

# MAIN STREET PLAZA

6985-6997 E MAIN STREET, REYNOLDSBURG, OH 43068



## Retail for Sale/Lease

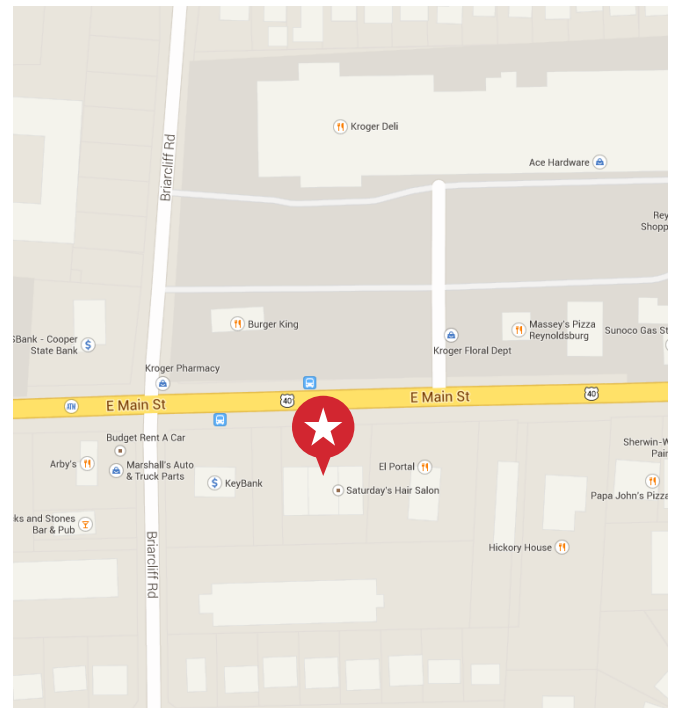
As the exclusive agent, I am pleased to offer the following property for sale or lease:

### PROPERTY FEATURES

- ◆ Small retail center on busy main street
- ◆ High traffic counts
- ◆ Across from Kroger
- ◆ Aggressive rates
- ◆ Will consider Ground Lease for owner/user (building would need to be scraped)

### OVERVIEW

TOTAL SQUARE FEET	10,755 SF
TOTAL AVAILABLE	6,013 SF
SALE PRICE	\$950,000
LEASE RATE	\$8.00/SF NNN
PARKING	1.7 / 1,000
T.I.	Negotiable



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**Newmark  
Knight Frank**

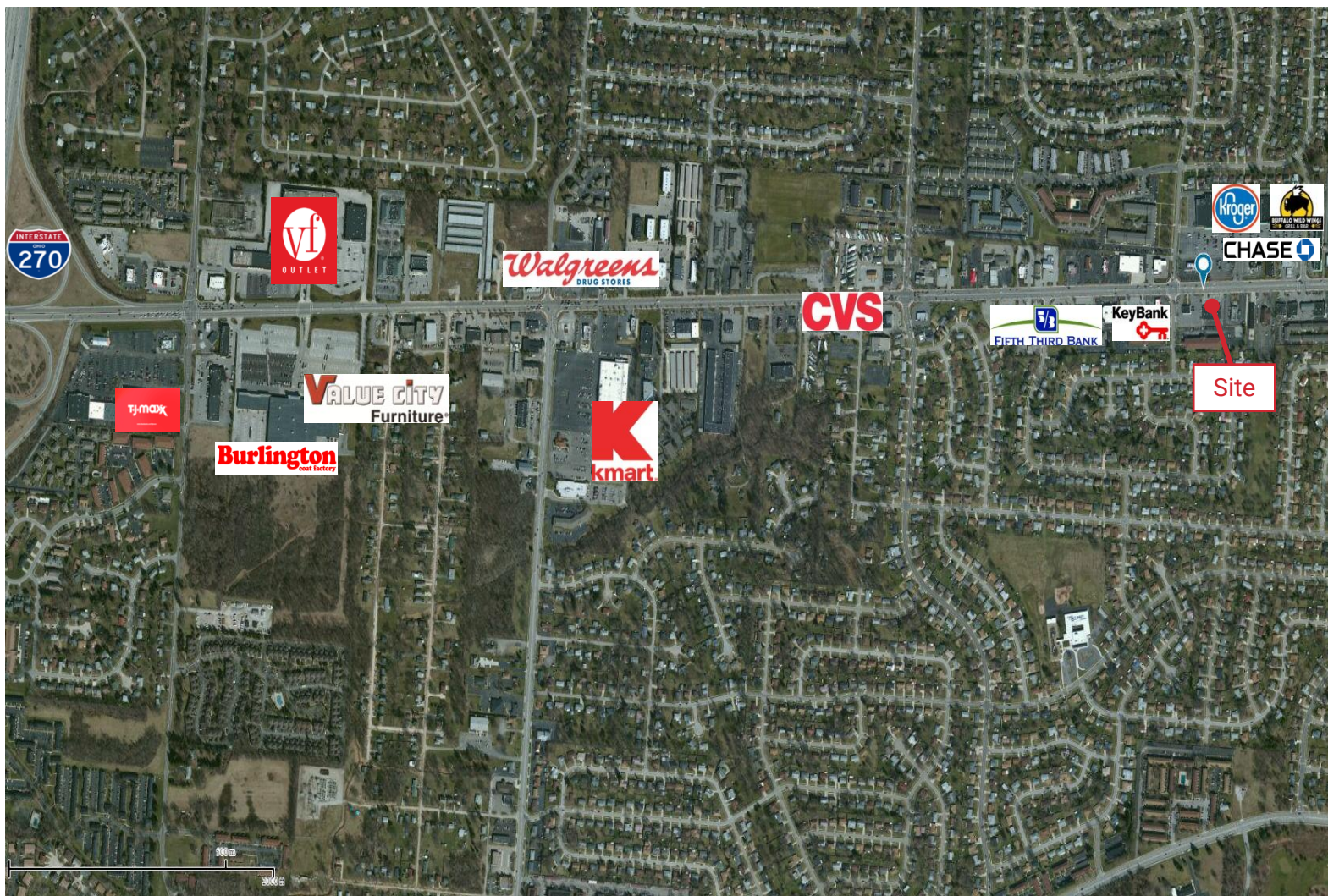
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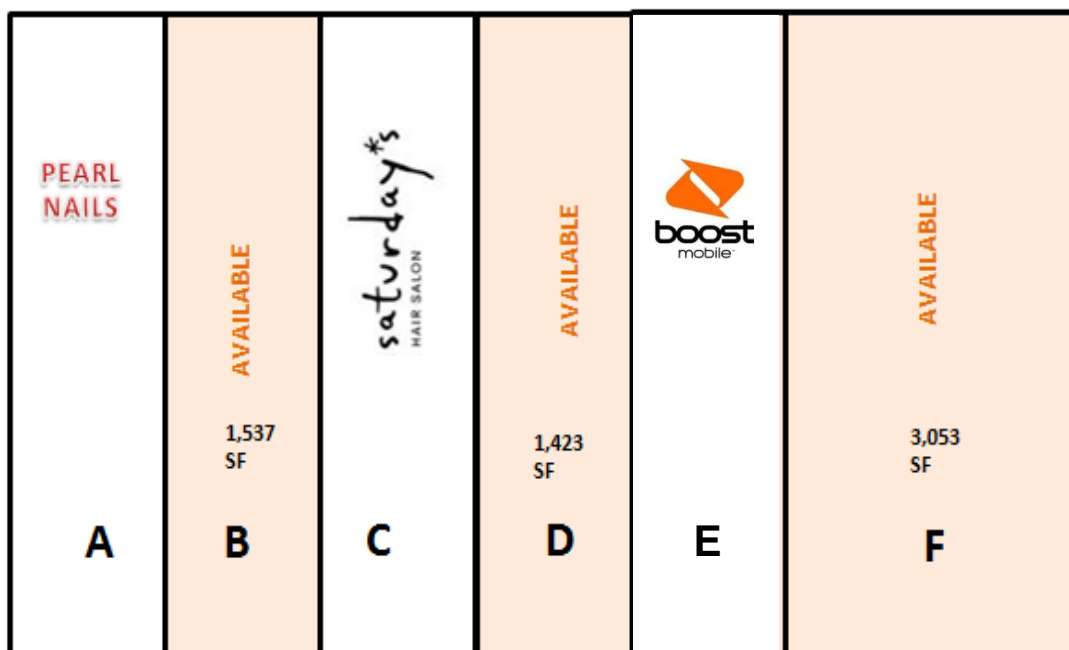


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## Main Street Plaza Building Plan



MAIN STREET

PYLON

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## Executive Summary

6985 E Main St, Reynoldsburg, Ohio, 43068  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.95508  
Longitude: -82.81083

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	13,377	77,517	161,950
2010 Population	12,121	88,289	194,028
2017 Population	12,629	94,721	212,332
2022 Population	13,050	99,204	224,418
2000-2010 Annual Rate	-0.98%	1.31%	1.82%
2010-2017 Annual Rate	0.57%	0.97%	1.25%
2017-2022 Annual Rate	0.66%	0.93%	1.11%
2017 Male Population	46.5%	47.1%	47.6%
2017 Female Population	53.5%	52.9%	52.4%
2017 Median Age	40.8	36.2	35.7

In the identified area, the current year population is 212,332. In 2010, the Census count in the area was 194,028. The rate of change since 2010 was 1.25% annually. The five-year projection for the population in the area is 224,418 representing a change of 1.11% annually from 2017 to 2022. Currently, the population is 47.6% male and 52.4% female.

### Median Age

The median age in this area is 40.8, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	70.8%	55.3%	55.7%
2017 Black Alone	22.0%	35.8%	35.0%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	1.3%	2.4%	2.5%
2017 Pacific Islander Alone	0.1%	0.1%	0.0%
2017 Other Race	1.3%	2.1%	2.6%
2017 Two or More Races	4.2%	4.1%	4.0%
2017 Hispanic Origin (Any Race)	4.1%	4.9%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.2 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	5,794	32,209	65,666
2010 Households	5,227	36,947	77,554
2017 Total Households	5,439	39,459	84,300
2022 Total Households	5,616	41,258	88,890
2000-2010 Annual Rate	-1.02%	1.38%	1.68%
2010-2017 Annual Rate	0.55%	0.91%	1.16%
2017-2022 Annual Rate	0.64%	0.90%	1.07%
2017 Average Household Size	2.32	2.39	2.51

The household count in this area has changed from 77,554 in 2010 to 84,300 in the current year, a change of 1.16% annually. The five-year projection of households is 88,890, a change of 1.07% annually from the current year total. Average household size is currently 2.51, compared to 2.49 in the year 2010. The number of families in the current year is 53,274 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

September 26, 2017

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<b>Median Household Income</b>			
2017 Median Household Income	\$50,177	\$55,442	\$54,670
2022 Median Household Income	\$55,100	\$62,261	\$61,120
2017-2022 Annual Rate	1.89%	2.35%	2.26%
<b>Average Household Income</b>			
2017 Average Household Income	\$61,691	\$69,967	\$70,293
2022 Average Household Income	\$71,100	\$79,678	\$79,680
2017-2022 Annual Rate	2.88%	2.63%	2.54%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$26,337	\$29,106	\$28,077
2022 Per Capita Income	\$30,317	\$33,074	\$31,739
2017-2022 Annual Rate	2.85%	2.59%	2.48%

### Households by Income

Current median household income is \$54,670 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$61,120 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$70,293 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$79,680 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,077 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,739 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	6,096	34,107	69,609
2000 Owner Occupied Housing Units	3,566	18,924	39,284
2000 Renter Occupied Housing Units	2,228	13,284	26,382
2000 Vacant Housing Units	302	1,899	3,943
2010 Total Housing Units	5,736	40,375	85,607
2010 Owner Occupied Housing Units	3,176	20,818	45,246
2010 Renter Occupied Housing Units	2,051	16,129	32,308
2010 Vacant Housing Units	509	3,428	8,053
2017 Total Housing Units	5,974	42,613	91,475
2017 Owner Occupied Housing Units	3,098	21,072	46,637
2017 Renter Occupied Housing Units	2,342	18,387	37,663
2017 Vacant Housing Units	535	3,154	7,175
2022 Total Housing Units	6,197	44,650	96,526
2022 Owner Occupied Housing Units	3,184	22,013	49,081
2022 Renter Occupied Housing Units	2,431	19,245	39,808
2022 Vacant Housing Units	581	3,392	7,636

Currently, 51.0% of the 91,475 housing units in the area are owner occupied; 41.2%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 85,607 housing units in the area - 52.9% owner occupied, 37.7% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 2.99%. Median home value in the area is \$148,305, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.45% annually to \$159,388.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

September 26, 2017