

SERVICE CENTER WITH OUTSIDE STORAGE FOR SALE

3772 S HIGH STREET

Columbus, OH 43207



SALE PRICE: \$1,350,000

PROPERTY INFORMATION:

COUNTY: Franklin

ACREAGE: 2.56±

OUTSIDE STORAGE: Secured & Paved

BUILDING INFORMATION:

BUILDING SF: 11,749 SF

YEAR BUILT: 1982

ZONING: City of Columbus
Commercial - C4

PARKING: 15 Auto

TRAFFIC COUNT: 22,175 ADT (S High St)

DOCK DOORS: 1

OVERHEAD DOORS: 3



OFFERING OVERVIEW

2.56± acre site consisting of an 11,479± SF stand alone 3 bay service center with office/warehouse. The site also includes 0.75± acres of fenced, paved, lighted outside storage with electric hookups for each trailer space. Recorded easement agreements allow multiple access points from South High Street.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AUTO SERVICE WITH SECURED YARD FOR SALE

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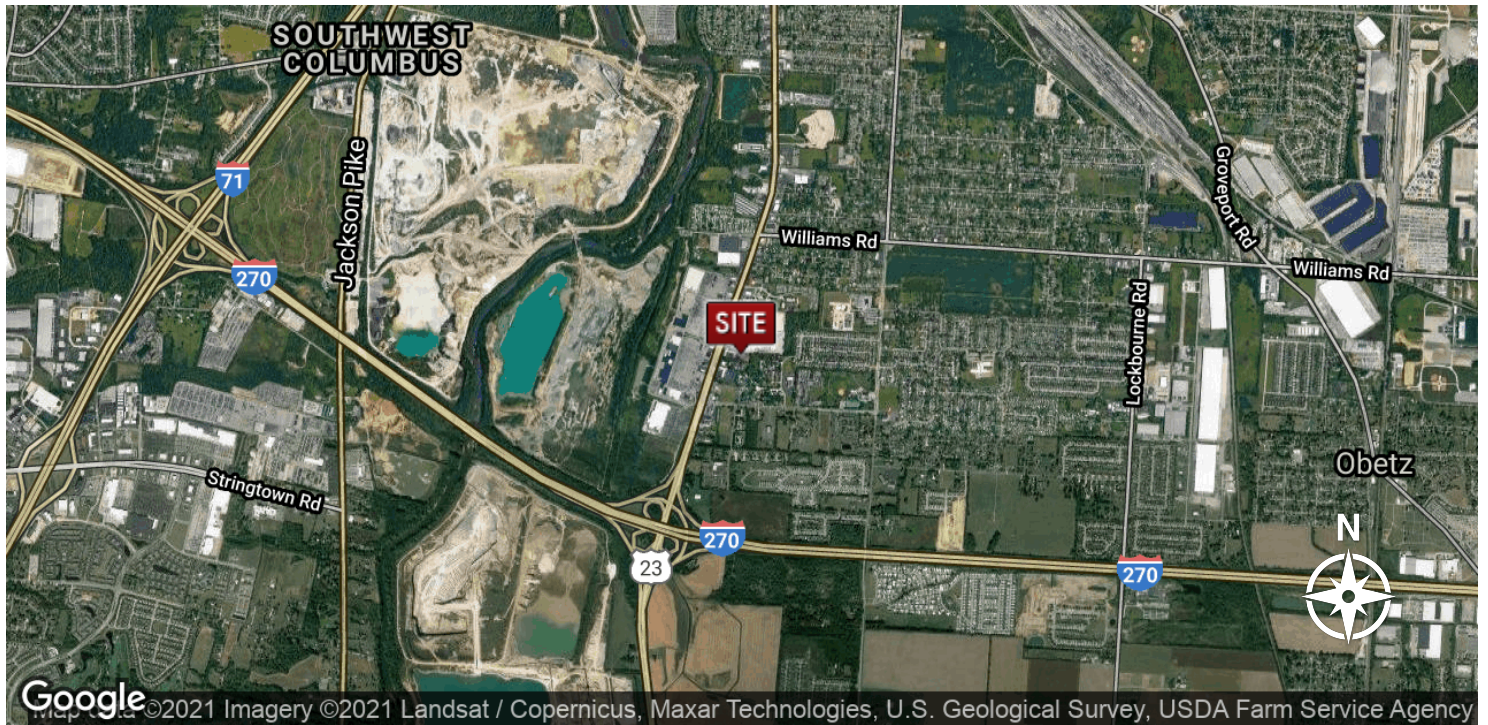
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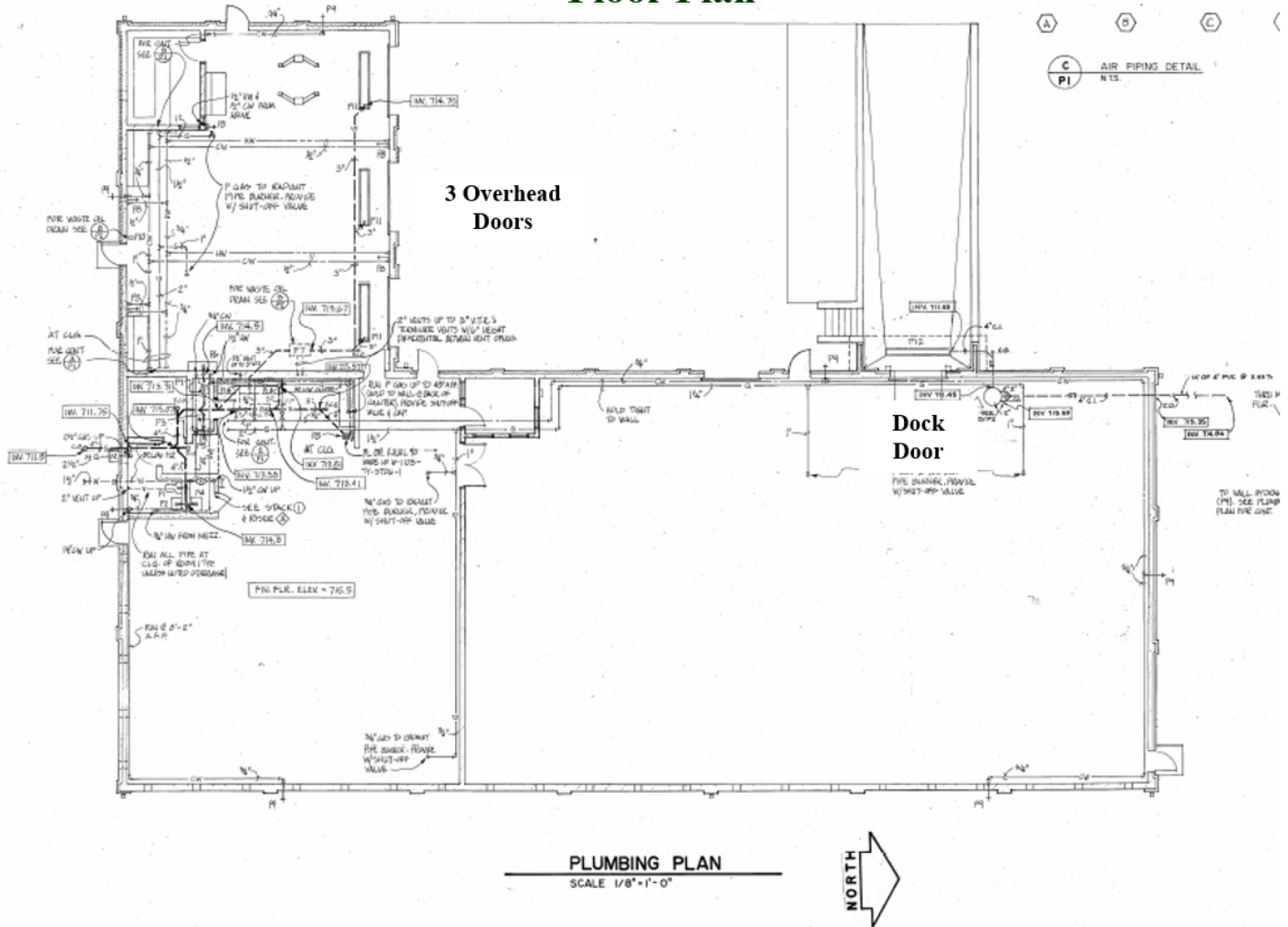
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Floor Plan



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COMMERCIAL REAL ESTATE SERVICES



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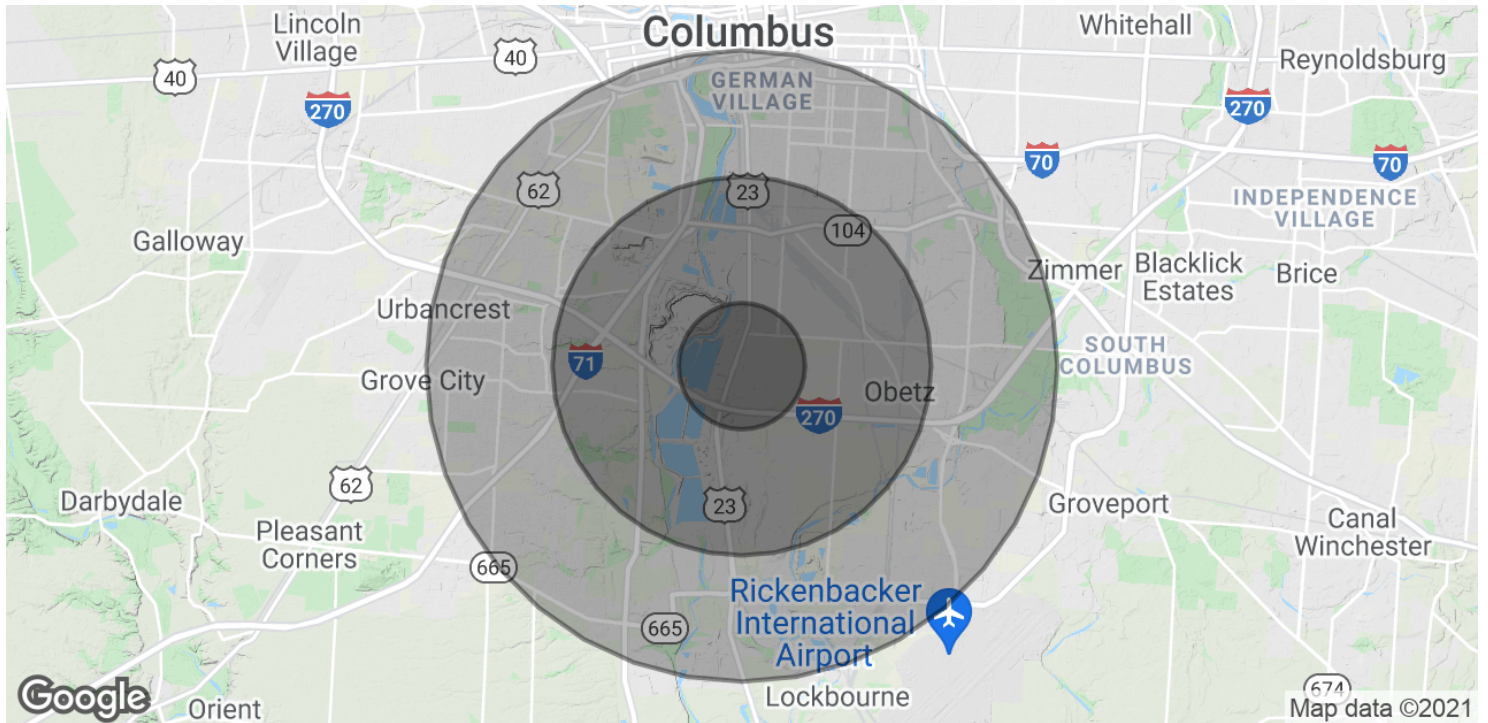
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,401	34,021	120,681
Average age	36.4	38.5	37.1
Average age (Male)	38.4	37.9	36.1
Average age (Female)	34.4	39.2	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,089	12,826	47,937
# of persons per HH	2.6	2.7	2.5
Average HH income	\$43,850	\$49,835	\$54,047
Average house value	\$100,029	\$127,124	\$154,440

* Demographic data derived from 2010 US Census

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