



\$599,000

For Sale:

3535 E. Main St.

Columbus , Ohio 43123

Established Rare Used Auto Sales Lot

- Office Building on Site, approx. 576 +/- Sq Ft.
- Traffic Light Location with high auto count.
- Excellent Visibility and Marquee Signage.

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
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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.

Customer Full		Commercial-Retail	
	List Number:	Status: Incomplete Listing Service: Original List Price: \$599,000	List Price: \$599,000 List Price Sqft: \$1,039.93 VT:
	Parcel #: 090-000306	Previous Use:	
	Use Code:	Tax District: 090	Zoning: Commercial
	For Sale: Yes	For Lease: No	Exchange: No
	Occupancy Rate: 100	Mortgage Balance:	
Gross Op Income: 0		Assoc/Condo Fee:	
Total Op Expenses: 0		Addl Acc Cond:	
Net Op Income: 0			
Tax Abatement: No		Abatement End Date:	Tax Incentive:
Taxes (Yrly): 9,278		Tax Year: 2020	Possession:
Assessment:			

General Information

Address: 3535 E Main Street 3557	Unit/Suite #: 3557	Zip Code: 43213	Tax District: 090
Between Street: Napoleon Avenue & Maplewood Avenue	City: Whitehall	Corp Limit: Whitehall	
Complex:	County: Franklin	Township: None	
Dist To Interchange:	Mult Parcels/Sch Dis:	Near Interchange:	

Building Information

Total SqFt Available: 576	Minimum Sqft Avail: 576	Max Cont Sqft Avail: 576
Bldg Sq Ft: 576	Acreage: 0.99	Lot Size:
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1967	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:	Electric:
Heat Type:	Misc Int & Ext Info:
Electric:	
Services Available:	
Construction:	
Sprinkler:	
Mult Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

Property Description

Established Rare Used Auto Sales Lot, Office Building on site, approx. 576 Sq. Ft, Traffic Light location, with high auto count, Excellent Visibility & Marquee Signage.

Sold Info

Sold Date:	DOM:	SP:
		Sold Non-MLS: No
	SrCns:	SrAst:

Sold Non-MLS: No

June 11, 2021

Prepared by: Randy J Best

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Aerial



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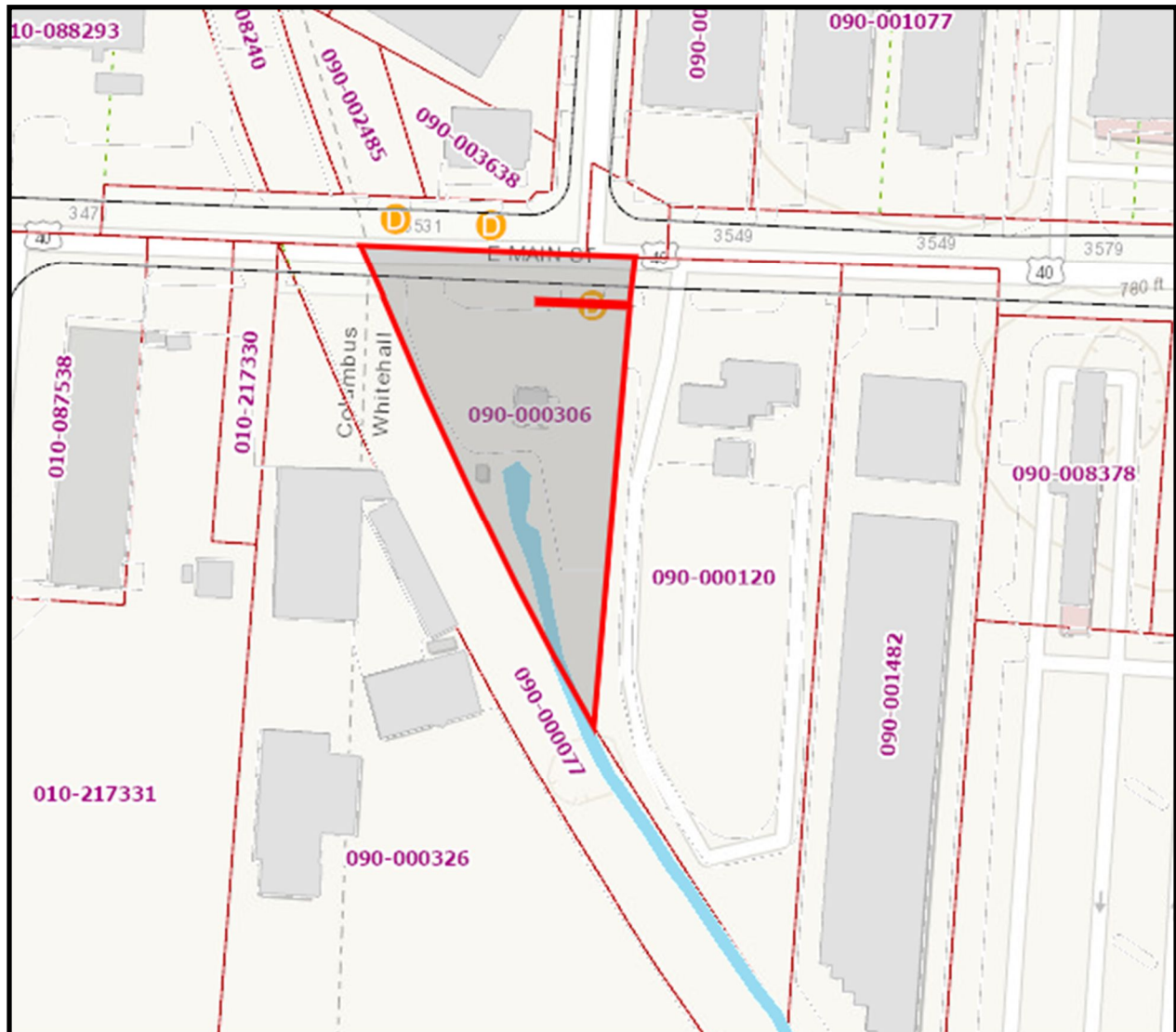
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Parcel



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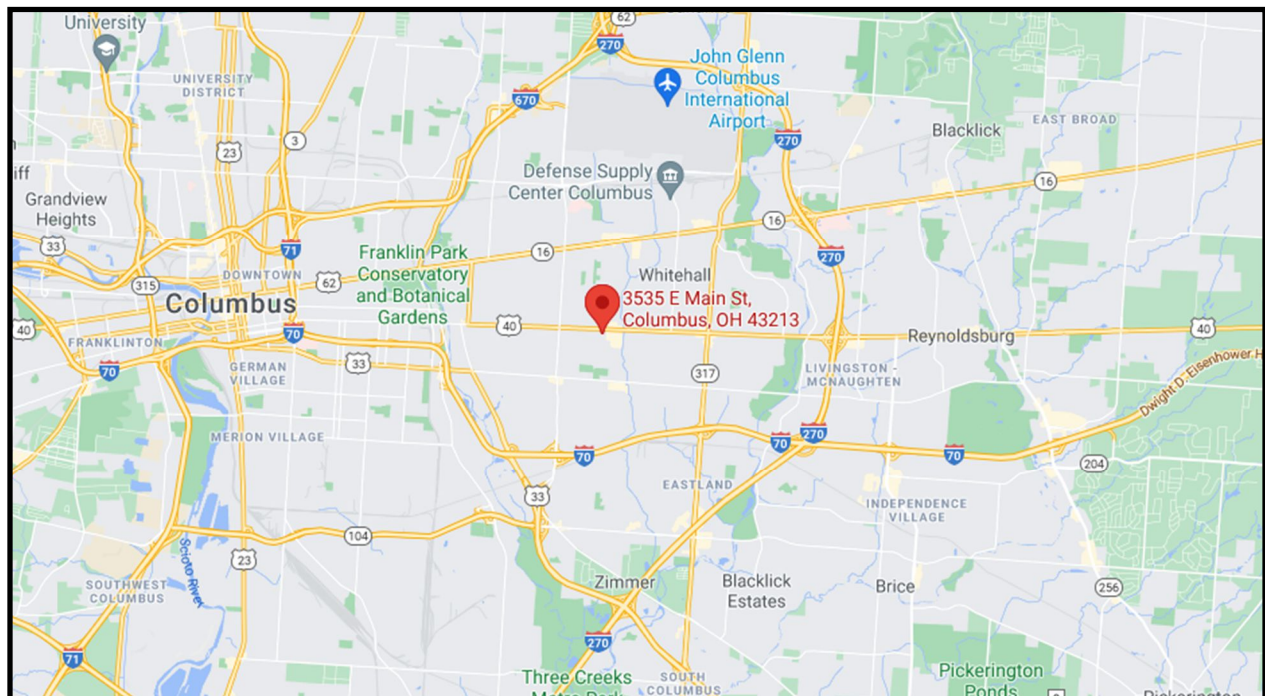
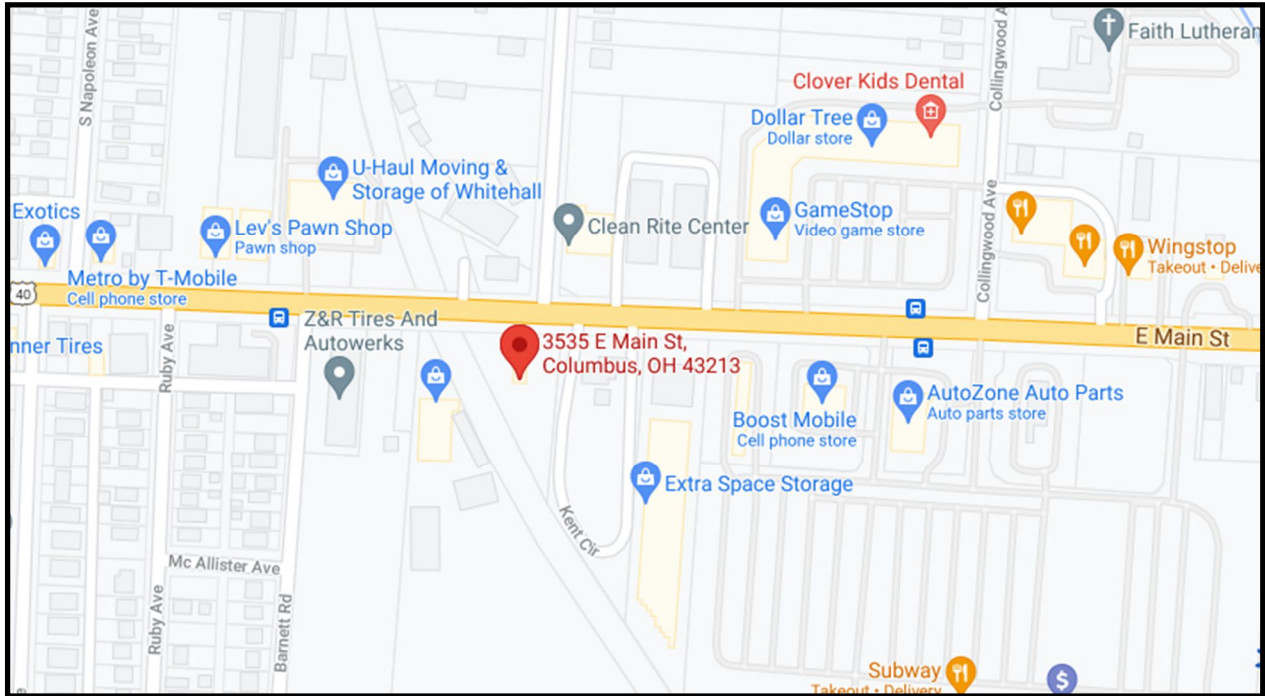
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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



Demographic Summary Report

3535 E Main St, Whitehall, OH 43213

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **1,000 SF**
 Year Built: **1967**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



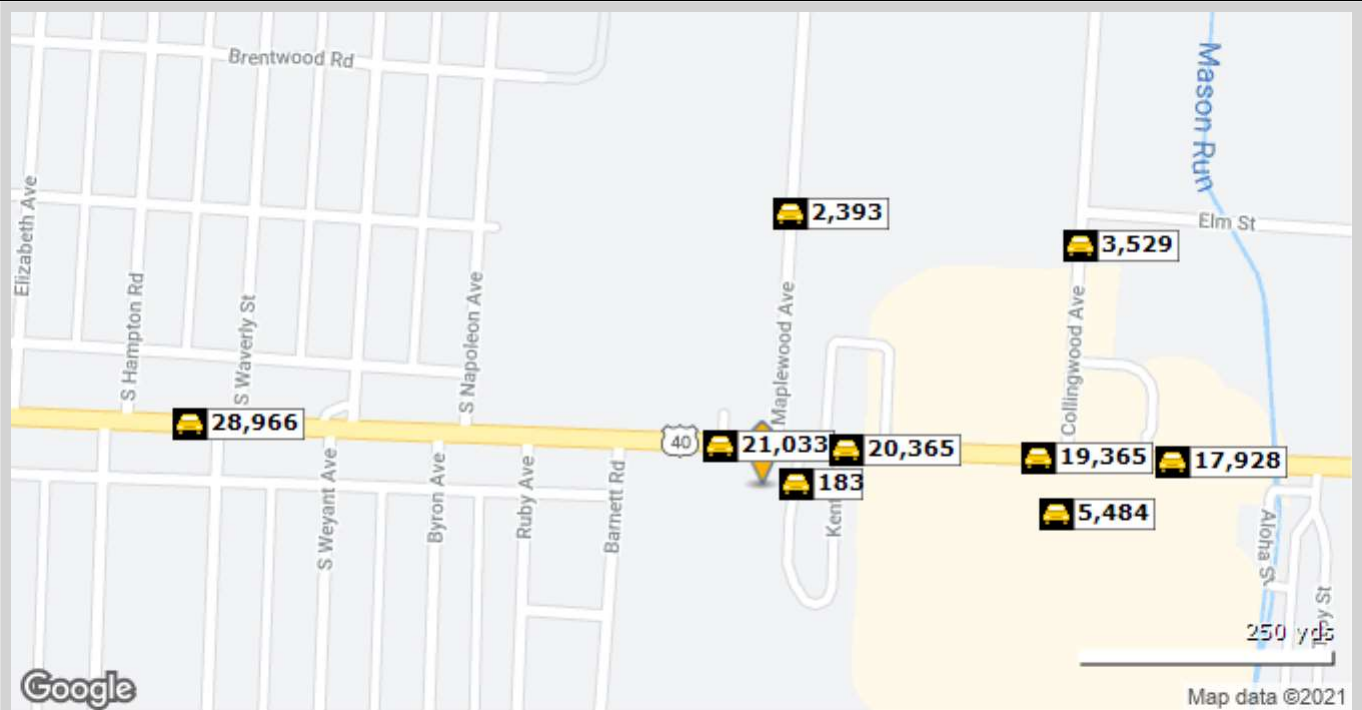
Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	19,267	119,193	296,509
2021 Estimate	18,403	114,475	284,364
2010 Census	15,568	100,680	247,606
Growth 2021 - 2026	4.69%	4.12%	4.27%
Growth 2010 - 2021	18.21%	13.70%	14.85%
2021 Population by Hispanic Origin	1,343	8,832	15,724
2021 Population	18,403	114,475	284,364
White	7,256 39.43%	46,931 41.00%	118,583 41.70%
Black	9,867 53.62%	60,339 52.71%	147,639 51.92%
Am. Indian & Alaskan	72 0.39%	444 0.39%	1,046 0.37%
Asian	445 2.42%	2,398 2.09%	6,105 2.15%
Hawaiian & Pacific Island	10 0.05%	57 0.05%	198 0.07%
Other	754 4.10%	4,306 3.76%	10,793 3.80%
U.S. Armed Forces	3	17	65
Households			
2026 Projection	8,210	49,720	123,323
2021 Estimate	7,847	47,806	118,344
2010 Census	6,688	42,447	103,688
Growth 2021 - 2026	4.63%	4.00%	4.21%
Growth 2010 - 2021	17.33%	12.63%	14.13%
Owner Occupied	3,746 47.74%	21,544 45.07%	54,933 46.42%
Renter Occupied	4,101 52.26%	26,262 54.93%	63,411 53.58%
2021 Households by HH Income	7,846	47,805	118,344
Income: <\$25,000	2,506 31.94%	12,908 27.00%	30,130 25.46%
Income: \$25,000 - \$50,000	2,189 27.90%	13,539 28.32%	31,333 26.48%
Income: \$50,000 - \$75,000	1,361 17.35%	8,553 17.89%	23,303 19.69%
Income: \$75,000 - \$100,000	643 8.20%	4,271 8.93%	12,162 10.28%
Income: \$100,000 - \$125,000	538 6.86%	3,020 6.32%	7,985 6.75%
Income: \$125,000 - \$150,000	241 3.07%	1,775 3.71%	5,053 4.27%
Income: \$150,000 - \$200,000	192 2.45%	1,641 3.43%	4,252 3.59%
Income: \$200,000+	176 2.24%	2,098 4.39%	4,126 3.49%
2021 Avg Household Income	\$56,033	\$64,916	\$65,093
2021 Med Household Income	\$40,490	\$44,041	\$47,608



Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Kent Cir	E Main St	0.02 N	2020	183	MPSI	.02
2	E Main St	Maplewood Ave	0.03 E	2020	21,033	MPSI	.03
3	E Main St	Kent Cir	0.03 W	2020	20,365	MPSI	.05
4	Maplewood Ave	E Main St	0.13 S	2018	1,044	MPSI	.16
5	Maplewood Ave	E Main St	0.13 S	2020	2,393	MPSI	.16
6	E Main St	Collingwood Ave	0.02 E	2020	19,365	MPSI	.16
7	E Main St	Collingwood Ave	0.03 N	2020	5,484	MPSI	.17
8	Collingwood Ave	Elm St	0.02 N	2020	3,529	MPSI	.23
9	E Main St	Collingwood Ave	0.06 W	2020	17,928	MPSI	.23
10	E Main St	S Waverly St	0.02 E	2015	28,966	AADT	.33



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6/15/2021

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