: Old and Newcomers

Segment 37: Prairie Living

Segment 38: Industrious Urban Fringe

Segment 39: Young and Restless

Segment 40: Military Proximity

Segment 41: Crossroads

Segment 42: Southern Satellites

Segment 43: The Elders

Segment 44: Urban Melting Pot

Segment 45: City Strivers

Segment 46: Rooted Rural

Segment 47: Las Casas

Segment 48: Great Expectations

Segment 15: Silver and Gold
Segment 16: Enterprising Professionals
Segment 17: Green Acres
Segment 18: Cozy and Comfortable
Segment 19: Milk and Cookies
Segment 20: City Lights
Segment 21: Urban Villages
Segment 22: Metropolitans
Segment 23: Trendsetters
Segment 24: Main Street, USA
Segment 25: Salt of the Earth
Segment 26: Midland Crowd
Segment 27: Metro Renters
Segment 28: Aspiring Young Families
Segment 29: Rustbelt Retirees
Segment 30: Retirement Communities
Segment 31: Rural Resort Dwellers
Segment 32: Rustbelt Traditions
Segment 33: Midlife Junction

Segment 48: Great Expectations
Segment 49: Senior Sun Seekers
Segment 50: Heartland Communities
Segment 51: Metro City Edge
Segment 52: Inner City Tenants
Segment 53: Home Town
Segment 54: Urban Rows
Segment 55: College Towns
Segment 56: Rural Bypasses
Segment 57: Simple Living
Segment 58: NeWest Residents
Segment 59: Southwestern Families
Segment 60: City Dimensions
Segment 61: High Rise Renters
Segment 62: Modest Income Homes
Segment 63: Dorms to Diplomas
Segment 64: City Commons
Segment 65: Social Security Set
Segment 66: Unclassified

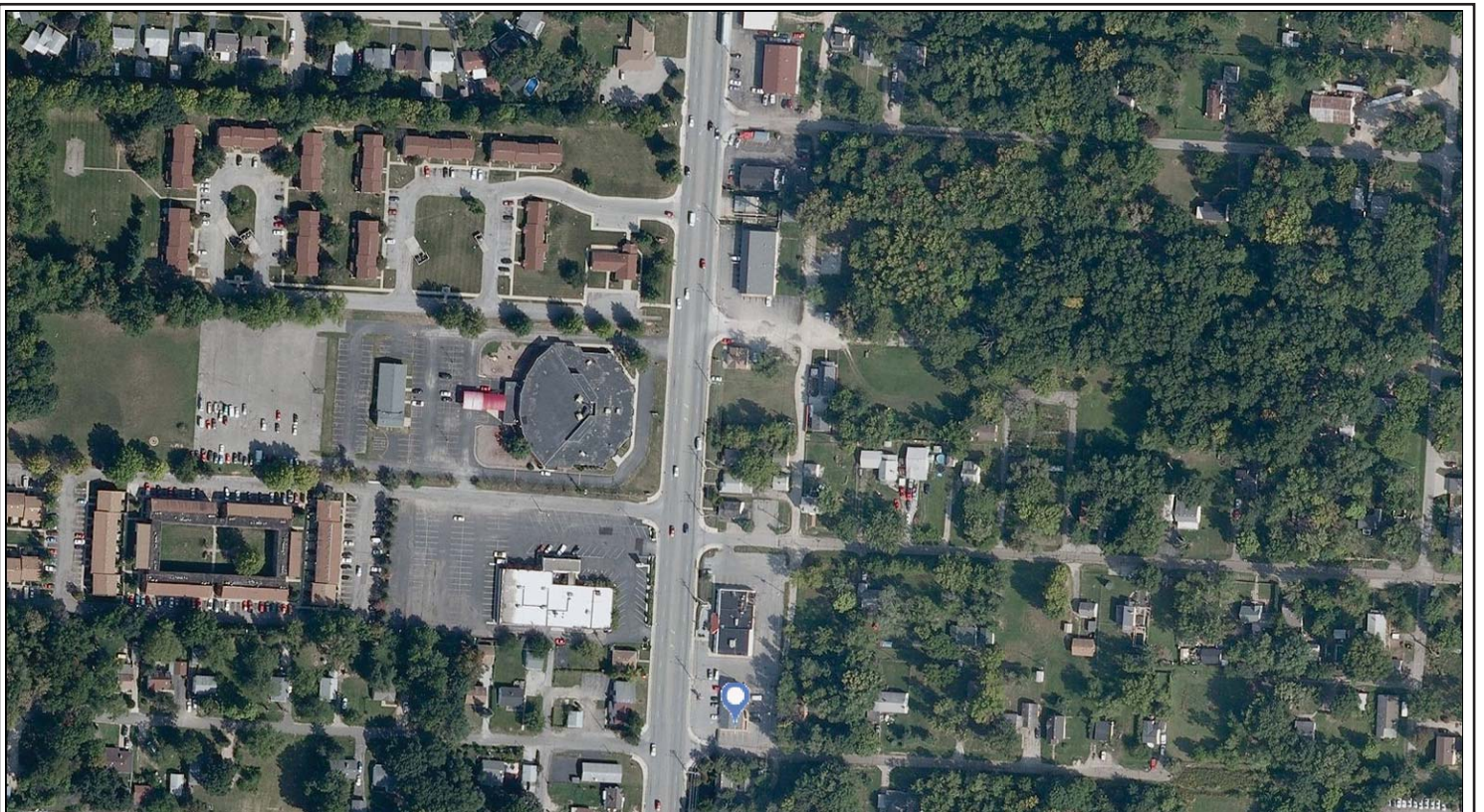


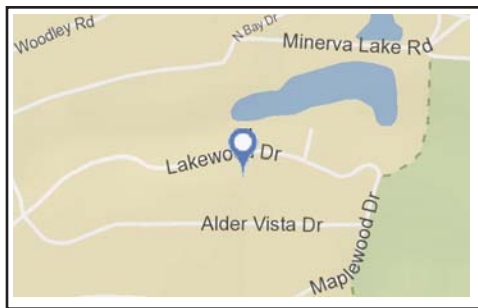
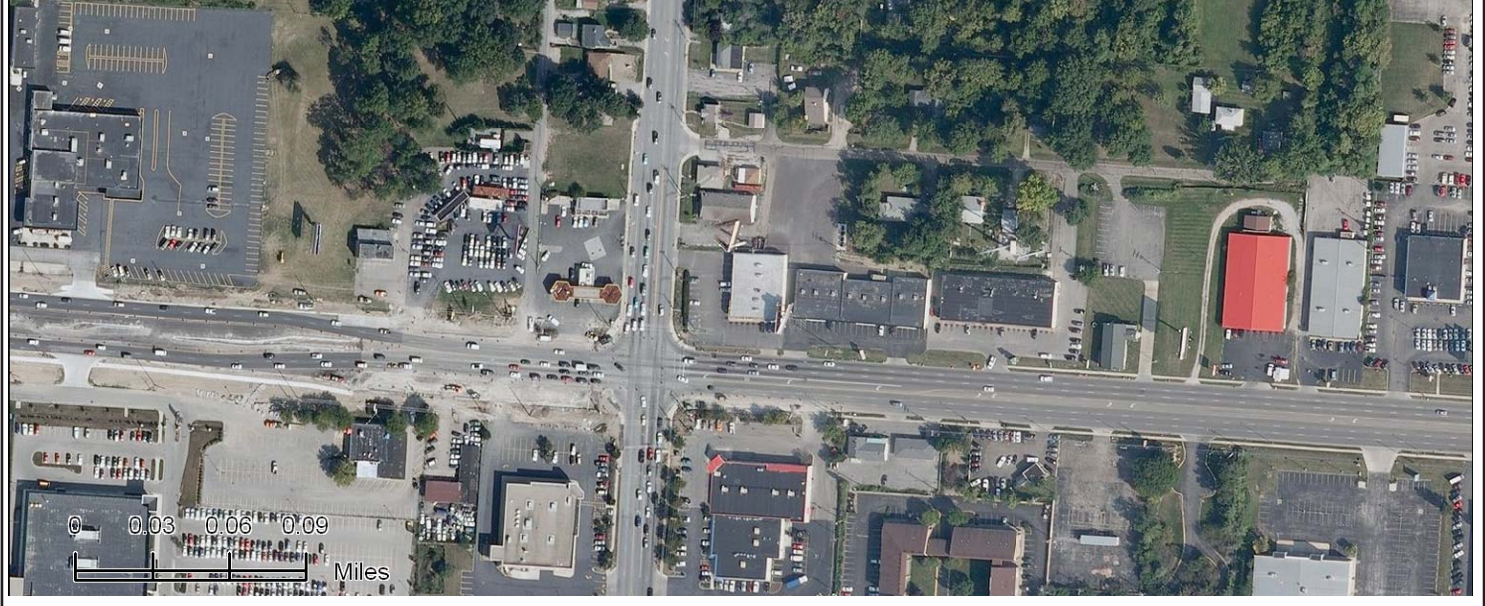
Site Map on Satellite Imagery – 0.4 Miles Wide

Prepared by Randy Best

4520 Cleveland Ave
4520 Cleveland Ave, Columbus, OH 43231
Drive Time: 5, 10, 15 Minutes

Latitude: 40.061592
Longitude: -82.952477





Source: © i-cubed



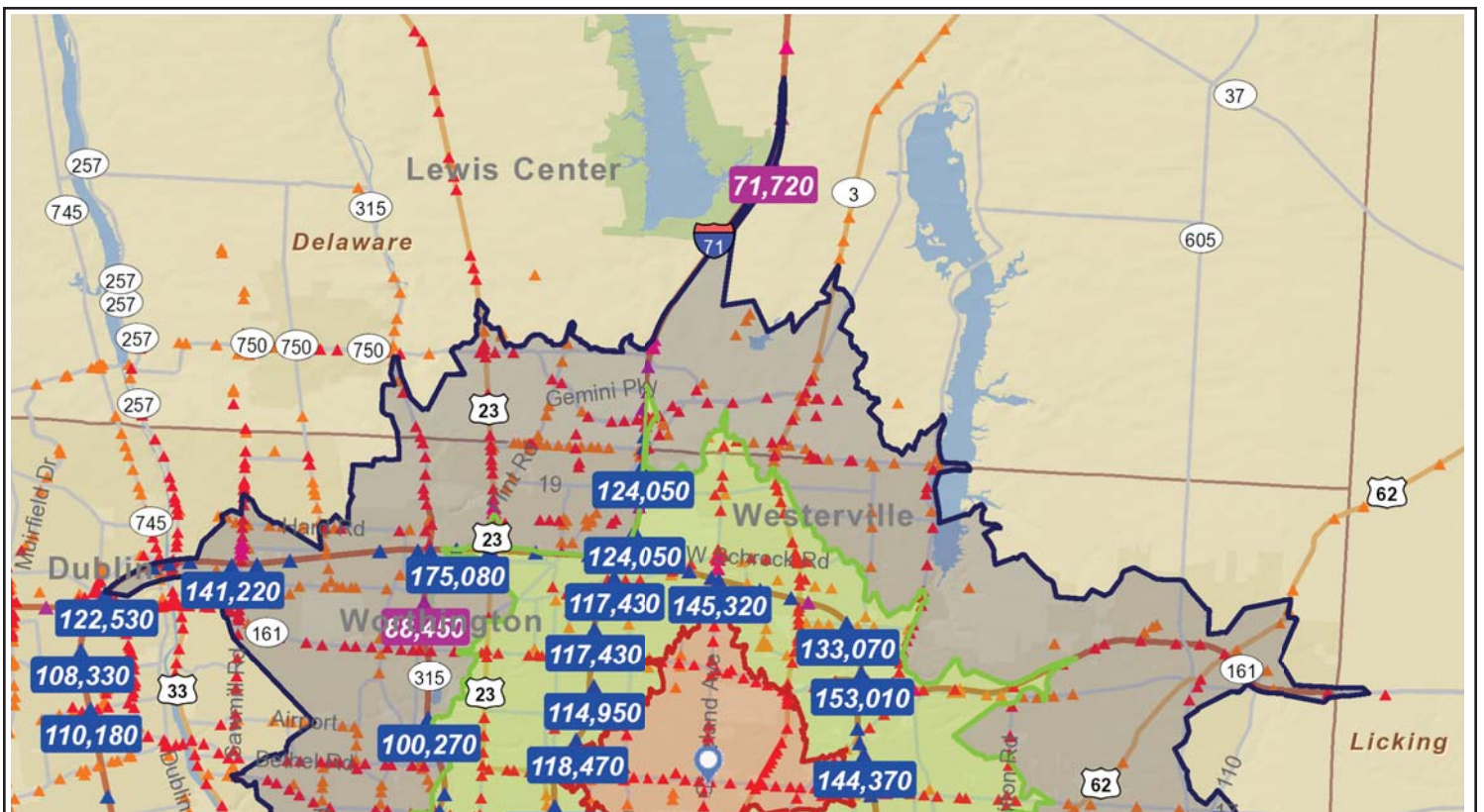


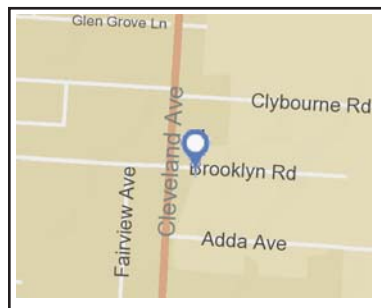
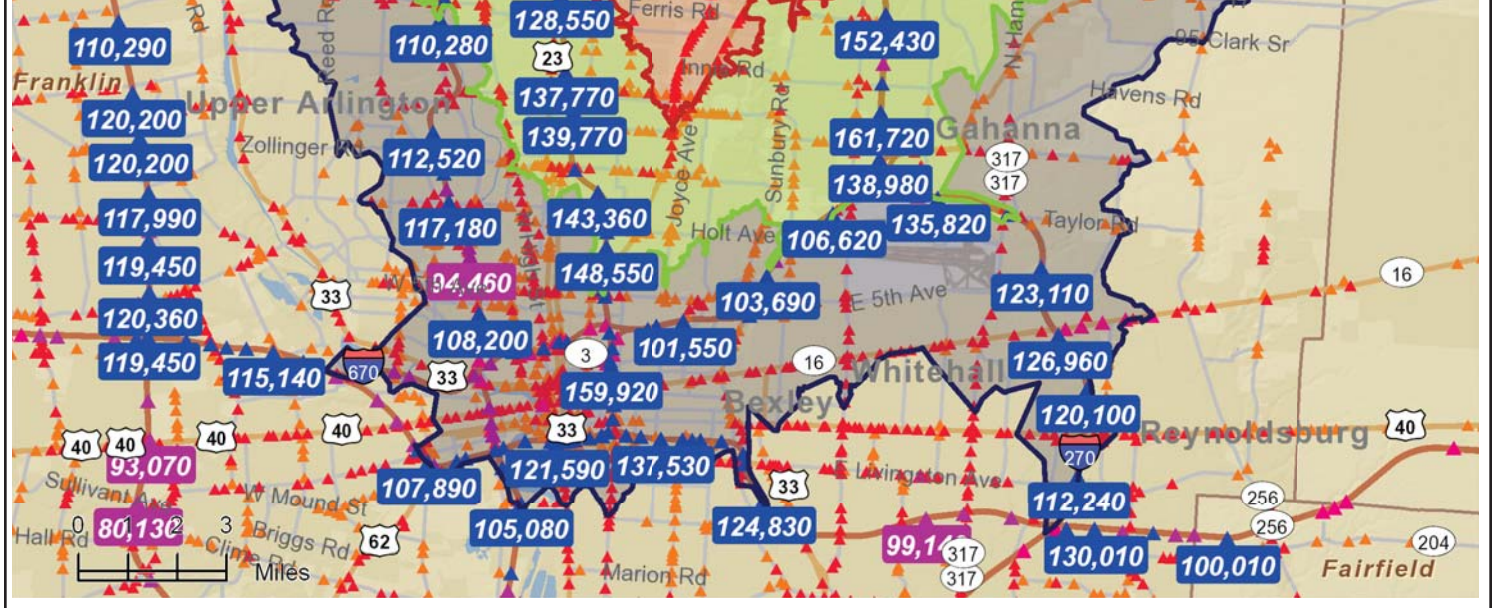
Traffic Count Map

Prepared by Randy Best

4520 Cleveland Ave
4520 Cleveland Ave, Columbus, OH 43231
Drive Time: 5, 10, 15 Minutes

Latitude: 40.061592
Longitude: -82.952477





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 Profile

Prepared by Randy Best

4520 Cleveland Ave
 4520 Cleveland Ave, Columbus, OH 43231
 Drive Time: 15 minutes

Latitude: 40.061592
 Longitude: -82.952477

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Cleveland Ave	Adda Ave (0.03 miles S)	2006	26,760
0.07	Clybourne Rd	Cleveland Ave (0.07 miles W)	1997	435
0.16	Morse Rd	Goldengate Sq (0.01 miles E)	2002	30,090
0.18	Morse Rd	Goldengate Sq (0.19 miles E)	2002	36,200
0.30	Larkhall Ln	Edinburgh Ln (0.1 miles SW)	1999	870
0.31	Cleveland Ave	Adda Ave (0.23 miles N)	2008	22,405
0.36	Taymouth Rd	Coatbridge Ln (0.15 miles W)	1997	2,608
0.36	Morse Rd	Morse Centre Rd (0.18 miles W)	1997	32,306
0.36	Northwold Rd	Cleveland Ave (0.08 miles W)	1997	108
0.40	Morse Rd	Wren Trce (0.02 miles W)	1999	37,500
0.41	Taymouth Rd	Coatbridge Ln (0.05 miles E)	1997	1,901
0.42	Vining Dr	Cleveland Ave (0.1 miles E)	2008	330
0.43	Northtowne Blvd	Taymouth Rd (0.03 miles N)	1997	7,007
0.44	Cleveland Ave	Ottawa Dr (0.01 miles S)	2005	26,250
0.45	Belcher Dr	Walford St (0.41 miles W)	2008	2,320
0.48	Cheesford Rd	Morse Rd (0.07 miles N)	1999	2,800

0.48	Chesford Rd	Morse Rd (0.07 miles N)	1999	2,000
0.48	Bretton Woods Dr	Harr Ct (0.2 miles SE)	2005	3,630
0.49	Northtowne Blvd	Northtowne Pl (0.21 miles NE)	1997	20,306
0.49	Bretton Woods Dr	Echorock Dr (0.01 miles E)	1997	1,909
0.51	Edmonton Rd	Bradington Ct (0.02 miles W)	2005	2,060
0.53	Walford St	Fitzroy Dr (0.12 miles S)	2004	7,740
0.54	Cleveland Ave	Timbertrail Dr N (0.02 miles S)	2008	21,615
0.55	Belcher Dr	Walford St (0.12 miles W)	2005	2,070
0.56	Cleveland Ave	Kilbourne Ave (0.02 miles N)	2005	27,410
0.59	Chesford Rd	Morse Rd (0.2 miles N)	1997	717
0.59	Kilbourne Ave	Cleveland Ave (0.11 miles W)	1997	395
0.59	Bretton Woods Dr	Grenville Dr (0.13 miles SE)	2005	1,200
0.61	Northtowne Blvd	Taymouth Rd (0.16 miles SE)	1997	5,910
0.62	Walford St	Fitzroy Dr (0.02 miles N)	2005	11,900
0.62	Strimple Ave	Northtowne Blvd (0.5 miles W)	1995	1,100

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.

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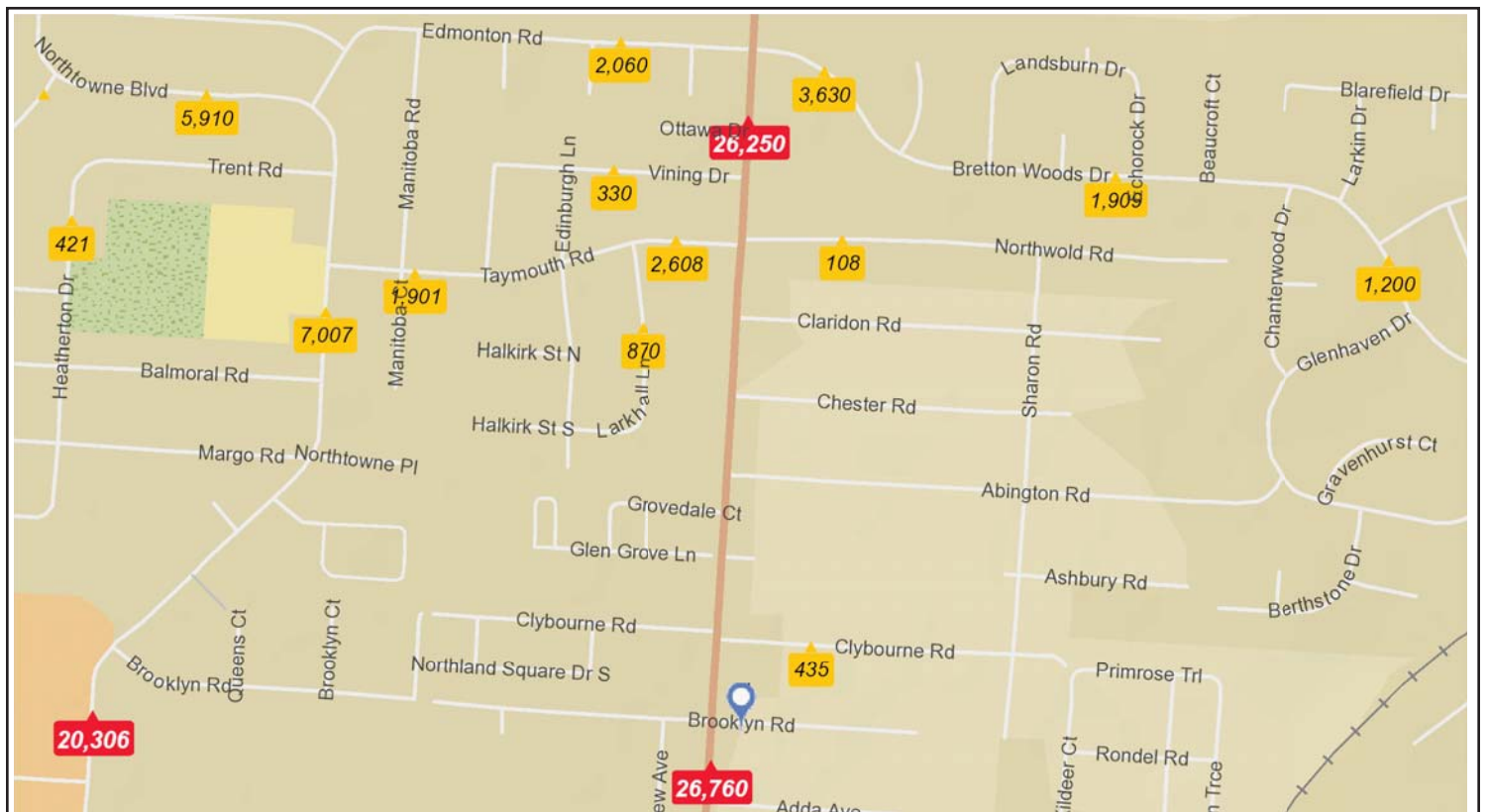


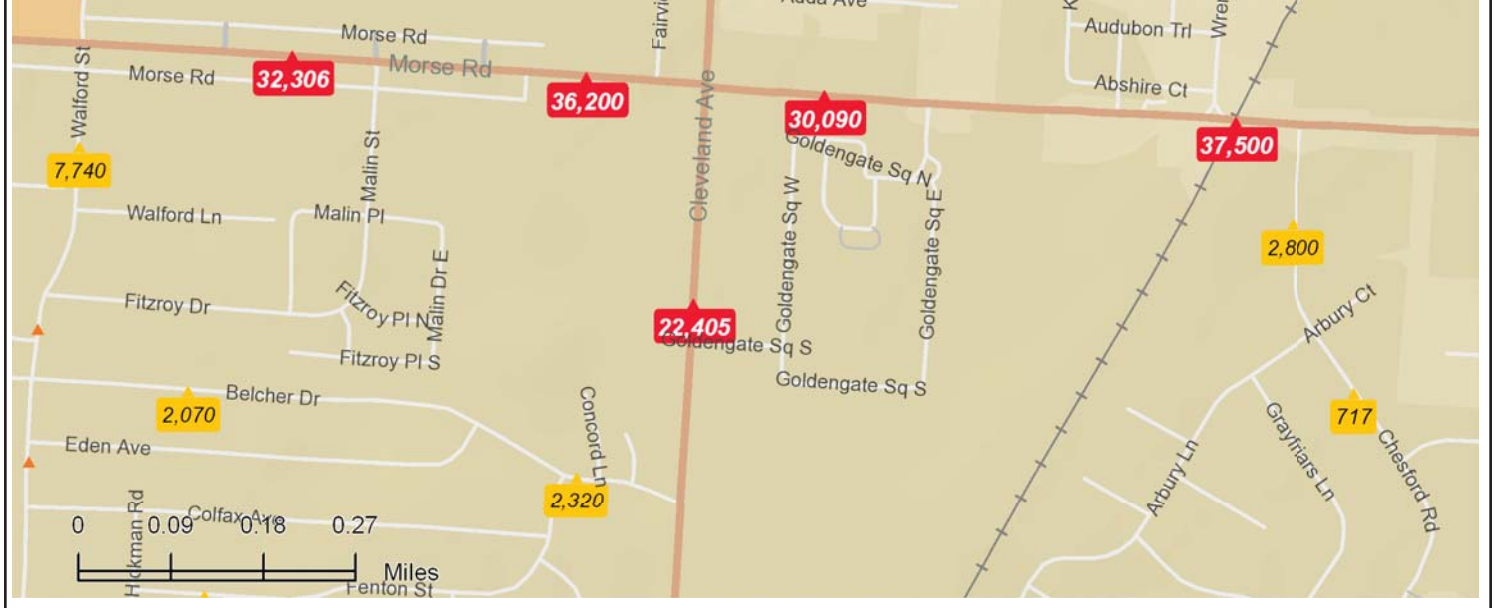
Traffic Count Map - Close Up

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