

\$675,000



For Sale

Retail

3201-3203 Sullivant Ave
Columbus OH 43204

- High traffic corner location, in the Westgate Community
- Newly remodeled exterior with brand new roof, building has total 3900 +/- SF
- Excellent marquee signage at street, 0.30 acre lot
- Currently one open space but could be divided and has 2 addresses
- Building includes: vent hood, grease trap, walk-in freezer and cooler, 32 ft. display case and display coolers
- Separate bathrooms with a total of 3 in the building
- Excellent front and side parking



[Click here for Video](#)

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
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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:** 220011424**Status:** Active**List Price:** \$675,000**Listing Service:****Showing Start Date:** 04/15/2020**Original List Price:** \$675,000**List Price Sqft:** \$173.08
VT:**Parcel #:** 010-034163**Previous Use:****Use Code:** 439 - CONVENIENCE FOOD STORES**Tax District:** 010**Zoning:****For Sale:** Yes**For Lease:** No**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**Addl Acc Cond:** None Known**NOI:** 0**Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):** 7,265**Tax Year:** 2019**Possession:** closing**Assessment:****General Information****Address:** 3201 Sullivant Avenue**Unit/Suite #:****Zip Code:** 43204**Tax District:** 010**Between Street:** Sullivant Ave & Brinker Ave**City:** Columbus**Corp Limit:** Columbus**Complex:****County:** Franklin**Township:** None**Dist To Interchange:****Mult Parcels/Sch Dis:****Near Interchange:** Hwy 270 & Broad**Building Information****Total SqFt Available:** 3,900**Minimum Sqft Avail:** 3,900**Max Cont Sqft Avail:** 3,900**Bldg Sq Ft:** 3,900**Acreage:** 0.3**Lot Size:****# Floors AboveGround:** 1**# Units:****Parking Ratio/1000:****# of Docks:** 0**# Drive-In Doors:** 0**Total Parking:****Year Built:** 1974**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:****Heat Type:****Electric:****Electric:****Misc Int & Ext Info:****Services Available:****Construction:****Sprinkler:****Mult Use:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

High traffic corner location with newly remodeled exterior. Excellent marquee signage at the street. Currently one open space but could be divided and has 2 addresses, 3201 and 3203 Sullivant Avenue. Brand new roof. Building includes: vent hood, grease trap, walk-in freezer and cooler, 32 ft. display case and display coolers, separate bathrooms with 3 total in the building. Excellent front and side parking.

Sold Info**Sold Date:****DOM:** 1**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**April 15, 2020****Prepared by:** Randy J Best

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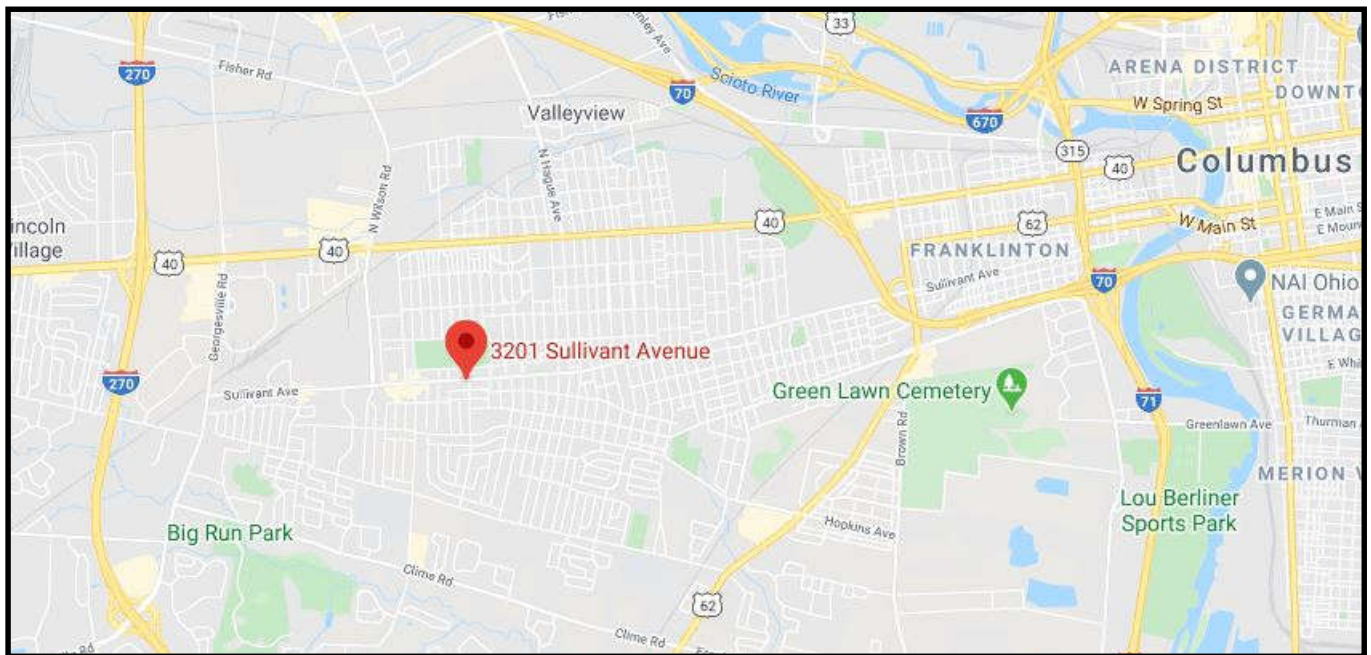
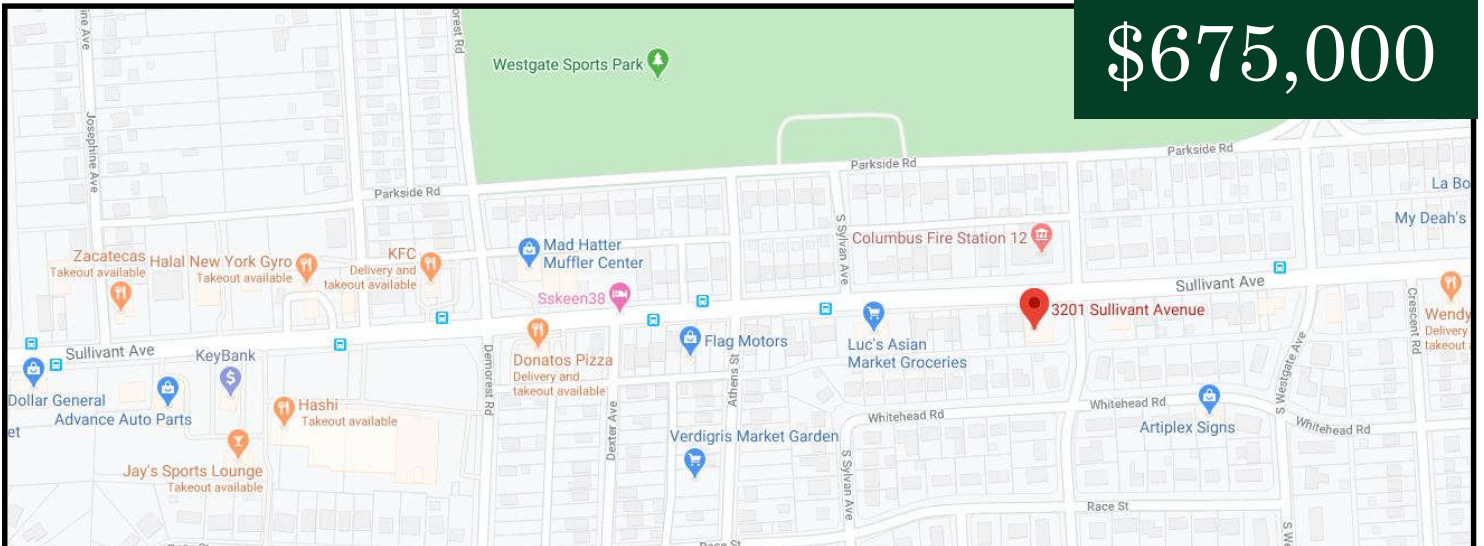
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Demographic Summary Report

3201-3203 Sullivant Ave, Columbus, OH 43204

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **4,162 SF** Rent/SF/Yr: **-**
 Year Built: **1974**



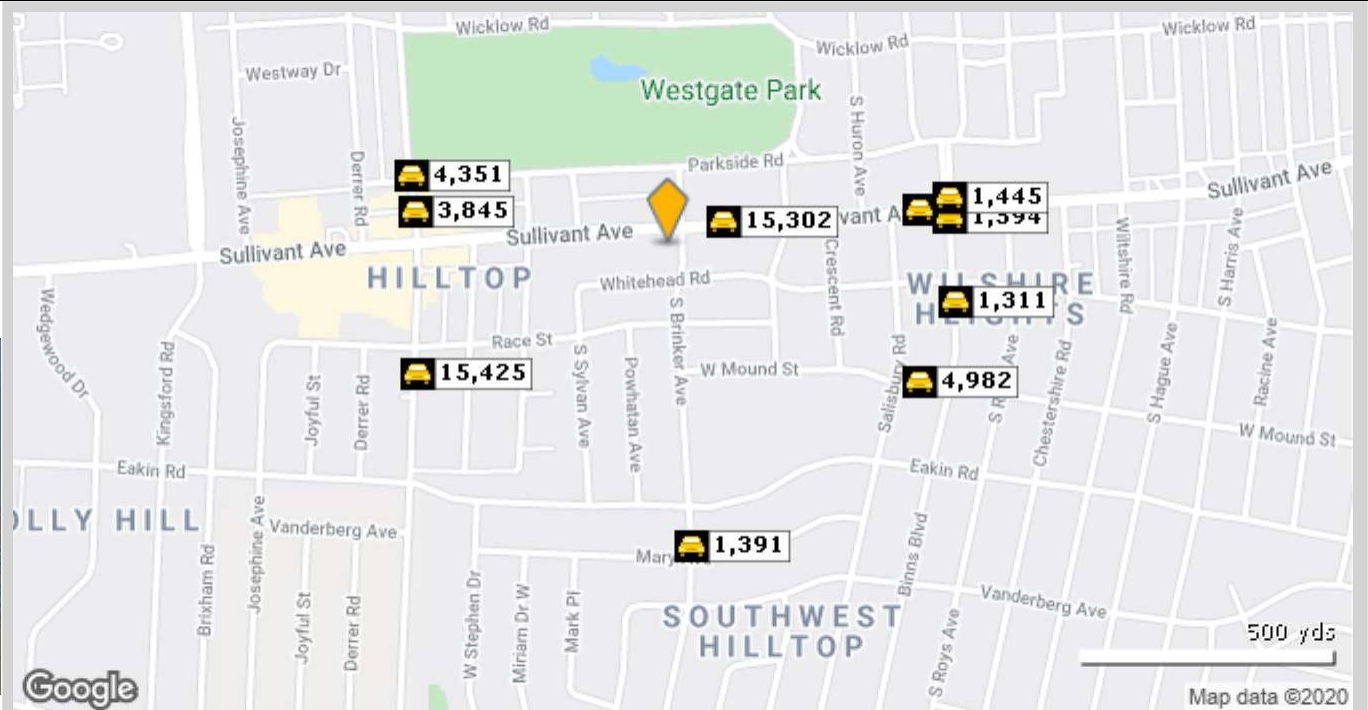
Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	25,046	124,698	274,537
2019 Estimate	23,826	117,766	258,625
2010 Census	22,524	106,163	228,517
Growth 2019 - 2024	5.12%	5.89%	6.15%
Growth 2010 - 2019	5.78%	10.93%	13.18%
2019 Population by Hispanic Origin	2,359	12,216	21,143
2019 Population	23,826	117,766	258,625
White	17,365 72.88%	87,462 74.27%	204,829 79.20%
Black	4,370 18.34%	20,932 17.77%	33,746 13.05%
Am. Indian & Alaskan	181 0.76%	786 0.67%	1,205 0.47%
Asian	779 3.27%	3,635 3.09%	9,663 3.74%
Hawaiian & Pacific Island	61 0.26%	154 0.13%	268 0.10%
Other	1,070 4.49%	4,797 4.07%	8,915 3.45%
U.S. Armed Forces	5	34	85
Households			
2024 Projection	9,451	47,112	114,578
2019 Estimate	9,011	44,565	107,866
2010 Census	8,654	40,661	95,278
Growth 2019 - 2024	4.88%	5.72%	6.22%
Growth 2010 - 2019	4.13%	9.60%	13.21%
Owner Occupied	4,614 51.20%	22,342 50.13%	51,995 48.20%
Renter Occupied	4,397 48.80%	22,223 49.87%	55,871 51.80%
2019 Households by HH Income	9,012	44,566	107,864
Income: <\$25,000	2,984 33.11%	13,662 30.66%	24,517 22.73%
Income: \$25,000 - \$50,000	2,530 28.07%	12,213 27.40%	25,924 24.03%
Income: \$50,000 - \$75,000	1,824 20.24%	8,909 19.99%	21,236 19.69%
Income: \$75,000 - \$100,000	799 8.87%	4,808 10.79%	13,799 12.79%
Income: \$100,000 - \$125,000	548 6.08%	2,405 5.40%	9,021 8.36%
Income: \$125,000 - \$150,000	91 1.01%	1,077 2.42%	4,188 3.88%
Income: \$150,000 - \$200,000	146 1.62%	859 1.93%	4,377 4.06%
Income: \$200,000+	90 1.00%	633 1.42%	4,802 4.45%
2019 Avg Household Income	\$48,710	\$53,274	\$71,093
2019 Med Household Income	\$39,548	\$41,934	\$53,794



Traffic Count Report

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 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sullivant Ave	S Brinker Ave	0.05 W	2018	15,302	MPSI	.07
2	Demorest Rd	Parkside Rd	0.03 N	2014	3,845	AADT	.29
3	Sullivant Ave	Salisbury Rd	0.03 W	2012	14,040	Converte	.29
4	Demorest Rd	Parkside Rd	0.01 S	2018	4,351	MPSI	.30
5	Demorest Rd	Race St	0.03 N	2018	15,425	MPSI	.32
6	Binns Blvd	Sullivant Ave	0.01 N	2012	1,594	Converte	.32
7	W Mound St	Salisbury Rd	0.03 W	2018	4,982	MPSI	.33
8	Binns Blvd	Sullivant Ave	0.01 S	2012	1,445	Converte	.33
9	Binns Blvd	Whitehead Rd	0.03 N	2018	1,311	MPSI	.33
10	S Brinker Ave	Mary Ave	0.01 S	2018	1,391	MPSI	.34



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



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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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