

**4396-4418-4438 Groveport Rd, Obetz, OH 43207**

**7000+/- SF WAREHOUSE ON 4.7 ACRES**

**\$625,000**



## **Obetz Corp, Franklin County, Hamilton Twp**

**Franklin County Parcels #152-000221 (0.15 acres)**

**#152-000656 (0.13 acres)**

**#152-000657 (2.17 acres)**

**#152-000699 (0.69 acres)**

**#152-000765 (1.58 acres)**

**#152-000991 (0.02 acres)**

**Suitable for multiple commercial uses or redevelopment**

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Alterra Real Estate  
614.365.9000  
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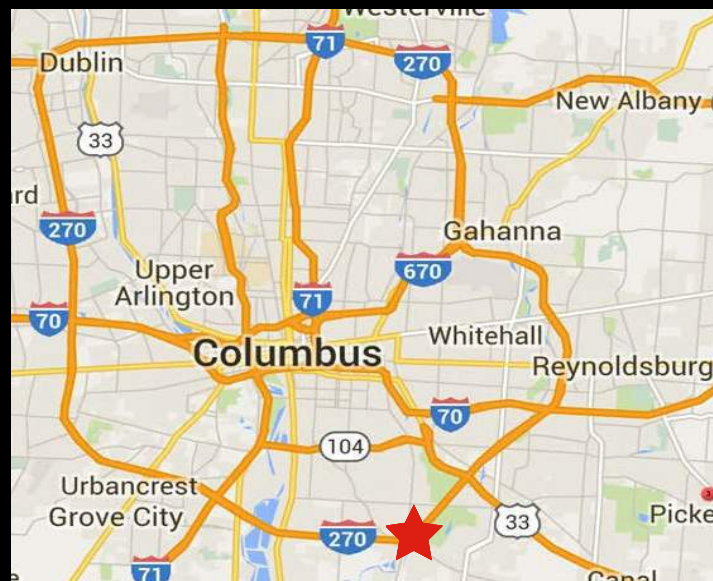
# Site Features



The property is zoned General Commercial District (GC) and Medium Density Residential (R-2).

Located in the pro-business Village of Obetz - the zoning will allow a wide variety of commercial uses including auto and other service businesses, assisted living, daycare, retail, offices and much more

The site is 3 miles to I-270/Alum Creek interchange, 6.7 miles to Rickenbacker Intl Airport, 15 miles to John Glenn Columbus Intl Airport and 7 miles to Downtown Columbus

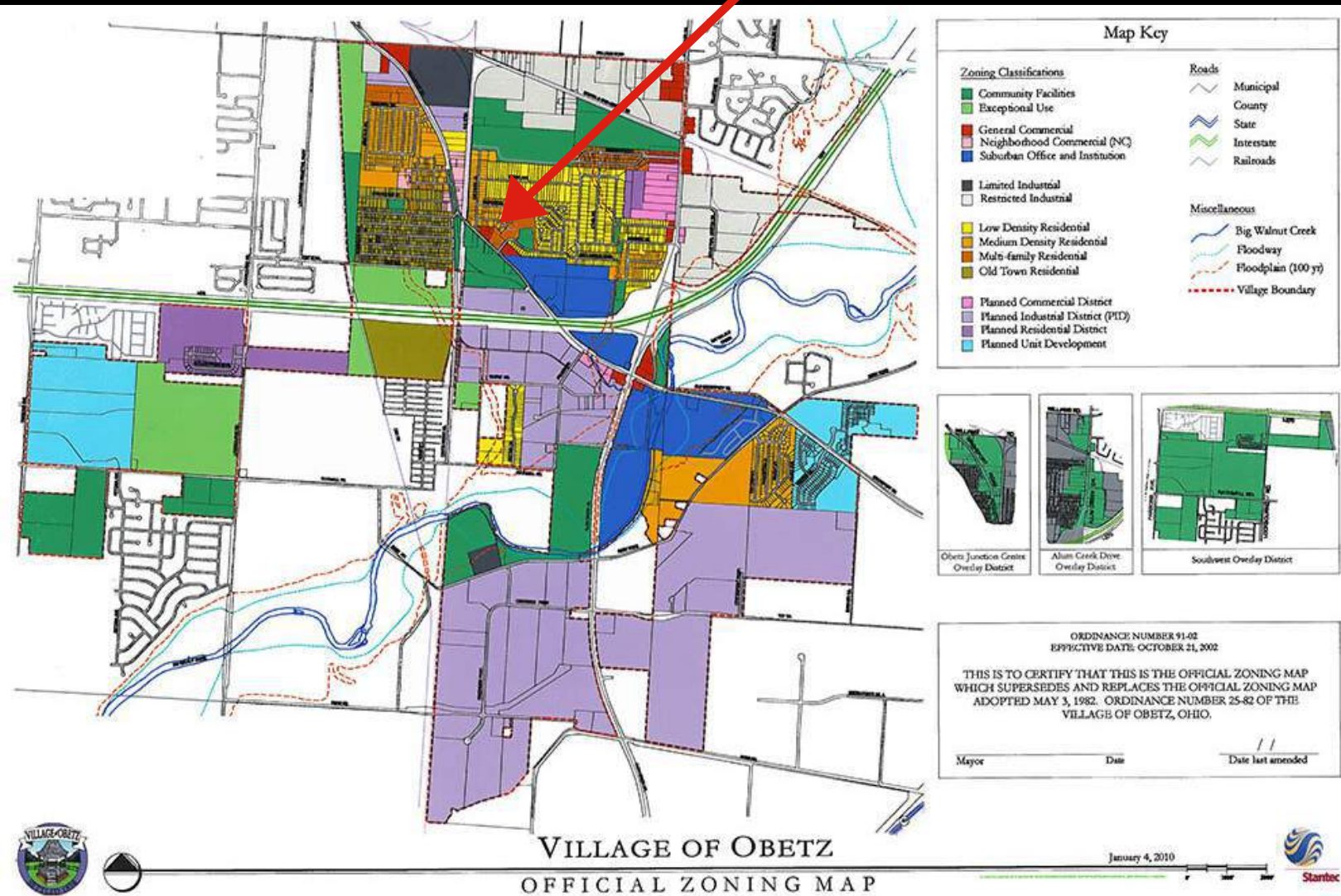


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# Zoning Map



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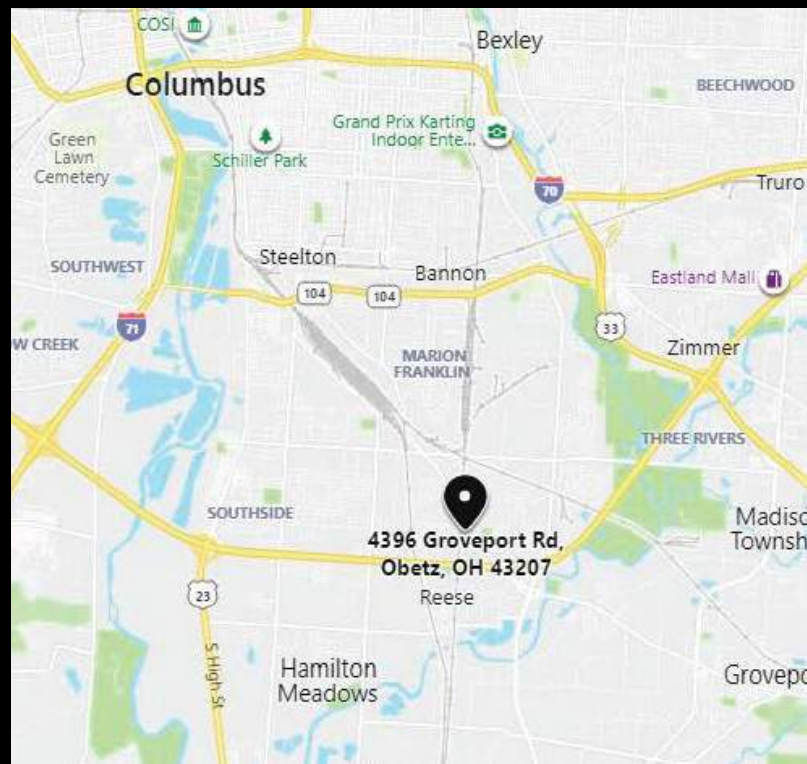


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# Photos



The current property use is auto repair.  
The building has 5 drive in doors,  
3 restrooms and 10' clear height



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4396 Groveport Rd, Obetz, OH 43207

## CITY, STATE

**Obetz, OH**

## POPULATION

**50,509**

## AVG. HHSIZE

**2.48**

## MEDIAN HH INCOME

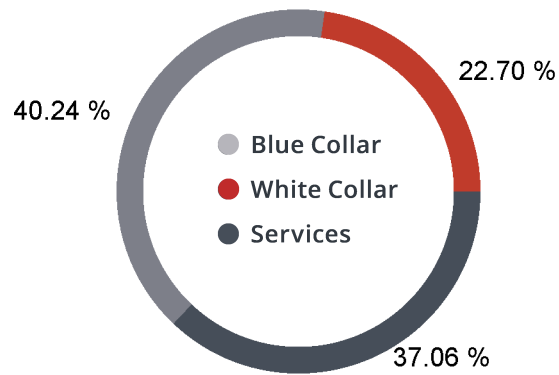
**\$43,917**

## HOME OWNERSHIP

Renters: **6,718**

Owners: **12,952**

## EMPLOYMENT



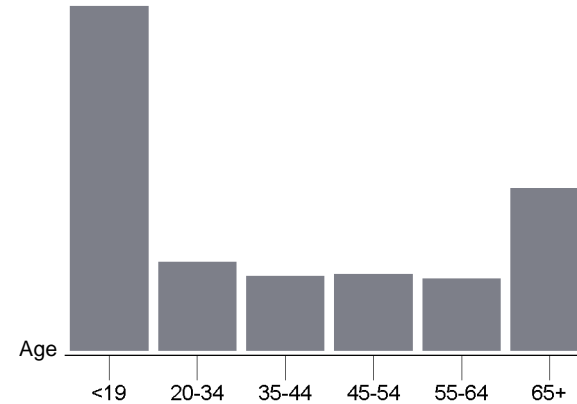
**44.24 %** Employed  
**2.83 %** Unemployed

## EDUCATION

High School Grad: **40.36 %**  
Some College: **20.40 %**  
Associates: **4.75 %**  
Bachelors: **9.02 %**

## GENDER & AGE

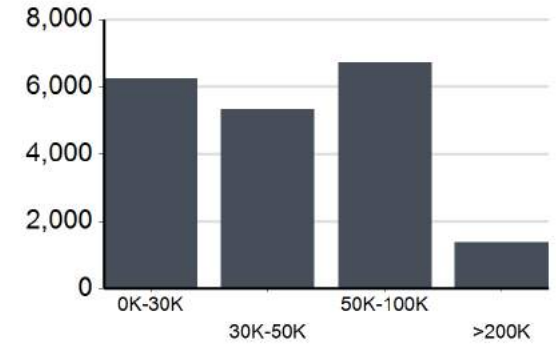
**48.69 %** **51.31 %**



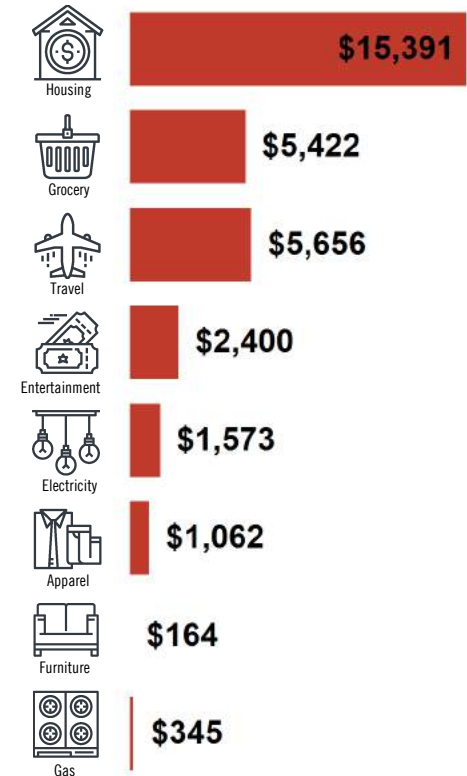
## RACE & ETHNICITY

White: **79.58 %**  
Asian: **0.40 %**  
Native American: **0.11 %**  
Pacific Islanders: **0.00 %**  
African-American: **15.23 %**  
Hispanic: **2.00 %**  
Two or More Races: **2.68 %**

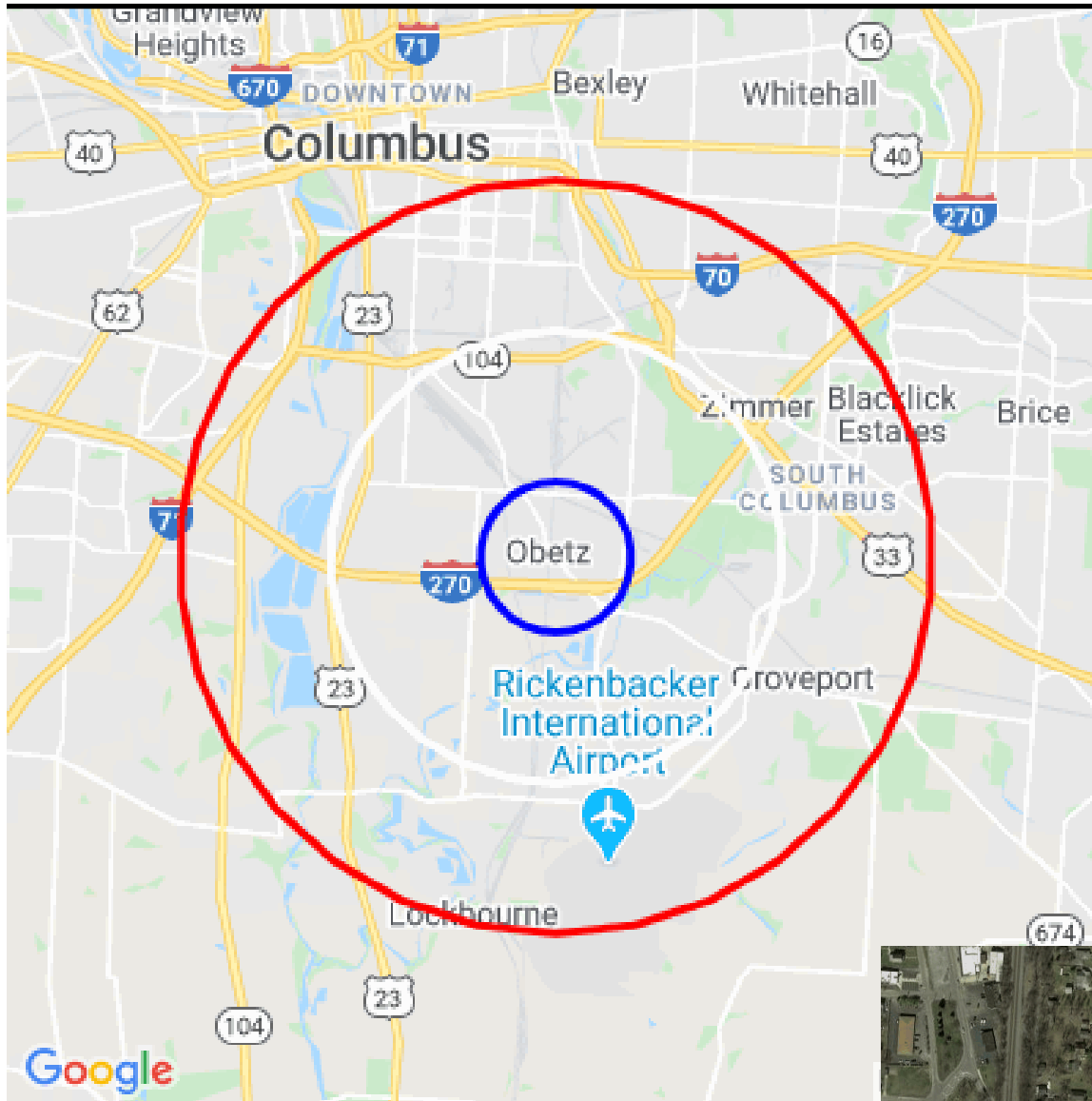
## INCOME BY HOUSEHOLD



## HH SPENDING



## Demographic Report



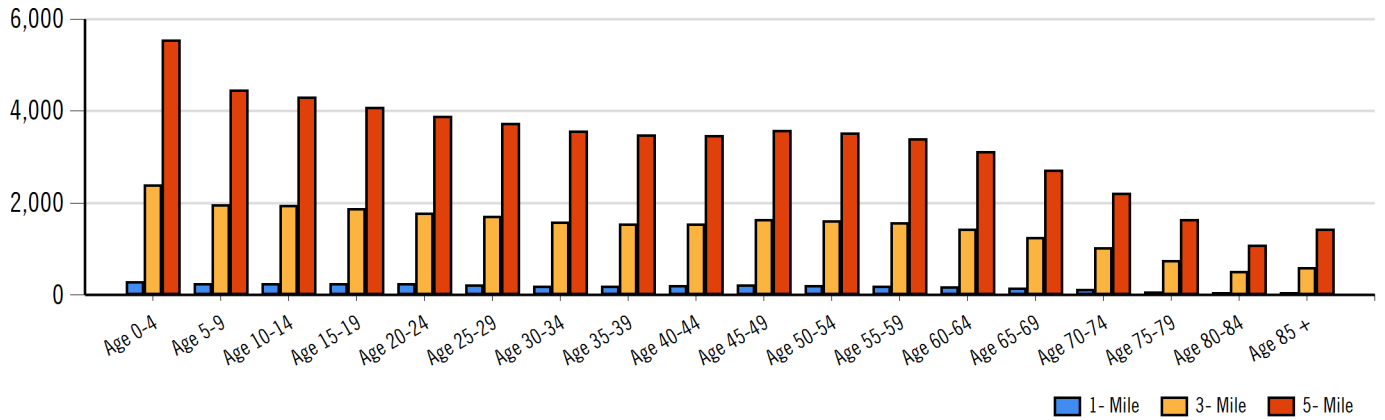
## 4396-4418-4438 Groveport Rd

### Population

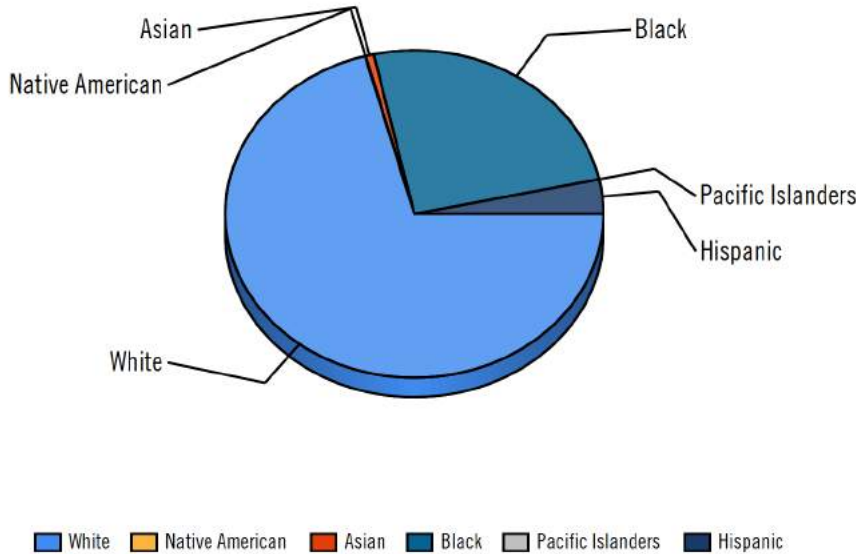
Distance	Male	Female	Total
1- Mile	1,771	1,739	3,511
3- Mile	13,173	13,756	26,928
5- Mile	28,861	30,493	59,355



## Population by Distance and Age (2018)



## Ethnicity within 5 miles



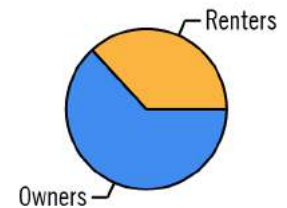
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



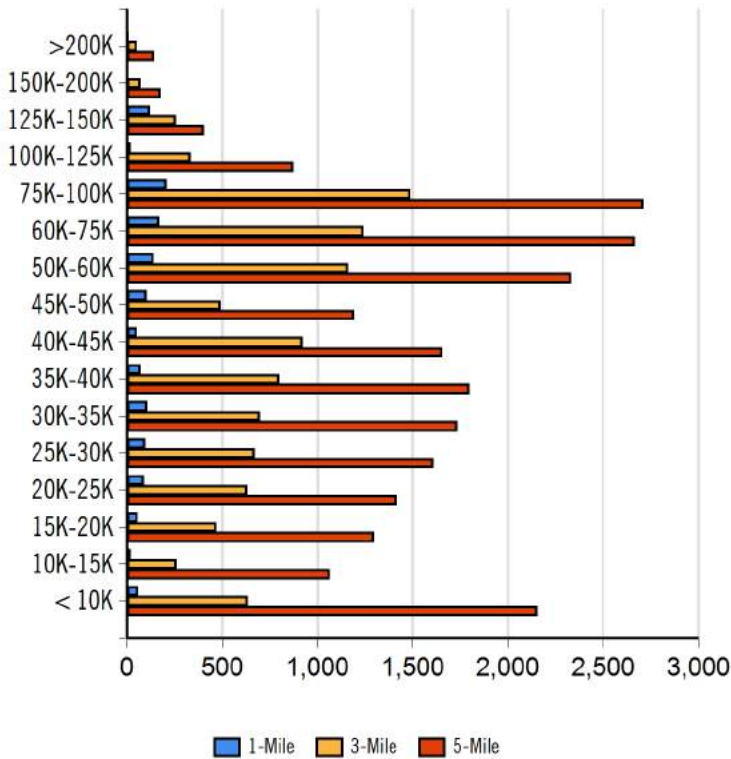
## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,662	132	4.14 %
3-Mile	11,697	806	5.01 %
5-Mile	26,489	1,649	4.82 %

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	0	205	283	117	221	218	23	102	261	105	41	41
3-Mile	61	31	833	1,544	632	1,339	1,316	217	771	2,096	853	697	614
5-Mile	135	74	1,660	3,110	1,177	3,329	2,677	678	2,087	4,746	1,957	1,598	1,595

## Household Income



Radius	Median Household Income
1-Mile	\$53,797.75
3-Mile	\$46,784.25
5-Mile	\$41,822.96

Radius	Average Household Income
1-Mile	\$59,080.25
3-Mile	\$49,789.46
5-Mile	\$46,679.82

Radius	Aggregate Household Income
1-Mile	\$74,721,427.89
3-Mile	\$539,109,222.95
5-Mile	\$1,140,037,289.12

## Education

	1-Mile	3-mile	5-mile
Pop > 25	2,175	16,909	37,048
High School Grad	816	7,182	14,497
Some College	418	3,302	7,966
Associates	99	742	1,753
Bachelors	106	840	2,433
Masters	39	278	640
Prof. Degree	16	94	300
Doctorate	53	109	183

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	11 %	46 %	62 %
Teen's	64 %	76 %	76 %
Expensive Homes	128 %	29 %	13 %
Mobile Homes	36 %	54 %	48 %
New Homes	162 %	100 %	82 %
New Households	45 %	47 %	67 %
Military Households	16 %	16 %	20 %
Households with 4+ Cars	87 %	90 %	75 %
Public Transportation Users	0 %	37 %	35 %
Young Wealthy Households	0 %	16 %	15 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	57,076,267		432,107,349		953,013,716	
<b>Average annual household</b>	44,772		41,339		39,781	
<b>Food</b>	5,813	12.98 %	5,462	13.21 %	5,298	13.32 %
Food at home	3,898		3,724		3,613	
Cereals and bakery products	554		529		512	
Cereals and cereal products	197		190		184	
Bakery products	357		339		328	
Meats poultry fish and eggs	779		760		739	
Beef	182		177		171	
Pork	145		141		136	
Poultry	146		143		140	
Fish and seafood	119		118		116	
Eggs	64		63		61	
Dairy products	383		363		353	
Fruits and vegetables	780		745		724	
Fresh fruits	114		109		106	
Processed vegetables	154		149		144	
Sugar and other sweets	147		139		134	
Fats and oils	124		119		115	
Miscellaneous foods	739		697		677	
Nonalcoholic beverages	342		328		318	
Food away from home	1,915		1,738		1,685	
Alcoholic beverages	315		273		262	
<b>Housing</b>	16,521	36.90 %	15,562	37.64 %	15,011	37.73 %
Shelter	9,915		9,340		9,011	
Owned dwellings	5,783		5,248		4,976	
Mortgage interest and charges	2,864		2,540		2,421	
Property taxes	1,948		1,757		1,656	
Maintenance repairs	970		949		899	
Rented dwellings	3,424		3,480		3,448	
Other lodging	708		611		586	
Utilities fuels	4,050		3,893		3,735	
Natural gas	368		353		337	
Electricity	1,639		1,594		1,537	
Fuel oil	151		142		136	
Telephone services	1,263		1,205		1,152	
Water and other public services	629		596		571	
<b>Household operations</b>	1,098	2.45 %	979	2.37 %	941	2.37 %
Personal services	308		248		242	
Other household expenses	790		730		699	
Housekeeping supplies	547		515		500	
Laundry and cleaning supplies	151		144		141	
Other household products	320		298		285	
Postage and stationery	74		73		72	
Household furnishings	910		833		822	
Household textiles	62		59		61	
Furniture	180		159		160	
Floor coverings	19		19		19	
Major appliances	141		140		132	
Small appliances	80		77		75	
Miscellaneous	425		376		373	
<b>Apparel and services</b>	1,160	2.59 %	1,050	2.54 %	1,043	2.62 %
Men and boys	215		182		183	
Men 16 and over	180		150		149	
Boys 2 to 15	35		32		33	
Women and girls	413		398		393	

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Women 16 and over	337	325	322
Girls 2 to 15	76	72	71
Children under 2	87	83	81

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	57,076,267		432,107,349		953,013,716	
<b>Average annual household</b>	44,772		41,339		39,781	
<b>Transportation</b>	6,179	13.80 %	5,732	13.87 %	5,506	13.84 %
Vehicle purchases	1,316		1,192		1,158	
Cars and trucks new	652		602		566	
Cars and trucks used	621		555		560	
Gasoline and motor oil	2,056		1,959		1,874	
Other vehicle expenses	2,441		2,249		2,142	
Vehicle finance charges	173		154		143	
Maintenance and repairs	798		752		726	
Vehicle insurance	1,194		1,093		1,030	
Vehicle rental leases	275		249		241	
Public transportation	365		331		330	
<b>Health care</b>	3,635	8.12 %	3,412	8.25 %	3,219	8.09 %
Health insurance	2,414		2,295		2,166	
Medical services	747		668		627	
Drugs	359		342		323	
Medical supplies	114		106		101	
<b>Entertainment</b>	2,696	6.02 %	2,437	5.90 %	2,331	5.86 %
Fees and admissions	447		382		367	
Television radios	1,028		968		923	
Pets toys	970		878		842	
Personal care products	561		520		505	
Reading	48		46		44	
Education	960		833		852	
Tobacco products	412		408		394	
<b>Miscellaneous</b>	746	1.67 %	698	1.69 %	650	1.63 %
<b>Cash contributions</b>	1,318		1,238		1,144	
<b>Personal insurance</b>	4,402		3,661		3,514	
Life and other personal insurance	159		139		133	
Pensions and Social Security	4,243		3,521		3,381	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	1,993	1,851	6.91 %	423	1,477	1,544	449	190
3-Mile	2020	14,400	13,271	7.17 %	3,563	10,036	10,706	3,694	2,063
5-Mile	2020	31,050	28,721	6.95 %	8,815	20,150	18,913	12,137	6,377
1-Mile	2023	2,099	1,851	12.30 %	444	1,557	1,621	478	186
3-Mile	2023	15,228	13,271	12.99 %	3,767	10,611	11,221	4,007	1,855
5-Mile	2023	32,781	28,721	13.01 %	9,296	21,279	19,865	12,916	6,028



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